

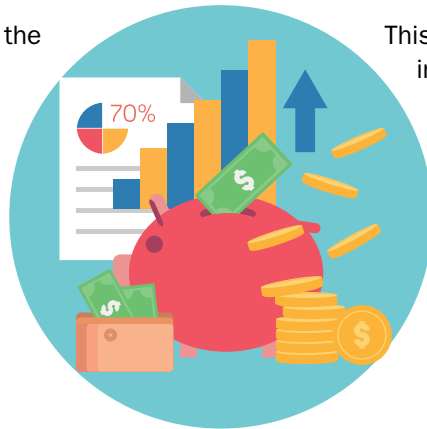
Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association
www.Parkfairfax.info

April 2020
Volume 42, Issue 4

Board Passes Responsible Budget with Minimal Condo Fee Increase

The board began the formal review process for the 2020-21 budget January 25 at the annual budget workshop and further worked on it at the February and March board meetings. However, getting to a fiscally responsible budget is a process the board and management work on all year long. Throughout the year, the board meets monthly to discuss issues facing the community and review reserve expenditures. Management and board members communicate regularly regarding maintenance and landscaping expenses and improvements. They work as a team throughout the year, not just in the first three months of the year, to reach responsible fiscal outcomes.



This year, the board has approved a condo fee increase of .25 of 1% (.0025%). This assessment allows us to meet the physical and financial needs of our association at a minimal increase to residents. Some positive features of our 2020-21 budget include:

- Full funding of our reserves (\$2,691,340)
- Covering an estimated operating budget of \$6,859,190
- Maintaining Homeowner's Equity at \$1,600,000, which is 23% of our operating budget
- Reserving funds for capital improvement
- Investment in landscaping to continue making Parkfairfax even more beautiful
- Investment in critical building infrastructure projects

Residents can view the full budget online.

Parkfairfax Annual Meeting Rescheduled

**Postponed to May 20th, 2020 (Tentative Date).
Details to come.**

Given the declared National and State Emergencies related to the Coronavirus (COVID-19), the closing of all schools, and the desire to protect the health and safety of our members and residents, the Board, in an abundance of caution, has decided to delay the annual meeting.

With Charles Barrett Elementary school being closed now through the end of the school year the Board voted last week to tentatively set the new date of May the 20th with a new location to be determined. As soon as we have further details regarding the rescheduled Annual Meeting, we will so notify you.

Online voting will remain open and quorum is still needed.

Thank you all for your understanding and anticipated cooperation during this difficult time.

All events listed in the newsletter are dependent on restrictions due to COVID-19.

IN THIS ISSUE:

Board Meeting Highlights	3
Coming in May.....	3
Parkfairfax Needs Your Help to Make Quorum!!	3
Spring Cleaning Reminders and Clean-Up Day	3
Parkfairfax COVID-19 Neighborhood volunteers.....	4
Manager's Corner	5
Parkfairfax Can Now Accept Payments by Phone	5
Parkfairfax Gardens in the Park Week	6
Ward 5 Painting	7
Tennis Courts, Lighting Controls.....	7
Book Group	8
USP Specials	8
USP Flash Sale Specials	8
Parkfairfax Activities.....	9
Feedback Requested: Community Composting Service ..	11
Your Unwanted Items Put to Good Use	12

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

Website: www.Parkfairfax.info

BOARD OF DIRECTORS

Scott Buchanan, Ward IV, *President* ♦ BuchananWard4@gmail.com, *Term ends 2020*

Kathy Schramek, Ward III, *Treasurer* ♦ Kathy.PF.Ward3@gmail.com ♦ 703-998-5771 ♦ *Term Ends 2020*

Maria Wildes, Ward II Representative ♦ osky1973@yahoo.com ♦ 703-379-7769 ♦ *Term Ends 2022*

Nicholas Soto, At-Large, *Secretary* ♦ NSotoParkfairfax@gmail.com ♦ *Term Ends 2021*

Dan Courtney, At-Large Representative ♦ Dancpf2017@gmail.com ♦ *Term Ends 2021*

Susan Cox, Ward I, *Vice President* ♦ susancox91@gmail.com ♦ *Term Ends 2021*

Robin Woods, Ward V Representative ♦ robinbwoods@comcast.net ♦ *Term Ends 2022*

James Konkell, At-Large Representative ♦ PFX@ourivycottage.com ♦ *Term Ends 2022*

Nathan Davis, At-Large Member ♦ NateDavisPFX@gmail.com ♦ *Term Ends 2020*

*All Board Members, the General Manager and the Assistant General Manager can be contacted by emailing BoardofDirectors-Mgmt@Parkfairfax.info

*All Board Members can be contacted by emailing BoardofDirectors@Parkfairfax.info

Meetings begin at 7 p.m. at the Association Office. The meeting agenda is posted on the bulletin board outside of the main office. Board package material is available for residents to review at the Association Office and website, www.parkfairfax.info.

COMMITTEE CONTACTS

Activities Committee Chair: Karen Elsbury - kelsbury@comcast.net

Building and Utilities Committee Chair: Suzanne Salva - suzannesalva28@gmail.com

Community Outreach Committee Chair: Janet Schrader - jschrade_us@yahoo.com

Covenants Committee Chair: Yvonne Zecca - yzdue2@earthlink.net

Finance Committee Chair: Margaret Foxwell - m.foxwell@comcast.net

Landscape Committee Chair: Robin Davis - sororobin@gmail.com

Recreation Committee Chair: Meghan Dressel - Meghandressel@gmail.com

Transportation and Land Use Committee Chair: Bob Gronenberg - bob2@comcast.net

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to Serena Wills, swills@parkfairfax.info.

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board.

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

Barkan Management Co. 8229 Boone Blvd Suite 885
Tysons, VA 22182
(703) 388-1005

MAIN OFFICE:

General Manager

Mark Miller, ext 101

MMiller@Parkfairfax.info

Assistant General Manager/ Covenants Director

Dana Cross, ext 104

dcross@parkfairfax.info

Administrative Assistant/Newsletter

Serena Wills, ext. 108

swills@parkfairfax.info

Receptionist

Miranda Harrington, ext. 100

mharrington@parkfairfax.info

Service Coordinator

Belinda Jones, ext 106

bjones@Parkfairfax.info

USP/Service Coordinator

Guy Andrew, ext 103

gandrew@parkfairfax.info

HOURS:

Monday - Friday: 8:00 a.m. - 5:00 p.m.

2nd Saturday: 9:00 a.m. - 12:00 p.m.

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander

AAlexander@parkfairfax.info

Jennifer Jett-Bowling

jjett-bowling@parkfairfax.info

1200 W. Glebe Road

Phone: 703-578-3427

Fax: 703-578-9785

HOURS:

Monday - Friday 7:00 a.m. - 3:30 p.m.

After Hours Emergency Number:

1-866-370-2977

Onsite Police Officer — Brian Fromm:

Brian.Fromm@Alexandriava.gov

March Board Meeting Highlights:

- The Board PASSED a motion to approve a second pet application.
- The Board PASSED a motion to approve a pool management contract with High Sierra Pools.
- The Board PASSED a motion to approve the FY 2021 budget with a .25% increase in Assessments in FY 20.
- The Board PASSED a motion to approve the March 2020 Reserve Expenditures for the amount of \$97,089.39.
- The Board PASSED a motion to approve a Master Insurance policy proposal by GNY.
- The Board PASSED a motion to reaffirm the election of Nathan Davis to the Parkfairfax Board of Directors
- The Board PASSED a motion postponing the annual meeting regarding the Coronavirus situation.



Saturday, May 9th

Office Hours from 9:00am–12:00pm

Tuesday, May 19th, 7:00pm

Book Club Meeting, Water for Elephants, by Sara Gruen 2007, 352 pages

Wednesday, May 20th, 7:00pm

Board Meeting

Friday, May 22nd

Pools Officially Open!

Monday, May 25th

Memorial Day

Saturday, May 30th

Face Painting and Snow Cones for Kids (and Adults too)! Martha Custis Pool Area near Volley Ball Courts (Free of Charge)

May USP Special

Bathroom Faucets. Please go online to view prices and pictures at <http://www.parkfairfax.info/resources/unit-services-program/>



PARKFAIRFAX NEEDS YOUR HELP TO MAKE QUORUM!!

We need a Quorum of 25% for the Annual Meeting!

If there isn't a 25% quorum, the meeting must be rescheduled—at a considerable cost. Owners recently received a packet of information that included options for participating if you are unable to attend the meeting. Please review the election packet and participate by one of the methods suggested.

If you have any questions, please call or email Dana Cross at 703-998-6315 or dcross@parkfairfax.info



Spring Cleaning Reminders

We regularly hear from our local real estate professionals about “curb appeal.” It is a hot topic, especially this time of year when units tend to be listed on the market.

Now that the weather is warmer, residents spend more time outdoors. We ask that residents please tend to their individual areas near their units, particularly patios, front stoops, porches and breezeways. The Association has both resolutions and covenant guidelines that allow or prohibit certain items. For the complete list and guidelines, please visit the website link at:

<http://www.parkfairfax.info/content/uploads/2011/05/Administrative-Resolution-No.-2.pdf>

Spring Clean Up Day

Parkfairfax, in conjunction with the Landscape Committee, will be holding the annual spring cleanup day on Saturday, April 25. Our trash hauler, Capitol Services, will pick up any bagged yard or lawn debris curbside. Parkfairfax staff will remove any larger items such as old grills, patio furniture, etc. All items must be at the curb by 9 a.m. and pickups will stop at 2 p.m. Then, starting May 5, we will begin the property inspection process. During these inspections, building exteriors are checked for roof issues, peeling paint, rotted wood, landscaping issues, etc. At the same time, we will note any unit owner areas that fail to meet the Association guidelines. If an owner is found not to be in compliance, a courtesy reminder will be left in the mail slot.



COVID-19 NEIGHBORHOOD VOLUNTEERS

Dear Neighbors,

In light of the recent COVID-19 virus we have created a network of volunteers for our neighbors to contact in case of need. From a grocery run, prescription refill, helping with a dog walk or something in between, we've created a list of neighbors to contact if you could use assistance. If you do not know your ward number, please contact Audra & Matthijs (in Ward 1) or refer to the Parkfairfax map at www.parkfairfax.info/content/uploads/2011/05/ward-map.pdf.

WARD 1

Audra & Matthijs M.	703-483-0115
Terry K.	571-243-7457
Shannon O.	808-457-6336

WARD 2

Emmie M.	703-283-1554
Stephanie & Robert J.	973-580-7877

WARD 3

Lisa F.	703-568-8136
Jesse H.	614-483-2644
Ali B.	202-425-2320

WARD 4

Kristy K.	580-647-6478
Jennifer B.	202-285-8880
Carrie A.	202-909-0015
Sara R.	703-965-5686

WARD 5

Eliza E.	703-342-8809
Ann H.	703-470-6664
Susan D.	719-963-6118





MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Parkfairfax Infrastructure Basics

As we are moving through the property performing upgrades, several residents have inquired about these projects and we felt that an overview would help to answer a lot of questions.

Due to our size, Parkfairfax is considered a large-scale community and as such we have miles of underground utilities that service all the buildings. Below are the largest systems with a brief explanation of each.

- **Storm Sewer Lines:** These lines run from the large catch basins around the buildings where they also pick up many of the gutter downspout drains. They move rain/ground/storm water away from the buildings to outfalls in Four Mile Run. We have an annual program, funded through our reserves, to replace lines, add drain boxes, hard pipe, and reconnect old failed corrugated lines. In the past three years, we have replaced 7,237 linear feet of storm lines at a cost of \$370,000. These lines are all owned by the Association.
- **Sanitary Sewer Lines:** These lines (also Association-owned) move both brown (toilet) and grey water (sinks, showers, dishwashers) from the buildings out to the city mains in the streets. All lines drain to a large 18-inch main and then off the property to the city treatment facilities. Here, too, we have a funded reserve line to make repairs or replace as needed. In the past three years, we have replaced 4,025 linear feet at a cost of \$340,000. This includes lines within the crawlspaces as well. These lines are the deepest on the site and the majority of the repairs are mostly in rear and open areas. We also have a line jetting program (main flushing), which is performed by our staff with Association-owned equipment.

- **Water:**
 - **Cold water:** It is fed from the street to buildings in a single, double or triple cluster. The cold-water lines also feed our hot water heaters. Each building has a direct connection.
 - **Hot Water:** There are 40 boiler rooms where there are either two or three large gas-fired commercial hot water heaters. The number of heaters depends on the number of units in the cluster. The hot water is fed to buildings in a circulator loop, meaning that the water is constantly flowing with pumps. The water heater replacement program has seven units (out of 114) remaining. This program began in 2012 and will be completed this year. We will revisit the replacement cycle again starting in 2025 as needed.
 - **PEX (CROSS LINKED POLYETHYLENE):** We began to replace the old copper hot- and cold-water lines in the building crawlspaces in conjunction with the remediation program 2016 and at present we have completed PEX in 160 buildings and crawlspace remediation in 146 buildings. We are proceeding to have both of these programs completed by 2023. This includes the underground inter-building connections as well.
 - **Electrical:** Dominion Electric owns all the underground lines on the property leading up to the meter pans on each end of our buildings. The Association is responsible for the main breaker at the meter pan and the unit owner is then responsible for the line from the meter to their individual breaker panels and all interior wiring. However, in the event that conditions in the crawlspace cause the main line to be damaged, the Association will make the repairs.
 - **Gas Lines:** Washington Gas owns all the lines from the street to the meters. The Association owns the line from the meters into the crawlspaces and up to each unit. The unit owners are responsible for the valve and connection to their gas ranges.
 - **Site Lighting:** The Association owns and maintains all building floodlights, pool and tennis court lighting. Exterior unit lights are owner's responsibility. Currently there is interest in upgrading the exterior building lights, which will be discussed through the capital program in the near future.
- If you would like more information, please contact us directly.

Parkfairfax Can Now Accept Payments for USP, Storage, and Gas Shut Offs by Phone!

That's right! Thanks to our lovely receptionist Miranda Harrington who figured out the system, Parkfairfax can now accept credit and debit card payments over the phone for the USP Program, Storage Rental and Gas Shut Offs. When you call in just let staff know that you would like to pay your bill over the phone, and you will be taken care of from there.

At this time, we can't accept payments over the phone for bike registration, access cards and party room rental. We also can't accept payments for rent checks for those who are tenants of Parkfairfax.

All condo fees still go to Barkan Management Company. Cheers!

Parkfairfax Gardens in the Park Week April 25 – May 2, 2020

Saturday, April 25

Bagged landscape & gardening debris pick-up.



Sunday, April 26

**Garden Swap – Bring tools, plants, pots to exchange
Container Gardening lesson Activities for Kids, and More!
In Valley Drive parking lot 9 a.m. to 12 p.m.**



Tuesday, April 28

Turtle Walk

back by popular demand!

**Meet Robin Davis at 7:00p.m.
at Parkfairfax Office**

Wednesday, April 29

The Annual Tree Walk

**Meet Scott Knudsen at 7:00 p.m.
at Parkfairfax Office**



Thursday, April 30

New! Yoga in the Park

**Meet at 6:30p.m. – Location
to be determined**

Saturday, May 2

New! Walk in the Woods

**Meet Scott Knudsen in the Valley Drive
parking lot at 10 a.m.**

~~Home and Garden Tour by the Activities Committee cancelled~~

ALL ARE WELCOME – COME AND BRING THE KIDS!

Ward 5 Painting

is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 2; touch-up work will be done in-house as needed. Palmer Brothers painters will perform Ward 5 front and rear entry door painting, and convenience keys will be utilized. The keys will be in control of a Parkfairfax Employee who will unlock and remain with the painting crews and will re-lock when completed. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be affected this year by contractor painting and touchup.



Paint Color Request Form

WARD 5 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2020

Date _____

Name _____

Building Number _____

Unit _____

Address _____

Phone Number (Home) _____

Phone Number (Work) _____

Please check your selected color:

- Bracken Tenement Biscuit Outside White
 Barraud House Green Phillipsburg Blue
 Market Square Dark Green Palace Arms Red
 Levington Kitchen Green
 I wish to stain my front door with one of the following stains. **Do not prepare it for painting:**
Minwax Stains
 235 Cherry 2718 Ebony
 2716 Walnut 210 B Golden Oak

These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.

Return form to:

Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.

Tennis Courts, Lighting Controls

All five of the lighted tennis courts and the basketball court have player-controlled lighting controls. You will find the electrical timer switch at the entry gate to each of the lighted play areas. Turn the switch "ON" once. The play lights must warm up for a few minutes before they reach full brightness. Flipping the switch "off" and "on" will only delay the warm-up Period. When you have completed your play and are leaving, please turn the lights "off" if there are no other players waiting to use the court. Please call Maintenance at 703-998-6315 if any lighting is out or not working properly' or if any other required maintenance is required at the tennis court areas.



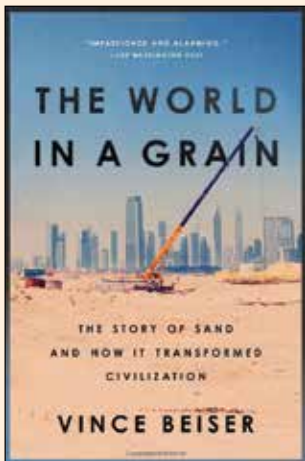
BOOK GROUP:

*The World in a Grain:
The Story of Sand and How
It Transformed Civilization*

By Vince Beiser

WHEN: Tuesday, April 21, 7:00pm

WHERE: The Board Room, 3360 Gunston Road



Nonfiction. After water and air, sand is the natural resource that we consume more than any other—even more than oil. Every concrete building and paved road on Earth, every computer screen and silicon chip, is made from sand. From Egypt’s pyramids to the Hubble telescope, from the world’s tallest skyscraper to the sidewalk below it, from Chartres’ stained-glass windows to your iPhone, sand shelters us, empowers us, engages us,

and inspires us. It’s the ingredient that makes possible our cities, our science, our lives—and our future. And, incredibly, we’re running out of it. *The World in a Grain* is the compelling true story of the hugely important and diminishing natural resource that grows more essential every day, and of the people who mine it, sell it, build with it—and sometimes even kill for it. The result is an entertaining and eye-opening work, one that is both unexpected and involving, rippling with fascinating detail and filled with surprising characters.

We will have light refreshments, but feel free to bring something to share!

The group meets on the third Tuesday of every month, everyone is welcome. For more information, contact Catherine Kitchell at catherinekitchell@gmail.com.

APRIL USP SPECIALS

Shower & Tub Accessories

- 1. Premier Shower Assembly:** \$115.00, includes labor
– Non-Special price, \$30, labor not included
- 2. Delta Shower Assembly:** \$148.00, includes labor
– Non-Special price, \$47.85, labor not included.



- 3. Diverter, Tub Handle, Overflow Plate & Flange:** \$117.00, labor included

- 4. Shower Box Wall Cap:** \$122.00, labor included



Trash and Recycle Day Reminders

Trash day pickups are Monday-Saturday except for the following federal holidays (Thanksgiving, Christmas and New Year’s Day). Recycling should **only** go out on Wednesdays.

Large Item Pick Up is the second and fourth Thursday of the month (unless it is on Thanksgiving, Christmas or New Year’s Day). Also don’t forget to flatten boxes when you are recycling either at the curb or at the maintenance yard. It is much appreciated.

Thank you for your cooperation.

FLASH SALE!!

USP SPECIALS FLASH SALE

FLASH SALE!!

Kitchen Faucets

Premier Essen Single Handle Pull-Down Sprayer Kitchen Faucet With Soap Dispenser in Chrome

ONLY 1 LEFT IN STOCK!

Special Sale (includes labor) \$180.00 (\$60.00 savings)



Bathroom Faucets

Premier Waterfront Single Hole Single Handle Bathroom Faucet with Pop-Up Assembly in Chrome

ONLY 2 LEFT IN STOCK!

Special Sale (includes labor) \$135.00 (\$25.00 savings)



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming 2020 events!

Face Painting & Snow Cones for Kids! (Adults too)



May 30th 1:00-3:00:
Martha Custis Pool area, near
the Volleyball courts



Concerts on the Coryell Open Space Lawn, 6:00-8:00:

June 20th Joe Chiocca Band
July 18th Karl Stoll & Danger
Zone
August 15th Holly Montgomery

*****Unfortunately due to unforeseen circumstances, our Home and Garden Tour scheduled for Saturday, May 2nd has been cancelled*****



Annual Doggie Dip at the Lyons Lane Pool

Sept 12th
Noon-2:00

**Dogs must be well socialized in large groups, UTD on vacs and for safety reasons, no expandable leashes please

CLASSIFIEDS

HEALTH & WELLNESS

King Street Chiropractic Wellness Center offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation. www.kingstreetwellness.com

Luxurious In-Home Massage: Enjoy a restorative massage in the comfort of your home by an experienced, fully licensed Parkfairfax therapist for a very affordable price. Therapeutic and relaxing 90-minute massage for \$90. First-time special: 90 minutes for \$80. Call Mark Herrenbruck, Encore Massage (703-987-0283).

NAMASTE: Looking to learn Yoga? Increase your yoga skills? Practice yoga at home with tailored asanas? And/or how to meditate? Call Francisca 703-399-4532. www.facebook.com/warriorsevenyoga. www.warriorsevenyoga.com. Licensed and insured.

HOME IMPROVEMENT

Chelsea Paint and Paper: Professional Painting and Wallpaper—Clean, neat, reliable. 25 years' experience. Painting, plastering, wallpaper hanging and removal. Licensed, bonded and insured. References available. Free Estimates. Contact Steve Chute at 571 216 9338 cell or 703 912 1450 landline.

DLC Electrical Contractors, LLC: Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblessing4me@gmail.com.

Home Remodeling and Repairs: From floor to ceiling, we update

and remodel kitchens, bathrooms or any room. Also provide handyman services to include plaster, paint, plumbing, tile and more. More than 20 years Parkfairfax experience. Great rates! Morning-Star Plumbing Plus, plumbinghopeplus2@gmail.com, 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

Hunters Home Improvement: Painting/Plastering - Color Specialist - All Carpentry - Refinishing Hardwood Floors, Replacing Windows & Storm Doors - Face Lift a Bath & Kitchen. Will take you shopping. Help w/ all paperwork. Obtain all permits. 36 years of service PKF. Kathleen Hunter - 703-618-1967.

Kitchen and Bath Remodel: Home Improvement, Kitchen and Bath remodel, Interior Painting, Tile, Flooring, Carpentry, Drywall and more! Va. Class A lic., Insured. Reliable, Great References, 25 years local expertise! Joel Riggs Home Repair Services 703-929-4676.

Kitchen and Bathroom Remodeling: Class A Virginia Contractor. Allegro LLC 703-314-1287. info@allegroLLC.net, www.allegroLLC.net.

Latworks - Carpentry and Handy Work: 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

Mario's Home Improvement: Licensed Class A. Interior painting. Drywall and plaster repairs. Wallpaper removal, carpentry, electrical panel. Ceramic tile, complete kitchen and bath remodeling, granite counter tops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

Quality is my Specialty: Baltic Construction specializing in kitchen, bathroom remodeling and full handyman services. VA licensed, bonded, insured. Over 20 years of experience. Many repeated Parkfairfax clients. Call Boris: (949)289-3489 www.balticconstruction.net.

Witt Construction: Kitchens, baths, built-in cabinetry and design consultation. Licensed/ Insured. 703-626-6429. garywitt44@gmail.com.

HOUSE CLEANING

B&A CLEANING SERVICES: 26 year's experience and owner operated. References available, Special SPRING rates. We bring our own supplies and equipment. For free estimate call 703-501-9007 or e-mail bc42happy@gmail.com.

Flor's House Cleaning Service: Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

House Cleaning Services: With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 Johanna and Mauricio- dulahu@msn.com.

Jada's Cleaning LLC: Reliable, experienced and good references. Weekly, bi-weekly, monthly, occasionally, move in/out, windows and offices. Other services: carpets steams cleaned. Call us for free estimates 571-643-8371 or mjadaservices@aol.com

PET/PLANT SERVICES

Let me take care of your pets & plants: Parkfairfax resident who loves animals. Grew up with German Shepherds and now has a kitten and plants. Has done a lot of fundraising for the Humane Society. Love to watch your pets and water your plants while you are away. Price negotiable. Also available for dog walking. Call Marlene at 703-963-4505.

The Garden Contessa, former owner of Contessa's Garden and Gift in DelRay is offering appointments for Spring 2020 gardening projects. Plan now so you can be ready. We consult, teach and help you create plans. And as our weather permits, we will continue "cleanup" projects during April, May and June. Contact CONTESSA/txt/ 703-548-1882 to schedule your consultation appointment. Current project photos - before/after are available for properties at 1001 Beverly Drive, 1578 Mt Eagle Place and 3548 Valley Drive. No project is too large or too small.

MISCELLANEOUS/ SERVICES

Bonjour! Paris anyone? Need to pass a proficiency exam? Want a tutor for your child? I have a Ph.D. in French, thirty years teaching experience, specialize in test prep and am here in Parkfairfax! Information and testimonials at <https://FrenchinDC.com> and the French in DC Yelp page. Text or call 703-869-8826 or email melissa@FrenchinDC.com

Local & Professional Property Management: We know Parkfairfax! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management at info@allegiancepm.com, 703-824-4704, or www.allegiancepm.com

Parkfairfax Parents Group: All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

Professional Organizer: Spring Special 15% off services until May 1, 2020. Decluttering, organizing your home, prepping for the market. Seniors downsizing or in transition. I am licensed and insured. Call 228-332-0961 or go to <https://www.organizingsavvy.com/>

Rodan & Fields Premium

Skincare: Contact me for a complimentary mini facial package! Marlene Hall 703-963-4505 marlenehall@gmail.com

Vacation Home/Beach House for Rent:

Remodeled Outer Banks cottage has four bedrooms, two baths, enclosed outside shower and dressing room, front and rear decks and a screened dining porch. Next to tennis courts and lake, 300 yards from one of the "Ten Best Beaches on the East Coast" (Washingtonian, 2003). \$1,750.00 per week. Call Brigid at 703-931-2559 or email at chezbrigid@gmail.com

REAL ESTATE FOR SALE

1634 Mount Eagle Place: Spacious 1-bedroom Jefferson Model, the largest of all 1 bedroom models. Oodles of closets, stacked washer/dryer in its own closet! Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to

www.Parkfairfax.com for photos and details.

3323 Valley Drive: One of only 19 of its species, this 2-bedroom bayfront Lincoln is the PATIO unicorn of Parkfairfax. Gorgeous renovations throughout. All on one level with central heating and cooling! Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.Parkfairfax.com for photos and details.

1649 Fitzgerald Lane: Charming and spacious one-bedroom, sunny Monroe model. Renovated bathroom, classic white kitchen with historic original countertops and cabinetry. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.Parkfairfax.com for photos and details.

3648/3650 Gunston Road:

Sprawling 4-bedroom, 2-bathroom patio level Roosevelt (combined unit) with hardwood floors, stainless steel appliances and granite countertops! Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.Parkfairfax.com for photos and details.

3403 Valley Drive: OUTSTANDING renovation of the two-bedroom bayfront Madison model facing serene parkland. One of the most luxurious bathrooms in all of Parkfairfax! Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.Parkfairfax.com for photos and details.

REAL ESTATE FOR RENT

3262 Valley Drive: Renovations completed! One-bedroom patio Garfield model! Springtime entertaining facing greenspace. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.Parkfairfax.com for photos and details.

Feedback Requested: Community Composting Service

Hello friends and neighbors at Parkfairfax!

We have a big opportunity to take climate action in our own hands. We are requesting that Parkfairfax Association offer a Compost Pick-Up service for our community.

A Compost Pick-Up service works just like trash pick-up, except nothing goes into a landfill. All kitchen scraps, BPI-certified compostable products and material that is 100% organic goes into a composting facility where it is converted into soil for your garden. (This soil is shared back with you twice per year, too!)

Compost is collected in air-tight gamma sealed compost bins specifically designed to contain smells and keep pests out. Collection bins come fitted with a compostable liner that is replaced each time the bin is serviced. Each home that registers for the service will be given a compost bin. The composting service can also provide kitchen countertop bins and compostable liners.

On the day of the Compost Pick Up, the composting service will come to your home to empty your bin, replace the compostable liner and return it.



These are an example of what the compost collection bins look like. Their size ranges from 5 gallons to 12 gallons.

If a composting service is offered in Parkfairfax, we can prevent approximately 300 tons to 500 tons of methane from entering the atmosphere each year. That's methane equivalent to the weight of 60 - 100 elephants.

Please share your thoughts via the following survey link, or by scanning the accompanying QR code. We truly believe this program will make Parkfairfax a better place. <http://bit.do/parkfairfax>

Sincerely,
Freedom Fonner & Clifford Fonner



Your Unwanted Items Put to Good Use

Spring cleaning 2020? Your downsizing and/or decluttering can help an individual or family in need create a more comfortable home, freeing up cash for medications, transportation and food.

When you have items that you would otherwise take to the Parkfairfax dumpster, please consider New Hope Housing, a local nonprofit organization that moves people from homelessness into permanent housing. Already, through my contacts at the Parkfairfax Residents Community Facebook page, neighbors have donated TVs, computers, clothing, and more.

While exact need depends on who is being housed at any given time, some of the items generally of use are the following (in new or good shape): furniture, lamps, televisions, microwaves, toaster ovens, appliances, dishes, kitchenware, flatware, clothes, sheets, pillow cases, blankets, towels, washcloths, jigsaw puzzles, board games, coloring books, tote bags, luggage, and sports balls.

As I work for New Hope Housing, please contact me, Jeff Lisanick, at jlisanick@hotmail.com or text 703.434.0919 and I will arrange pick up. Thank you so much!

Jeff Lisanick, Ward III Resident and Unit Owner

NOW HIRING LIFEGUARDS FOR PARKFAIRFAX



APPLY ONLINE AT WWW.HIGHSIERRAPOOLS.COM
AND CALL US THE SCHEDULE YOUR INTERVIEW.
703.920.1750

www.highsierrapools.com

P: 703.920.1750

E: JOBS@HIGHSIERRAPOOLS.COM

HIGH SIERRA POOLS, INC. 2704 COLUMBIA PIKE, ARLINGTON, VA 22204

Integrative Touch

Clinical massage with a holistic approach to relieve pain and stress, improve flexibility and posture. Feel better, faster.

Kathy Zwicker, MA

Certified Neuromuscular & Massage Therapist

703.304.2827

www.amtamembers.com/zwicker



CHELSEA
PAINT & PAPER

Licensed, Bonded & Insured
References Available

Painting
Interior / Exterior
Wallpapering

Steve Chute
chute285@aol.com

Home: 703.912.1450
Cell: 571.216.9338

**R&B
& Inc.**

Your single point contact
for a cool and comfortable home

Over 40 years of experience
serving the Parkfairfax Community

Heating & Air Conditioning

703-683-1996

specializing in

FUJITSU

Affordable Central
Split Systems



Up to 33 SEER Heating & Cooling Options
12 Year Limited Warranty

For questions and consultations please contact
Dave Gordon at info@rbincorporated.com

Qualified financing available

MITSUBISHI ELECTRIC ZONED COMFORT SOLUTIONS™ perfect for keeping every family member happy



- ▶ Room by room temperature control
- ▶ Whisper-quiet operation
- ▶ Odor filtration
- ▶ Allergen filtration
- ▶ No more hot or cold rooms in your home
- ▶ Turn OFF unoccupied rooms
- ▶ Up to 40% more efficient than central air



Wall-mounted indoor unit



Floor-mounted indoor unit



Ceiling-recessed indoor unit



Horizontal-ducted indoor unit



MVZ Multi-position Air Handler



Outdoor Unit



MAKE COMFORT *Personal*

When You Want it Done Right.



1 KNOWLEDGEABLE

For over 100 years in the HVAC & plumbing industry makes us one of the largest and most experienced heating, cooling, and plumbing companies around.



2 TRUSTED

Our skilled, trustworthy technicians are continually trained on the newest technologies. We have the know-how to tackle any HVAC or plumbing problem - big or small.



3 DEPENDABLE

For over 100 years, we have proudly served over five generations of DC families.

when you want it done right...™

DC (202) 783-6100 | MD (240) 433-1300 | VA (703) 534-0088



info@johngwebster.com | Financing Available!

www.johngwebster.com

*** New Listing for Rent * Ballston *
Available May 1st * Not Yet in MLS
Contact for Info + Showings**

**Available May 1st * Offered for \$1,650
501 N. Edison Street, ARLINGTON, VA 22203
*Renovated from Top to Bottom Upper Lvl of a Home.
Separate Entrance. 1BR + 1BA. HUGE YARD!
OPEN kitchen with granite, white cabinets, SS appliances,
recessed lighting, hardwoods.***



**SALES * RENTALS * PROPERTY MANAGEMENT
Offering 1 YEAR FREE Property Management!
Turnkey Sales, Rentals, Management Solutions
*Staging * Cleaning * Repairs***

www.beltran-associatesrealty.com



AB AHMED BROTHERS

Air Conditioning & Heating
Serving Parkfairfax for over 35 years

Installation, Sales and Service, Cleaning by professional mechanics.

- We have new Cooling units only, as well as Heating & Cooling units. Making for a comfortable home.
- New Heating systems.
- Cooling system check up.

703-642-0001 • 703-642-3349

For more information call or visit our website

www.ahmedbrother.com

ahmedbrothers@hotmail.com



Lisa Snarr Floryancic
 Lisa's Notary & Signing Agency Services
 valleyzen3325@gmail.com
 703.568.8136

Marlene Hall



EXP Realty
 Licensed in VA and DC
 marlenehall@gmail.com
 703-963-4505

20130 Lakeview Center Plaza Suite 400
 Ashburn, VA 20147



www.Metropawlitansitters.com



metropawlitansitters
 PETSITTERS

Dog Walking & Pet Sitting Services

- *Daily Dog Walking
- *Pet Sitting
- * Overnight Care
- *Pet Taxi Services

571-365-PAWS (7297)

Serving Northern Virginia Pets for over 10 years

We care for all paws, claws and fins

Licensed, Bonded & Insured

on the hunt for a new home?



LONG & FOSTER | **CHRISTIE'S**
 REAL ESTATE | INTERNATIONAL REAL ESTATE

Lisa Floryancic
 Realtor®, MPP
 Cell: 703.568.8136 Office: 703.683.0400
 facebook: Lisa Floryancic - Realtor
 lisa.floryancic@longandfooster.com
 www.longandfooster.com/LisaFloryancic

Old Town Historic District
 400 King Street, Alexandria, VA

SEND ME YOUR EMAIL TO RECEIVE "Get Neighborhood Market Update"

LET THE TASSA
TEAM GUIDE YOUR
NEXT MOVE!



Charming
one-
bedroom
Adams



Rare
2 bed/2
bath
Cleveland



Popular
sunny and
spacious
Washington

RECENTLY SOLD IN PARKFAIRFAX

Parkfairfax continues to be hot for buyers and sellers. Let us help you get ready for the spring market!

Our services include:



Expert real estate navigation, from listing to closing.



Full-service, high-quality marketing & photography.



Unmatched local knowledge & passion for **Parkfairfax**.

Are you preparing to sell your home this spring? Contact Rita or Tim Tassa, **your Parkfairfax specialists**, for a free consultation today!

info@thetassateam.com

www.thetassateam.com

571-722-2534

703-629-8624



Alexandria/Old Town Historic District
400 King Street, Alexandria VA 22314



What I offer:

Please text/call:
703-963-4505
for a free analysis on
your home's worth

Professional Appraisal • Professional Photos • Postcards Sent to the Neighborhood on the Listing Broker's Open • Open Houses • Door Knocking • Social Media Outreach • Education: UVA Undergrad, Three Master's Degrees (Psychology, Management, Public Relations (Georgetown)) Air Force Veteran • Northern VA Local (3rd Generation) • 3rd Generation NOVA Realtor ParkFairfax Resident • Contractor List • Transaction Coordinator • Interior Designer Consult

I DO NOT DO DUAL AGENCY! I ONLY REPRESENT YOU IN A TRANSACTION AND NO ONE ELSE!

ADOPT ME!



Say hello to the fun-loving, adorable, lovable Jody! Jody is a happy-go-lucky pup who was transferred to us from a rescue in southern Virginia. Contact the Animal Welfare League of Arlington, 703 931 9241, to meet Jody!

SOLD



3427 Valley Dr, Alexandria Parkfairfax, Madison Model, 2BR/1BA • Sold above asking, all contingencies waived • **\$370,000**

RENTED



3724 Holmes Ln, Alexandria • **\$1750** • Rented under a week • Parkfairfax model



3056 S Abingdon St, Arlington, VA 22206 • **\$2300/ 1BR/2BA**, rented under a week • Fairlington Edgewood model



3260 Gunston Rd, Alexandria, • represented the tenant, Madison model, Parkfairfax, 2BR/1BA • **\$2095**

Five Star ratings on Zillow

Marlene is a bull dog! We had a couple issues towards the end with the seller and Marlene firmly but professionally stood firm for us and solved the problems. H-I-G-H-L-Y, highly recommend anyone looking for a real estate professional to retain Marlene!

Kevin



Marlene W. Hall, Real Estate Professional, eXp Realty
703-963-4505 • Marlene.hall@gmail.com
Licensed in Virginia and DC
20130 Lakeview Center Plaza Suite 400,
Ashburn, VA 20147



Start with our Wellness Evaluation Offer.

(\$185 value for \$49)

Our Wellness Evaluation includes a comprehensive health and fitness assessment with body fat analysis, strength and flexibility tests, digital x-rays, computerized postural analysis, spinal alignment screening and a report of doctor's findings.

Call **703.578.1900** to schedule your Wellness Evaluation.



KING STREET
Chiropractic
Wellness Center

Setting Your Health in Motion

Bradlee Office Building (Behind the Safeway)
3543 W. Braddock Rd, Suite 200
Alexandria, VA 22302

www.kingstreetwellness.com
703-578-1900

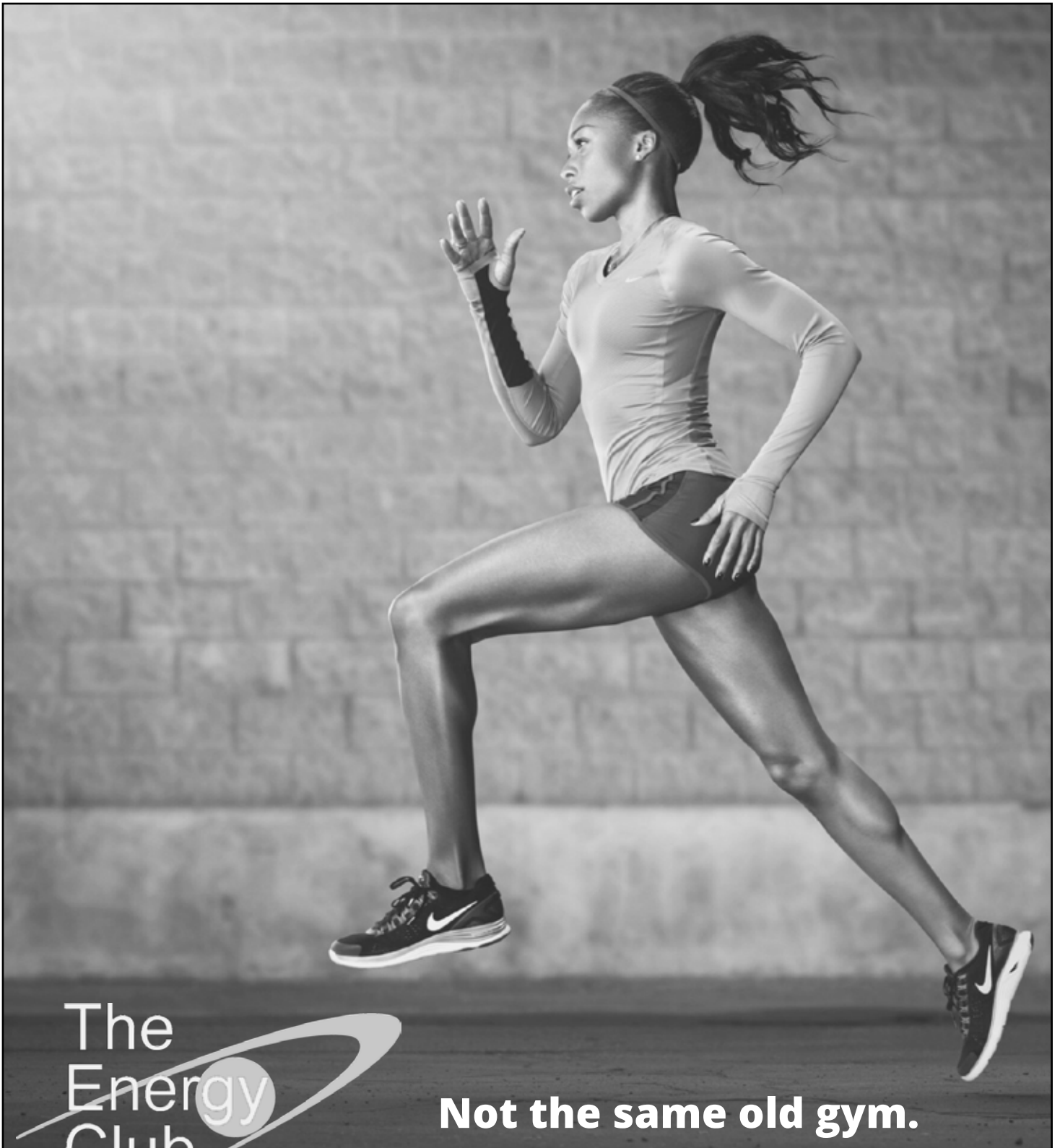
Serving the Parkfairfax
Community for Over 20 Years

Look and feel the best you have in years!



Our 8 Weeks to Wellness® program will get you there! Patients who start with high blood pressure, high blood sugar, weight concerns, insomnia, low energy, fatigue, pain, high cholesterol and follow our proven program—at the end of 8 weeks—are off or need less medication, are more active, weight less, and participate in activities they have not done in years. **Most important, they are happier, more energetic, sleep better, feel and look younger.**

“Having tried many programs, King Street’s 8WW total wellness approach is beyond anything out there. With the staff’s high level of care, service and accountability, I have lost 25lbs without feeling deprived. I’m learning how to live and maintain a healthier lifestyle. If you are looking for change, give 8WW a shot. It will change your life.” – TY, Age 33



Not the same old gym.

Schedule a consultation or request a 3-day Guest Pass today!

**(703) 824 - 0600 www.theenergyclub.com
2900 S. Quincy St., Arlington, VA 22206**

**Simply the BEST way to find out what is "For Sale",
"For Rent" or "SOLD" in Parkfairfax.
Call us today (703) 820-9723**

www.Parkfairfax.com

*When it comes time to buy
or sell, having the RIGHT
knowledge can mean
thousands of dollars more
in your pocket.*

*We have the inside
"scoop", we live here. Our
insider knowledge can MAKE
or SAVE you a BUNDLE! We look
forward to working with you.*



Email us **johnANDjohnTEAM@Parkfairfax.com**

call us **(703) 820-9723**



John Welch, David Lausier, John Meyer
and Gio Stella

Se habla Español

**#1 in Parkfairfax Sales & Rentals
Your Resident Experts**

*1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006,
2007, 2008, 2009, 2010, 2011, 2012, 2013,
2014, 2015, 2016, 2017, 2018 & 2019*

RE/MAX Allegiance



5100 Leesburg Pike, Suite 200, Alexandria, VA 22302
Each Office Independently Owned and Operated.



Randy Woods
 Real Estate Consultant
 CDPE, SRES
 703-470-0718
 RandyBWoods@gmail.com
 @RandyWoodsRealtor

Samson Properties
 6363 Walker Lane
 Suite 130
 Alexandria, VA 22310

Planning on Buying, Selling or Renting?
Contact me today!

f Instagram REALTOR MLS

MAKE YOURSELF COMFORTABLE

Thinking about switching to a ductless system?

The Perfect Solution for Cooling and Heating Your Parkfairfax Home!



M.E. Flow Can Help You!

With M.E. Flow You Get:

- Free In-Home Consultation
- Certified Training & Experience
- Extended Warranties*
- Quick Expert Installation and Service
- Financing available with approved credit
- Satisfaction Guarantee



LIMITED TIME OFFER

\$495 OFF

PLUS, 2 YEAR SERVICE AGREEMENT
 with purchase of complete system - \$320 value!



703-634-5178

www.NoDuctWorkNeeded.com

*Go with "The Flow" and increase your warranty to 12 years!
 (parts and compressor)

M.E. Flow Specializes in Providing Superior Heating, Cooling, and Plumbing Services to Condominiums
 Serving Arlington and Alexandria Since 1951! 703-634-5178 | www.meflow.com



Terry Rader, Realtor

Keller Williams VA Alliance Group
Member, N. VA Multi-Million Dollar Sales Club
703-887-3735
TerryRader@KW.com



8907 Dahlgren Ridge - \$415,000
3BR/3 ½ BA
Beautiful Upgrades!

"Anyone can sell your home. But if you want a stress-free sale and at the same time get top dollar for your home, then Terry is perfect for the job! He isn't the norm. He goes above and beyond and will spoil you with everything he will do for you. No doubt, Terry is the BEST!"

- Manuela E, Valley Drive



3502 Valley - \$370,000
2BR/1BA
2 Level End Unit!



For Rent!
1BR on Martha Custis
with Private Oversized Patio!



"If Terry Rader isn't the best Realtor in Northern Virginia, who is?"

- Michael R.

Whether you're buying, selling or renting, please call or text me at 703-887-3735 for a free, no obligation consultation.



Allegro LLC

Is your electrical system up-to-date?
Fans, heaters, receptacles
Light fixtures, electric panels.



Allegro LLC Electrical Service

703.314.1287
info@AllegroLLC.net
www.allegrollc.net

Serving the
Parkfairfax Community

Visa and Mastercard
Accepted

LONG & FOSTER
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Lisa Floryancic
Realtor

Cell: 703.568.5136
Office: 703.683.0400
Lisa.Floryancic@longandfoster.com
www.LongandFoster.com/LisaFloryancic



Old Town Historic District
400 King Street, Alexandria, VA 22314

RODAN+FIELDS
prescription for change



Marlene Hall

Level V Executive Consultant
703-963-4505

marlene.hall@gmail.com

Order: <http://marleneh.myrandf.com>

Biz: <http://marleneh.myrandf.biz>

Get your best skin w/ me!

Empower yourself financially!

Where do you want to live in Parkfairfax?



1. The largest one bedroom model, The Jefferson, The Spanish Steps off Mt. Eagle Pl.
2. The largest combined Model, The Roosevelt on Gunston.
3. The treehouse model, The Monroe on Fitzgerald.



John, David, John & Gio
Se habla Español



Call The johnANDjohn TEAM
www.Parkfairfax.com
johnANDjohnTEAM@Parkfairfax.com

703-820-9723
5100 Leesburg Pike, Suite 200
Alexandria, VA 22302

Each Office Independently Owned and Operated.

★ Pet & Plantcare by Gerri LLC

- WALKING
- SITTING
- PLAYGROUPS
- MEDICATIONS

GERRI HORAN
SINCE 1999
BONDED / INSURED



CALL OR TEXT ★ 703-629-1970

R & B & Inc.

DAREN BLAKEY SR.
Park Fairfax Specialist

1710 Mount Vernon Avenue
Alexandria, Virginia 22301
E-mail: daren@rbincorporated.com
www.rbincorporated.com

- Air Conditioning
- Heating
- Sheet Metal
- Parts
- UNICO
- PTAC
- Window A/C
- Duct Cleaning

Cell: (571) 221-8178
Tel.: (703) 683-1996
Fax: (703) 683-4751



Jennifir Birtwhistle

Realtor®

Put a "Different Approach" to Work for You

Trusted Advisor • Respected Peer • Proven Results

Under Contract!



**6910 Quander Road
Alexandria, VA**

Bucknell Manor



Sold

**1111 Beverly Drive,
Alexandria, VA**
Parkfairfax
2 bed, 1 bath,
Lincoln Model
\$355,000



Sold

**3409 Valley Drive,
Alexandria, VA**
Parkfairfax
2 bed, 1 bath,
Madison Model
\$365,000



Rented

**4715 31st St. S #C-2,
Arlington, VA**
Fairlington
2 bed, 1 bath, + Loft
Sherwood Model
\$2,250/mo



April 2020

**** ALL ACTIVITIES ARE DEPENDENT ON COVID19, STAY TUNED FOR ANY UPDATES VIA EMAIL. ****

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7pm	8	9 Transportation & Land Use Committee Meeting 7pm Large Item Pick Up	10 Newsletter Submission Deadline	11 Office open 9am – 12pm
12 Easter Holiday	13 Finance Committee Meeting 7pm	14 Covenants Committee Meeting 7pm	15 Annual Meeting Postponed until May 20, 2020	16	17	18
19	20	21 Book Club 7pm	22 Board Meeting 7pm	23 Large Item Pick Up	24	25 Spring Clean-Up Day
26 Garden Swap (Valley Drive Parking Lot) 9am – 12pm	27	28 Building and Utility Committee Meeting 7pm Turtle Walk 7pm Meet in Front of PFFX Office	29 The Annual Tree Walk 7pm Meet in front of PFFX Office	30 Yoga in the Park 6:30pm Location is TBD	1	2 Walk in the Woods 10am Meet in Valley Drive Parking Lot
3	4	5 Activities Committee Meeting 6:30pm Landscape Committee Meeting 7pm	6	7	8	9 Office open 9am – 12pm