

# Parkfairfax FORUM

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

June 2020  
Volume 42, Issue 6

## Election of New Board Members

The 42nd Annual Meeting was held virtually on Wednesday, May 27 and concluded last evening Thursday the 28th. Board President Scott Buchanan announced the election results for the 2020-2021 Board of Directors.

Scott Buchanan retained his seat for Ward 4, Dave Bush was elected for the At-Large position and Jeff Lisanick was elected to the Ward 3 seat.

### PARKFAIRFAX ANNUAL MEETING ELECTION RESULTS

	Total:	Votes	Weighted Percentage
<b>Ward 3, Three year term</b>			
Jeff Lisanick		56	3.40%
Nate Davis		47	2.98%
<b>Ward 4, Three year term</b>			
Scott Buchanan		96	5.83%
<b>At-Large, Three year term</b>			
Dave Bush		393	23.35%
Karen Elsbury		184	9.48%
Paula Matori		1	0.05%



### Covenants Committee Member Needed

There is one open spot for appointment at the June 17, 2020 Board meeting. If interested, please contact Dana Cross at [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info) no later than June 11, 2020.

### 2021 Assessments, 0.25% Increase

Model Name	FY21	Model Name	FY21
1A Jackson	389.53	2B1 Madison	490.87
1B Jefferson	422.05	2C Washington	476.51
1C Monroe	412.22	2D Cleveland	543.06
1D Adams	384.23	3A Van Buren	570.29
1E Garfield	399.36	3B Harrison	599.03
2A Lincoln	460.63	3C Collidge	635.34
2A1 Lincoln	478.77	4A Roosevelt	766.19
2B Madison	476.51		

### IN THIS ISSUE:

Board Meeting Highlights .....	3
2020 Bike Permits Are Now Due .....	3
New Residents Reception Update .....	3
USP Specials .....	3
Book Group Update.....	3
Covenants Corner – General Reminders .....	4
Manager’s Corner .....	5
Enjoying Our Outdoor Spaces with Your Pets .....	5
Parkfairfax Activities.....	6
Scheduled Preventive Maintenance.....	7
Humidity in your unit—How much is too much?.....	7
Annual Bike registration Form .....	8
Birding Close to Home .....	9
Parkfairfax Can Now Accept Payments for USP, Storage, and Gas Shut Offs by Phone! .....	9

# Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

Website: [www.Parkfairfax.info](http://www.Parkfairfax.info)

## BOARD OF DIRECTORS

Scott Buchanan, Ward IV, *President* ♦ BuchananWard4@gmail.com, *Term ends 2023*

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

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

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

Jeff Lisanick, Ward III Representative ♦ jlisanick@hotmail.com ♦ *Term Ends 2023*

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

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

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

Dave Bush, At-Large Representative ♦ Dave Bush: akhetequus@earthlink.net ♦ *Term Ends 2023*

\*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](http://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:** Paul Friedman - paulfriedman@comcast.net

**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.

## 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

### Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

## May Board Meeting Highlights:

Stay tuned for the May board highlights to be uploaded on the web and next months newsletter.

## 2020 Bike Permits Are Now Due

If you have not obtained a 2020 bike sticker, please fill out the bike application included on page 8 and stop by the office to purchase a new permit. Please affix the new sticker to the post beneath the riding seat so that it is easily visible. After July 1st, any bicycles in any laundry room that do not have current Parkfairfax 2020 decals will be subject to impoundment.



Stored bikes must be in rideable condition and properly stored in the provided bike racks. Please do not take up more than one bike space in storing your bike. Unregistered or improperly stored bikes will be marked as noncompliant for no less than 14 days. If after 14 days, the bike is still not in compliance, it will be removed and held in locked storage for 60 days. After 60 days, any unclaimed bikes will be disposed of and donated to charity without further notice.

There is a \$70 fee to retrieve a bike once it has been impounded. Registration forms and permit stickers are available from the Association Receptionist at 3360 Gunston Road, on the Parkfairfax website at [www.Parkfairfax.info](http://www.Parkfairfax.info) or call 703-998-6315 for more details.



## BOOK GROUP:

### Update for the Group—

The Parkfairfax Book Club will meet again once it is determined that is safe for us to meet again as a group. We will continue where we left off with the following books:

*Water for Elephants* by Sara Gruen, and *Nancy Wake: SOE's Greatest Heroine* by Russel Braddon.

## New Residents Reception Update

**NEW RESIDENTS:** The Parkfairfax Community Outreach Committee usually hosts New Resident Receptions twice a year. The events will not take place until late in the fall, but you can acquaint yourself with some specifics about living in Parkfairfax by going to [www.parkfairfax.info/resources/welcome-videos/](http://www.parkfairfax.info/resources/welcome-videos/) and viewing our videos for new residents (**Welcome To Parkfairfax, Changes In Your Condo, and Parking In Parkfairfax**).



## JUNE USP SPECIALS

### Water-Saving Toilets



#### Premier Elongated Toilet

\$255.00 (Includes wax ring, supply tube, bolts & labor)

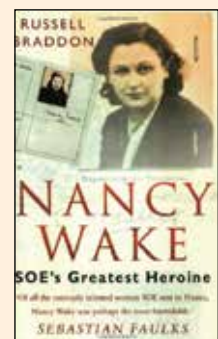
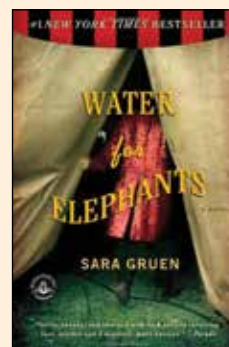
Non-Special Price: \$201.00 (not including labor)



#### Premier Round Toilet

\$245.00 (Includes wax ring, supply tube, bolts & labor)

Non-Special Price: \$177.53 (not including labor)



## Covenants Corner – General Reminders

Just a friendly reminder that we all as residents of Parkfairfax must do our part to maintain the cohesive, pleasant appearance of our community. Owners and tenants are asked to be sensitive to the appearance of items that are visible to surrounding units when planning changes to the exterior of a unit and placing items on a stoop, porch, or anywhere around your unit.

Listed below is a portion of Administrative Regulation #2 which provides guidelines regarding the outside of your unit. You can also find it on the website at <http://www.parkfairfax.info/about/governing-documents/administrative-resolution/>. It provides a multitude of information regarding Parkfairfax rules and regulations.

**Common Elements, Stoops, Porches, Porticos, and Breezeways:** Items left overnight on the General Common Elements (which does not include the limited or reserved common elements) shall constitute a violation and will be removed by the Association, with notice, at the expense of the unit owner. Nothing may be placed on the common elements which will present an eyesore, hazard, cluttered appearance, or would otherwise be disharmonious with the common elements.

Any items which are not properly maintained or are improperly stored on the common element may be removed by the Association, with notice, at the expense of the unit owner. Any material or items that may be considered a hazard may be removed immediately by the Association without notice.

Except for an express few, no items may be placed on the common or limited or reserved common elements without first obtaining approval.

**The following are examples of items that will not be permitted to be installed or to be left on any part of the general, limited, or reserved common element, unless otherwise expressly approved by the Board of Directors.** *Such Items will be removed by the Association, with notice, at the expense of the unit owner.*

- Permanently installed outdoor barbecues
- Monolithic concrete slab paving
- Empty flower pots and other gardening supplies and equipment not in use
- Storage sheds
- Playhouses, dog houses or similar structures
- Free standing flag poles
- Campers/RV's

- Boats (including canoes and kayaks)
- Tents/awnings
- Rugs/carpets
- Appliances
- Trash cans and recycling bins
- Furniture (other than outdoor lawn furniture)
- Excessive or poorly maintained outdoor lawn furniture
- Bicycles, motorcycles or mopeds
- Building materials
- Electronic insect traps
- Solar collectors
- Flammable materials, including gas, kerosene, or propane tanks unless attached to a grill, etc.
- Wading pools
- Motorcycles or mopeds, except on lanes and cul-de-sacs
- Fire pits

**The following are permitted without approval, on the stoops, porches, breezeways and porticos:**

- Potted plants.
- Statuary (natural, ceramic, unpainted, no more than 24" in height).
- 1 grill per unit (not to exceed 45" in height and 27") can be placed immediately adjacent to the stoop on the common elements.
- Chimineas are permitted, but cannot be within 10 feet of combustible materials and cannot be placed within 15 feet from the building and 4 feet from shrubs and trees and must comply with City ordinance, subject to change by the City of Alexandria.
- On stoops, outdoor furniture of a size appropriate to the stoop. (Indoor furniture is not permitted on the stoops overnight.)
- On breezeways, porticos and porches: 1 free standing swing, or 1 bench, or 2 outdoor chairs and a table not to exceed 24" in diameter are permitted for each unit.

Should you have questions concerning covenants issue please contact Dana Cross at 703 998-6315 or via e-mail at [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info)



## MANAGER'S CORNER

**Mark Miller, CMCA, AMS**  
General Manager

### Mold and Condensation in Parkfairfax Units

Back when Parkfairfax was built, fuel oil was cheap (coal was used in the very beginning). New York Metropolitan Life constructed the buildings with minimal insulation in the exterior walls, and provided no provisions for ventilating the units other than to open the windows. In the winter, if the radiators made the units too hot, people would open their windows. This had a side benefit of allowing some of the pent-up moisture to dissipate to the outside air. In the summer, when it was hot and steamy, residents would have to open their windows and buy a fan. The oral history recalls that mold and mildew was more of a problem during the summer, just as it was through much of the South before air conditioning was in common use. With a few exceptions, Parkfairfax residents did not have air conditioning until about 1970 (some of these a/c units are still operating today). Summertime condensation faded as a property-wide concern and the environment within the units improved dramatically as a result.

During conversion to condos, the Developer (IDI) abandoned the old heating system, installed electric baseboard heaters (and electric metering for each unit), and installed storm windows on the interior side of the old casement windows. No insulation was added to the walls, and no forced ventilation or exhaust fan systems were provided. Very early on, some residents began to notice new problems with wintertime condensation and the inevitable mold that accompanies it. The Developer had his engineering firm, Shefferman & Bigelson Company, study the problem. The engineers studied many perceived causal factors, but ultimately concluded that the primary sources of moisture within the units were from: weather conditions, residents' daily activities, and renovation/redecorating activities. Keep in mind that the Developer's perspective was founded during the conversion of the property and painting, plastering, plumbing, etc. was widespread and pronounced. The engineers noted that the old heating system helped to alleviate condensation problems because residents had to routinely open their windows and air out their unit, even on the coldest days. The engineers suggested that residents could improve interior air quality by drying it. They offered two methods: Ventilation by opening windows while cooking and bathing (exhaust fans are now allowed with covenants approval), and using dehumidifiers

(which is still a good option). Finally, housekeeping activities were suggested to remove mold from wall surfaces before it became a major problem.

Parkfairfax' current maintenance staff also has years of experience with this issue- both as service employees and as residents. Our own observations of condensation and mold problems, causes and cures, include the following:

To lessen high electric bills, some residents have made some ill-advised energy conserving decisions that make humidity and mold problems much worse-

- They keep their unit closed up and rarely provide ventilation with outside air (moisture levels can build up).
- They provide minimum heating levels (the warmer the air, the more moisture it can hold; cooler air cannot hold as much moisture and condensation will occur much more readily).
- They turn their heat off during the day and only use it while they are home (the walls can become chilled, resulting in condensation as soon as the resident cooks or bathes).
- They use their oven (or a kerosene heater) as a source of heat (natural gas and kerosene release water vapor as a by-product of combustion). This can make the unit's air unhealthy- not a good idea, and the life expectancy of the oven decreases.
- They have an unvented clothes dryer. Weigh your clothes while wet, and then after drying. All of that water has to go somewhere.
- They never, or rarely, use their air conditioner in the summer- no matter how humid the air gets (the a/c will dehumidify the air).
- They keep closet doors closed; they have storage tightly packed in closets or along exterior walls. This is particularly important to be aware of if you have a closet (or any other) wall surfaces along an exterior wall that is partially below ground, facing north, or predominately shaded. These tend to stay cooler. Condensation occurs on the cooler surfaces first.
- They ignore the first signs of mold growth- this should be a regular house cleaning activity. X-14 is an over-the-counter cleaning product that works great. The CDC recommends one cup of bleach to one gallon of water; the American Lung Association recommends one cup of bleach to five gallons of water, plus some detergent. Whatever you use, these cleaning solutions are potent. Provide plenty of ventilation; wear goggles, a facemask, and rubber gloves. Make sure you dry the walls once the mold has been treated (killed). If you simply spray your walls down and walk away, the active ingredients will evaporate into the air leaving you with a wet wall... that can grow new mold!

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming 2020 events!

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



**POSTPONED**

May 16<sup>th</sup> 10:00-3:00:  
Martha Custis Pool area, near  
the Volleyball courts



**Annual Doggie Dip at the  
Lyons Lane Pool**

Sept 12<sup>th</sup>  
Noon-2:00

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



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

July 18<sup>th</sup> Karl Stoll & The  
Danger Zone

August 15<sup>th</sup> Holly Montgomery

# Scheduled Preventive Maintenance

## Ward 5 Painting

The contracted exterior painting in Ward 5, Palmer Brothers has this project. Parkfairfax in-house painters will do the entry doors. All affected residences will receive notification in advance of the work. Warranty painting will take place in Ward 2.

- Casement Window Painting in Ward 5: Please note that the Association and Palmer Brothers provide numerous notifications as a part of the exterior painting. Pre-notifications lead paint notices, door paint scheduling, and window painting notices. These windows are usually painted in a closed/locked position.

When the paint dries, they may be difficult to open later (“painted closed”). Do not put your hand through the glass in attempting to open a window that has been “painted closed”. Do call Maintenance at 703-998-6315 and we will open it for you, for

free. One additional aspect is the re-glazing of casement windows, if this is required, maintenance will perform the task following set procedures.



## Carpentry Repairs

Carpentry repairs and replacements Property Wide will continue in-house and with contracted assistance.

## Sidewalk and Entry Stoop Repairs

Entry stoop replacements and sidewalk replacements will continue as approved. The in-house Exterior Crew will also be making sidewalk repairs as well as mortar joint tuck point repairs at various locations around the property, some funding has been established for contracted assistance in these other areas should the need arise.

## Humidity in your unit—How much is too much?

My neighbors and I have experienced extreme humidity levels in our units these past few years. One neighbor had 90% humidity in an above-ground Madison unit and mold in their closet by the front door. Another had 95% humidity in a Washington unit, their ground floor level wood floors were wet to the touch, and they had mold in the closet by the front door. I have a Lincoln Unit and the front closet has had repeated mold issues over the years, with recent humidity readings between 72% and 85%, depending on when it last rained.

In all three cases, an exterior building issue caused the extreme humidity in our units. The Madison owner discovered that their neighbor had a roof leak and saw the humidity of their own unit drop down into the 60%-range after the roof leak was fixed. The Washington owner discovered a drainpipe that was supposed to carry rainwater away from the building on the patio next door was completely blocked by a tree root, and water was actually flowing backwards into the foundation of the building, thoroughly saturating the concrete slab and crawlspace. Once the blocked drainpipe was replaced, humidity levels fell dramatically and the wood floor dried out, though paint is now peeling throughout the first floor.

In my Lincoln unit, a tarp & duct tape solution applied in prior years on the exterior corner as a water proofing measure was discovered to have failed and was actually funneling water into the closet so that the closet interior wall was wet to the touch. After removing the failed tarp solution and applying updated waterproofing to the exterior walls, the closet now reads humidity in the mid 60%'s after it rains. I have talked with 2 other Lincoln unit neighbors in the last week and discovered that one has had extreme mold in the same front closet, and

the other actually found standing water in a back-bedroom closet where I recently have found mold in the same back-bedroom closet.

How much humidity is too much? The American Society of Heating, Refrigerating and Air-Conditioning Engineers recommends keeping the humidity level below 65% (ASHRAE Standard 62.1-2016 in Technical FAQ 92) to “reduce the likelihood of conditions that can lead to microbial growth.” The Environmental Protection Agency advises keeping humidity levels below 60%, and ideally in a range between 30% and 50% in the EPA Publication: “A Brief Guide to Mold, Moisture, and Your Home”.

There are any number of dehumidifying measures you can take: DampRid containers or packets in a closet, air conditioners, dehumidifiers and ceiling fans running 24/7, installing vents in closet doors or leaving the doors open. However, no amount of dehumidifying measures will be enough to prevent damage to your unit, let alone mold and related health issues, when your building needs repairing where water enters your unit. If you are experiencing humidity levels in your home in the 70-90%+ range, there is something wrong outside of your unit.

So don't go it alone thinking this is just what you have to put up with living in a unit in an older building. ParkFairfax's Board of Directors wants to maintain these buildings as a viable community and needs you to report extreme humidity levels and issues like the above. The source of the water intrusion into your unit needs to be found and resolved by Parkfairfax management.

**Janna Hartsock**

**PARKFAIRFAX CONDOMINIUM**  
**3360 Gunston Road**  
**Alexandria, VA 22302**

(t) 703-998-6315 (f) 703-998-8764 (e) [www.Parkfairfax.info](http://www.Parkfairfax.info)

**ANNUAL BIKE REGISTRATION FORM**

Parkfairfax Condominium provides 50 common element laundry rooms throughout the community. There's a bike rack in each laundry room. Resident unit owners and residents are permitted to secure their bikes to the common element bike racks in these common element laundry rooms according to the following terms and conditions:

**1. Registration.** Each bike must be registered annually using this Annual Bike Registration Form ('registration form'). **Beginning June 1, 2019, the annual registration fee is \$10.00 per bike**, paid by check or money order only. Each year payment must accompany a completed copy of this registration form returned to the Management Office at 3360 Gunston Road, Alexandria, VA 22302.

You may hand deliver your completed registration form to the Management Office during Management Office open hours and receive your current bike sticker(s) while you wait. You may also either hand deliver your completed registration form to the drop box located to the right of the front door at 3360 Gunston Road or you may mail your completed registration form to the Management Office; in either of these two (2) latter options, allow two (2) weeks for the delivery by mail of your bike stickers good for a respective bike registration year.

**2. Time of Registration.** Any bike secured to a common element bike rack must be registered by June 1<sup>st</sup> of each new bike registration year. The bike registration year runs from June 1 to May 31. Bike stickers are issued as a part of the bike registration process. Bike stickers for the upcoming bike registration year are available on April 1. Any bike sticker issued prior to April 1 for the then current bike registration year must be updated during the following April or May for the succeeding bike registration year that commences on June 1<sup>st</sup>.

**3. Bike Stickers.** Affix a current bike sticker to each bike you secure to a bike rack. Each bike sticker should be affixed to the post beneath the riding seat (saddle) so that it is clearly visible. Use of any particular bike rack is on a space available basis.

**4. Other Rules.** (a) A bike must be secured to a bike rack with a lock or a chain/cable and a lock; otherwise, bike storage in a laundry room is prohibited; (b) gas powered bicycles, mopeds, scooters, etc., are prohibited in laundry rooms and will be removed immediately without prior notice.

**5. Notice.** Parkfairfax is not responsible for damage to bikes or the theft of bikes from common element storage areas.

Resident's Name (please print clearly using ink) \_\_\_\_\_

Address \_\_\_\_\_

Phone #s (h) \_\_\_\_\_ (w) \_\_\_\_\_

Email \_\_\_\_\_

Bike #1 Make/Model \_\_\_\_\_ Color \_\_\_\_\_

Bike #2 Make/Model \_\_\_\_\_ Color \_\_\_\_\_

Bike #3 Make/Model \_\_\_\_\_ Color \_\_\_\_\_

**Enforcement.** The permitted bike rack user subscribed below acknowledges his/her understanding and agreement that the Association enforces bike rack usage by placing a 14-day notice on any bike that does not bear a current bike sticker on or after June 1; by various means the Association will attempt to contact the bike owner 2 weeks prior to the removal of a bike from a laundry room using the information given above by the bike owner. If the bike sticker on such bike is not updated during those 2 weeks, staff will remove the bike from the laundry room and a \$70.00 bike removal fee **per bike** payable to the Association will be required prior to the return of the bike owner's bike(s). If such bike(s) remain(s) unclaimed for 60 days following removal, the bike(s) will be given to charity.

**Waiver.** The bike rack user subscribed below hereby agrees to be fully liable for and to waive and release the Association, its Board of Directors, employees, agents and members from any and all injuries, costs, damages, causes of action, claims and any consequential and incidental damages, including attorney's fees arising out of or resulting from any loss, injury including death or damage to person or property which the bike rack user may sustain or cause as a result of or related to the bike owner's use of an Association common element bike rack.

**Indemnification.** The bike rack user subscribed below hereby agrees to indemnify, defend, reimburse and forever hold harmless the Association, its Board of Directors, employees, agents and members from any and all injuries, costs, damages, causes of action, claims and any consequential and incidental damages, including attorney's fees, arising out of or resulting from any loss, injury including death or damage to person or property which the bike storage area user may sustain or cause as a result of or related to the bike owner's use of an Association common element bike rack.

Agreed to as regarding all the above: Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

..... **Office Use Only Below** ..... **Official Use Only Below** ..... **Official Use Only Below** ..... **Official Use Only Below** .....

Bike #1 \_\_\_\_\_ Bike #2 \_\_\_\_\_ Bike #3 \_\_\_\_\_

Account verified in Tops & C3 : \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check/MO #: \_\_\_\_\_  
 Employee Name



## Birding Close to Home

By Christine Payack



I am an elementary science teacher now teaching from home. When school first closed, being home on weekdays was a novel experience for me. During my work life, I was not privy to nature's daily activities happening right outside my front door.

Throughout the cycle of the day, I walk my two greyhounds through the now-quiet Parkfairfax neighborhood. At first, I was amazed by the number of resident and migratory birds I heard and saw around me. A teacher I work with exclaimed, "I am seeing so many birds during the day! Is this something new or am I just not home to notice them?" Well, we are home, and without the hustle and bustle of cars, buses and human activity, we are certainly getting the chance to notice them! And perhaps they feel safer, too, in the tranquil and clear surroundings.

Starting April 20, I recorded each species I saw and/or heard. Here is my list thus far—in alphabetical order by last name:

Northern Cardinal	American Robin
Gray Catbird	House Sparrow
Carolina Chickadee	Song Sparrow
Brown-headed Cowbird	White-throated Sparrow
American Crow	European Starling
Fish Crow	Chimney Swift
Mourning Dove	Wood Thrush
House Finch	Tufted Titmouse
Purple Finch	Eastern Towhee
Northern Flicker	Red-eyed Vireo
American Goldfinch	Blackpoll Warbler
Common Grackle	Black-throated Green Warbler
Blue Jay	Black-and-White Warbler
Dark-eyed Junco	Yellow-rumped "Myrtle" Warbler
Northern Mockingbird	Warbler
White-breasted Nuthatch	Downy Woodpecker
Baltimore Oriole	Red-bellied Woodpecker
Northern Parula	Carolina Wren
Common Raven	House Wren
American Redstart	Common Yellowthroat

Please look, listen and enjoy the beauty of birds with whom we share our Parkfairfax homes. I am attaching links to help you begin or add to your birding pursuits.

Get to Know These 15 Common Birds

<https://www.audubon.org/news/get-know-these-15-common-birds>

<https://www.birds.cornell.edu/home/>

<https://www.allaboutbirds.org/news/>



White-throated Sparrow

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

That's right! Thanks to our resourceful 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!



### You Can Make It!

The next dog-waste bin is only seconds away. Please, take those extra steps.

# 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:** Interior Painting and Plastering/Color Specialist. All carpentry, framing windows, crown molding and new closets for extra storage. Refinishing Hardwood Floors-Repairs-2 coats poli. Update of A/C & Heating Units. Oversee all jobs – 38 years Parkfairfax Specialist. We care about doing a great job! 10% off on all jobs. 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:** ith 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 Mt Eagle Place:** The Jefferson, Parkfairfax's largest 1 bedroom with 824 square feet of living space, light from all 4 sides of the building, large private attic, and located on the elegant Spanish Steps. Washer/dryer, dishwasher, replaced double paned windows. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723 www.Parkfairfax.com

**3648/3650 Gunston Road:** Coming in August, the Roosevelt; Parkfairfax's rarest model with 1584 square feet of living space. 4 bedrooms/2 bathrooms, elegant kitchen with granite countertops, stainless steel appliances, hardwood floors and a beautiful patio. Short stroll to nonstop bus service to the Pentagon and Amazon's new headquarters. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723 www.Parkfairfax.com.

## REAL ESTATE FOR RENT

**3623 Greenway Place:** The Madison with a front porch/portico. What a sweet little cul-de-sac street!! This 2 level/2 bedroom townhome has 930 square feet of living space is conveniently located over the Laundry room, not taking up room in your home. Park anywhere, anytime. Or stroll to a bus stop just a minute away taking

you nonstop to the Pentagon and Amazon's new headquarters. Just refinished hardwood floors, light bright kitchen with dishwasher, replaced double paned windows. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723 www.Parkfairfax.com

**3730 Gunston Road:** The Jefferson, Parkfairfax's largest 1 bedroom with 824 square feet of living space, light from all sides of the building, large private attic and located just a 1 minute stroll to non-stop bus service to the Pentagon and Amazon's new headquarters. Washer/dryer in separate room, so many closets! The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723 www.Parkfairfax.com

**1751 Preston Road:** The Monroe has 805 square feet. Large walk-in closet in the hallway, attic space for storage, faces verdant courtyard. An abundance of hardwood cabinetry with granite countertops. The kitchen has been architecturally enhanced and includes space for dining. Hardwood floors throughout. Stroll to public transportation to Pentagon, Amazon Headquarters, . EZ stroll to Shirlington's restaurants, bars, library, grocery, post office, theaters. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723 www.Parkfairfax.com

*'Manager's Corner continued from page 5.*

Some simple steps that can be taken to lessen humidity and subsequent mold/mildew are:

- Maintain uniform heating or air conditioning
- Use a dehumidifier when humidity levels are high
- Install (ceiling) fans to move and distribute the air
- Install an exhaust fan in the kitchen and/or bathroom to create ventilation and an air exchange with the outside air; even opening a window for short periods of time will help
- Vent clothes dryers to the outside
- Install a louver in your closet doors to allow for air movement
- Do not misuse ovens, and keep in mind that...

Replacement windows and storm doors make it much harder for condensation to form on those surfaces and will help stop cold air drafts inside your unit. They do not remove moisture from the air. Ventilation, dehumidification, and/or increased heating levels are still needed to help prevent mold from forming in closets, corners, etc.

Finally, when painting, most new paints have antimicrobial properties but if not ask to have mildew inhibitors added to the paint. This painting treatment can be very effective. Make sure the walls are clean (mold is dead and gone) before applying the paint. Remember that many home renovation and cleaning activities add a lot of moisture to the air for short periods of time. Increased ventilation and heat (or air conditioning and fans) should be provided when painting, shampooing carpets, etc.

Association related issues/repairs pertaining to mold:

- Exterior gutters (clogged, damaged, or leaking)
- Gutter downspouts leader drains (clogged, disconnected or collapsed)
- Roof leaks (broken or damaged roof tiles)
- Waterproofing (old parge coating has disintegrated)
- Crawl space water line leaks

With the ongoing capital plan, we have addressed many buildings regarding gutter and downspouts with over 177 buildings having had new gutter guards installed. Both drain work and water proofing has also been completed at many locations. Original sewer lines have been replaced in crawl-spaces as well as 159 building having the water supply lines fully replaced as well. As many of these and the above listed issues factor into closet mold problems (mostly lower garden level units) we ask that owners and residents check their spaces and follow the guidelines above. And of course, please alert us immediately with any concerns you may have.

# 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



**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!

## ★ Pet & Plantcare by Gerri LLC

- WALKING
- SITTING
- PLAYGROUPS
- MEDICATIONS

GERRI HORAN  
SINCE 1999  
BONDED / INSURED



CALL OR TEXT ★ 703-629-1970



"We are your neighbors.  
If there's anything The  
johnANDjohn  
TEAM can do  
to support  
you, please  
call or email."



John, John & Gio  
Se habla Español



Call The johnANDjohn TEAM  
[www.Parkfairfax.com](http://www.Parkfairfax.com)  
johnANDjohnTEAM@Parkfairfax.com

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

Each Office Independently Owned and Operated

# R&B & Inc.

**DAREN BLAKEY SR.**  
Park Fairfax Specialist

1710 Mount Vernon Avenue  
Alexandria, Virginia 22301  
E-mail: [daren@rbincorporated.com](mailto:daren@rbincorporated.com)  
[www.rbincorporated.com](http://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



**Looking  
for  
Your PARKFAIRFAX**

# Dream Home?



## My New Parkfairfax Listings

### FOR SALE

1 BR, Beautiful Courtyard and Views, Very Nice Interior, Upgrades \$274,900

1 BR, Patio, Surrounded by Beautiful Gardens, Gorgeous Interior, WOW \$329,900

2 BR, Patio, 1 Level in Outstanding Location, New Kitchen, Upgraded Bath \$364,900

### FOR RENT

1 BR, HUGE Patio, End Unit, Lots of Trees, Tranquil Views, Gardener's Paradise \$1500

2 BR, 2 Level, Private Patio End Unit, Private Location, Updated Kitchen \$2200



**TERRY RADER**  
Neighborhood Specialist

(703) 887-3735

CALL OR TEXT

[terryrader@kw.com](mailto:terryrader@kw.com)



## 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](http://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



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](mailto:info@rbincorporated.com)  
**Qualified financing available**

### Interested in placing an ad?

Interested in placing an ad? Real estate and personal business ads are \$11/month for Parkfairfax Residents and \$20/month for all other persons. Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Serena at  
[swills@Parkfairfax.info](mailto:swills@Parkfairfax.info) for prices and any questions you may have!

## 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](http://www.johngwebster.com)

**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 RE/MAX 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](http://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](http://www.meflow.com)





# Jennifir Birtwhistle

Realtor®

*Put a "Different Approach" to Work for You*

Trusted Advisor • Respected Peer • Proven Results

## Providing YOU with the Same Exceptional Service but Now with Enhanced Delivery & Logistical Practices

- Listing Presentations - Conducted Virtually
- Buyer Consultations - Conducted Virtually and/or by Phone
- Open Houses - Conducted Virtually and/or by Phone
- Property Showings - Virtually & In-Person upon Request\*
- Home Inspections - Virtually or In-Person\*
- Remote Closings with e-Notarization\*\*
- Remote Signing of All Contract Paperwork

\*Note: In-person showings will be conducted safely following CDC guidelines. Hand sanitizer and masks will be provided.

\*\*E-Notarization approval needed by settlement company and lender.

**Call, text or email me with any questions or to discuss any of your real estate needs**



703.835.1256 | [jennifrbirtwhistle@gmail.com](mailto:jennifrbirtwhistle@gmail.com) | 121 N. Pitt Street, Alexandria

**Weichert**  
REALTORS®

# Available Immediately For Rent!

***3488 Martha Custis***  
**End Unit 1 Bed/1Bath Adams Model**  
**Offered for \$1,395 \* Updated Kitchen!**



**Looking For Other Rentals? We Have Others!**  
**Check Our Website Or Contact Us Directly**  
[www.beltran-associatesrealty.com](http://www.beltran-associatesrealty.com)



**Emelia Beltran, Broker**  
**NVAR Lifetime Top Producer**  
**571-230-3789 cell**



**Karina B. Srebrow, Assoc Broker**  
**NVAR Lifetime Top Producer**  
**703-338-0665 cell**



***Beltran & Associates Realty \* 5317 Lee Hwy, Arlington, VA 22207***

# 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

LONG & FOSTER REALTY | CHRISTIE'S INTERNATIONAL REAL ESTATE

*on the hunt for a new home?*



**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!



## WE. SELL. PARKFAIRFAX.

We hope you are safe and healthy during these challenging days. If you have questions about real estate, please don't hesitate to reach out.

### 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 or find a new space? Contact Rita Tassa or Tim Tassa, for a free consultation today.

[info@thetassateam.com](mailto:info@thetassateam.com)  
[www.thetassateam.com](http://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 (3<sup>rd</sup> Generation) • 3<sup>rd</sup> 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!*

## LOW INVENTORY AND 40-YEAR LOW INTEREST RATES!

### SOLD:



**\$455,000** • 5447 Calvin Court, Springfield, VA • Represented buyers

### FOR SALE:



3317 Coryell Ln, Alexandria, VA • **\$365,000**  
2BR/1BA Parkfairfax • Madison Model  
Remodeled kitchen, refinished hardwood floors, remodeled BR, WD/ DW • all new combo wall HVACs

### UNDER CONTRACT:



3663 Alabama Ave SE, Washington, DC • 3BR/2.5BA, garage, deck, huge backyard, fire place  
**\$459,900**



Yadi



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

Outstanding service! Marlene was very responsive and informative around the entire home search/purchase process. She helped us to move quickly and secure a home in a place that fits my family's lifestyle. Thanks Marlene!

Serving the Parkfairfax Community for Over 20 Years



**KING STREET**  
**Chiropractic**  
**Wellness Center**

*Setting Your Health in Motion*

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



Dr. Jeff Borenstein Dr. Steven Trauben

[www.kingstreetwellness.com](http://www.kingstreetwellness.com)  
703.578.1900

# Let us keep you pain-free and on your toes with a complimentary consultation.

At King Street Chiropractic Wellness Center, we believe a full life and healthier you starts with good posture and correct body alignment. From initial evaluation to our personalized treatment plans, our goal is to keep you pain-free and moving confidently at every stage of your life.

Whether you experience headaches, low-back or neck pain, gentle chiropractic care will get you feeling yourself

again. Our comprehensive services including massage, on-site personal training, nutrition and stress management instruction are designed to keep you engaged and enjoying the activities you love.

We invite you to call 703.578.1900 for a complimentary consultation. Experience how our program can keep you pain-free and enjoying life.



# The Energy Club



**Not the same old gym.**

**Visit our website and socials for online solutions today!**

**(703) 824 - 0600 [www.theenergyclub.com](http://www.theenergyclub.com)  
2900 S. Quincy St., Arlington, VA 22206**

# [www.Parkfairfax.com](http://www.Parkfairfax.com)

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



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.**



John, John & Gio - 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

Call The johnANDjohn TEAM  
**[www.Parkfairfax.com](http://www.Parkfairfax.com)**  
[johnANDjohnTEAM@Parkfairfax.com](mailto:johnANDjohnTEAM@Parkfairfax.com)



**RE/MAX**  
ALLEGIANCE



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

*Each Office Independently Owned and Operated*

Parkfairfax Condominium  
 Unit Owners Association  
 3360 Gunston Road  
 Alexandria, VA 22302

## June 2020

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7pm	3	4	5	6
7	8	9 Covenants Committee Meeting 7pm	10 Newsletter Submission Deadline	11	12	13
14	15	16	17 Board Meeting 7pm	18	19	20
21	22	23 Building and Utility Committee Meeting 7pm	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

Meetings are held at the Association office unless otherwise noted. Please call office to confirm if you have any questions. (703) 998-6315.