

# Parkfairfax FORUM

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

July 2020  
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## The History of Parkfairfax: How It Began

### First in a series

*This month we begin a new feature tracing the history of Parkfairfax. The series will look at how and why the community was built, what ideas shaped its design, and how it has changed. If you or your parents grew up here, or just lived here for a few years, and have memories or photos of the time, please consider sharing. You can send stories and/or pictures to Belinda Jones at [bjones@parkfairfax.info](mailto:bjones@parkfairfax.info).*

Parkfairfax is the product of the combined talents of an accomplished team with a great deal of experience in the design and construction of housing projects: developer Metropolitan Life Insurance Company; architect Leonard Schultze and Associates; landscape architects Gilmore D. Clarke and Michael Rapuano; and builder Starrett Brothers and Eken. The development of the neighborhood reflects the commitment of private businesses like Metropolitan Life both to enter the rental housing arena, and to create rental housing of enduring quality. Located on the Shirley Memorial Highway, which was designed in this same period to connect the newly built Pentagon with Fort Belvoir, Parkfairfax is an excellent representative example of rental garden apartment complexes constructed during World War II to house employees of the expanding federal government and military operations. Significant as the home of two future American presidents, Richard M. Nixon and Gerald R. Ford, and numerous other public figures, Parkfairfax was converted to condominiums in the 1970s, reflecting the search for new means of home ownership in the modern era.

### The Developer

The Metropolitan Life Insurance Company was one of the best-known and most successful private developers of housing complexes in the United States. The company entered the housing arena because of its desire for permanent investment projects that would possess public value. The company espoused a “policy of making investment not only sound and enduring but valuable from the standpoint of public service.”

During the 1920s, Metropolitan Life developed Long Island City, a rental apartment complex with 2,125 units in the borough of Queens, New York. In 1938, the company developed the first of the “park” complexes, Parkchester, a large rental housing project in the borough of Bronx, New York. Parkchester’s construction was completed by 1941, at which time the 12,272-apartment complex of 51 buildings, ranging from seven to thirteen stories high, was hailed as the single largest hous-



Parkfairfax Houses, 1943, Gottscho-Schleisner, Inc., Library of Congress

ing project in the world. In the late 1940s, Metropolitan Life would develop the new towns of Stuyvesant Town, Peter Cooper Village, and Riverton, all large-scale urban renewal projects in blighted New York City neighborhoods.

### The Architect

The buildings of Parkfairfax were designed by Leonard Schultze

*See ‘History’ continued on page 8.*

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# Parkfairfax Condominium Unit Owners Association

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

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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

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**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 Belinda Jones, [bjones@parkfairfax.info](mailto:bjones@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:

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

## MAINTENANCE OFFICE:

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### Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

## June Board Meeting Highlights:

June Board Meeting Highlights: Stay tuned for the June board highlights to be uploaded on the web and next months newsletter.

## How to Find Information Fast on the Parkfairfax Website

There is a wealth of information on the Parkfairfax website, [www.parkfairfax.info](http://www.parkfairfax.info), but sometimes it can be challenging to find it. Fortunately, there is a remedy for this issue.



Go to Google search and type in `site:parkfairfax.info patios` (or whatever information you're trying to find). Google will search only the Parkfairfax website and return all possible web pages or documents for your search term. Be sure to put a space between info and your search term.

## 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.



## Letters to the Editor

I would like to thank everyone who voted for me for Ward III rep in the recent election. I pledge to represent ALL Ward III residents to the best of my ability.

When the pandemic is no longer considered a threat, I plan to regularly walk Ward III, meeting residents, getting feedback, and following up on building repairs and landscape concerns.

My contact information is on page 2 of every Forum, as well as under "Board of Directors" on the [parkfairfax.info](http://parkfairfax.info) website. Once again, thanks!

– Jeff Lisanick  
Board Member, Ward III Representative

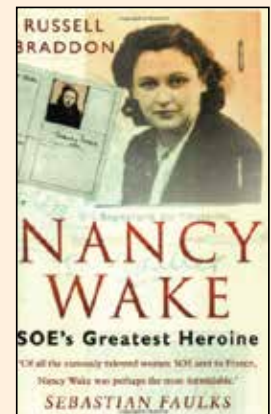
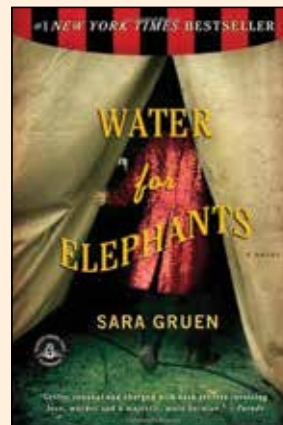
## In Appreciation—Thank-you

Having recently been elected as a new At-Large Member of the Board, I want to humbly thank all who gave to me their trust to care for improving Parkfairfax buildings and landscape.

I look forward to working with Members of the Board, Committee volunteers, management, staff, owners and all residents to enhance a spirit of cooperation which will assure Parkfairfax is a thriving oasis in an increasing stressful World.

Our resident's steadfastness and helpful concern for neighbors during the Pandemic, as well as support for our continuing human rights struggle, will always be an inspiration to me when dealing with the difficult issues and decisions the Board is sure to face going forward.

Dave Bush  
Board Member, At Large Representative



## 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!

## JULY USP SPECIALS

### Garbage Disposal Special

1/3 hp: **\$173.75**

1/2 hp: **\$186.25**



## You Can Make It!

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



# HAPPY SUMMER!

## Quick Fix for Dripping A/C Units No Longer Allowed

Perhaps you have seen a metal shelf-like object hanging on an angle on an outside wall while strolling through the neighborhood. Or perhaps you noticed the shelf-like object attached to the outside wall above your front door. These metal drains or diverters have been the quick fix to the



problem of condensation from air conditioners dripping on the porch and front entry of the unit below. While these diverters have kept lower-unit owners dry and directed water to gardens, they will no longer be used to solve a problem that is created by a resident's faulty air conditioner.

Last year the Board passed a revision to the specifications for installation and maintenance of through-the-wall heat pumps, cooling with electric heat units, and straight cooling models installed in existing air conditioner openings.

**The highlighted changes to existing specifications can be found at through-the-wall air conditioner specifications in the Monthly Board Packet for December 2019.** The changes address the positioning of the air conditioner, caulking, and responsibility for maintenance.

Because replacing air conditioners is such a common occurrence, many owners forget that the change must be approved by the Covenants Director or the entire committee. A Covenants Application for a **Routine Change** must be submitted to the Covenants Director and approved by the General Manager prior to beginning any work dealing with replacing the air conditioner. A Covenants Application for **Non-Routine Changes** must be submitted to and approved by the Covenants Committee prior to beginning any work dealing with **enlarging openings, reducing openings, and removing/replacing sleeves**. This work must be done by an approved licensed contractor. A copy of the contractor's license must accompany the application. Additionally, the Association Office must be notified (998-6508) after installation is completed so an inspection of the outside of the building may take place.



## MANAGER'S CORNER

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

### General Good Neighbor Reminders at Parkfairfax

We have been posting weekly that with more of our residents being home, we have seen an increase in complaints regarding quality of life issues throughout the property. We would like to address this further as we do have many new residents to remind everyone that we have by-laws and covenants that clearly spell out the Associations rules and regulations. Every association—including ours—has a few rules we all need to know about: For instance, where can we park, and where may our guests park? What are the limitations on the number of pets we may keep in our homes?? And what choices—color, styles, materials, landscaping—do we have regarding the décor of our homes' exteriors? These are just a few.

Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it is important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—look for a list of association rules on the community website or use the following link: <http://www.parkfairfax.info/content/uploads/2011/05/Administrative-Resolution-No.-2.pdf>

The Association By-Laws can also be found on our website or use the following link:

**<http://www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws.pdf>**

Rules also need to be updated periodically. If you believe a rule is obsolete or needs to be amended or updated, contact a

member of the association board to find out how to propose a modification or revision.

**Noise:** please be mindful that in most buildings you may have someone over or under you. Covenants require that 80% of your floors are carpeted and padded if you are directly over another unit.

**Patios, Decks and outdoor areas:** Please be considerate when using your outdoor spaces as well, especially when entertaining late in the evenings. Owners and residents are responsible for keeping their immediate patios free of clutter and for maintaining any owner planted greenery or shrubbery. If you recently purchased your home, please remember that any installed patio or deck was conveyed to you. Patio/deck upkeep is the sole responsibility of the unit owner. This includes maintaining the surface areas and the grade to be sure water is not flowing toward the building or worse yet your rear door. Remember here too any changes to the patio or plantings must be submitted for approval

**Contracted or homeowner work or renovations:** we have a set of guidelines regarding all interior renovations, what is considered routine (applications approved by management) what is considered non-routine (applications submitted to the Covenants committee for approval). There are also guidelines for the hours when this work can be done.

**Permits:** many items require a building permit from the city. Any electrical work such as moving or replacing the main panel, installation of a bathroom or kitchen exhaust fan, exterior outlets, installation of a split HVAC system or moving of the gas line in the kitchens all require city permits and applications filed with the management office.

**Pets:** Parkfairfax follows the City of Alexandria's leash laws and does not allow for any untethered pets, neither cats nor dogs to run free. Please do not allow your pets off their leashes. We have received several complaints regarding this issue recently and follow up with a courtesy reminder through Covenants.

You can also find our covenant specifications on the web or email our Assistant GM/Covenants Director, Dana Cross, [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info) directly for information on the above mentioned items.

Let's all work together to keep Parkfairfax the lovely oasis it is.

### A Reminder: Storage Unit Fee Increase

As of June 1, the fees for a rental storage unit increased 10 percent. This increase was approved in the FY2021 Budget adopted by the Board.

Storage unit renewals due prior to June 1 will be prorated so that the 10 percent increase is applied as of June 1. Unless instructed otherwise by the renter, renewals will be for 12 months.

Several vacant storage units are available for rent throughout Parkfairfax. The fee for storage bins is \$330 per year and the fee for storage closets is \$264 per year.

For more information, contact Guy Andrew at the Association office, 703-998-6315 ext. 103, or email him at [gandrew@parkfairfax.info](mailto:gandrew@parkfairfax.info).

# 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

The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Party Room (Mgmt Office), 3360 Gunston Road.

## Calling All Parkfairfax Naturalists!

By Christine Payack



I invite you to follow the phenology of the season and embark on a natural history journey in your own backyard. Phenology is a branch of science dealing with the relations between climate and periodic biological phenomena such as bird migration or plant flowering. It is the study of observable stages or phases in plant and animal life, called “phenophases.” Through the seasons, you, too, can be a naturalist and keep a journal noting the natural phenomena you see and hear around you.

From our vantage point on our planet, it is now summer. Plants are growing and insects are humming. During July, listen and look for signs of this season and describe and record your findings. Here is information and a list to begin your adventure:

- Mosquitoes are active.
- The insect night chorus begins. It is mostly the males that are making all of the racket, such as cicadas, katydids and crickets. It starts with male crickets at dusk as they rub their wings together. Later at night, the large green katydids are more commonly heard than seen.
- The tree crickets produce short, perfectly-spaced trills that you hear from a distance all summer long.
- Most birds lay eggs anywhere from early spring until mid-summer; however, the exact timing varies depending on how far north you are, and the particular species of bird you’re watching. Some birds will even lay multiple sets of eggs, which is why you might continue seeing birds nesting well into summer.
- Squirrels usually have two litters, early spring and late summer.
- Describe native summer blooming flowers.
- Look for the diversity of butterflies, moths and skippers. Did you know our state insect is the Tiger Swallowtail Butterfly?
- At dusk, watch for bats zigzagging overhead and fireflies flashing over grasses.
- Check old trees for nests and dens.
- Examine snag trees, those with dead or damaged limbs, for signs of woodpeckers.
- Investigate grassy areas for garter snakes.
- Search for common native warm season grasses, such as big bluestem, little blue stem, Indian grass, eastern gamagrass, and switchgrass. Grass and grass-like plants come in three main varieties: grasses, rushes and sedges. (Rushes are round, sedges have edges)
- If a plant is not grass-like or woody, it is probably a forb. Forbs are described as plants that are not grass-like and do not become woody, referred to as herbaceous.
- Discover “allies” in your garden -insects, spiders and birds that feed on garden invaders
- Notice spiders and different types of spider webs.



Ailanthus Webworm Moth

- Find a “fairy ring” of small, cream-white mushrooms growing on the lawn.
- Search for lichen on rocks and tree trunks.
- Watch the night skies for the constellation Cassiopeia. Look for a lazy “W.”
- The Full Buck Moon occurs on July 5.
- Jupiter shines in the night sky.
- Dazzling Venus brightens the dawn as the “morning star.”

Look, listen, observe, record and enjoy the wonder of nature in our Parkfairfax community. Check out these resources below to start you on your journey.

### Resources:

National Audubon Society. *Field Guide to the Mid-Atlantic States*. Peter Alden and Brian Cassie

Native Plants for Northern Virginia. Plant NoVA Natives. Naturally Beautiful!

<https://piedmontmastergardeners.org/about/>

[www.musicofnature.com](http://www.musicofnature.com)

Lang Elliott

[dgif.virginia.gov](http://dgif.virginia.gov)

Click on Wildlife & Habitat

Virginia’s Non-Game Program | Virginia DGIF

<https://www.naturalgardennatives.com/index.cfm/fuseaction/plants.main/typeID/45/index.htm>

[https://www.butterfliesandmoths.org/recent\\_sightings](https://www.butterfliesandmoths.org/recent_sightings)

<http://www.virginiaplaces.org/natural/mothbut.html>

[insectidentification.org](http://insectidentification.org)

Virginia Insects

Take a Phenological Walk with Me—Science Museum of Virginia

<https://www.smv.org/learn/blog/post/take-phenological-walk-me>

<https://skyandtelescope.org>

*'History' continued from page 1.*

(1877-1951). A Chicago native, he attended the College of the City of New York, and received his professional training from the Architectural School of the Metropolitan Museum of Art in New York City. Schultze joined the firm of Warren and Wetmore in 1903 as the Chief of Design for Grand Central Terminal and its attendant structures. In 1911, he was promoted to Executive in Charge of the design and construction of all buildings relating to the terminal. In this capacity, he also supervised the construction of the Biltmore and Commodore Hotels, both in New York City. He left Warren and Wetmore in 1921 to start his own firm with S. Fullerton Weaver in New York City. Weaver had previously been both president and owner of the Fullerton Weaver Construction Company, which designed and built numerous apartment buildings in New York City. Their new firm was known as Schultze and Weaver until Weaver's death in 1940, when it was reorganized as Leonard Schultze and Associates. Schultze joined the American Institute of Architects in 1929 and was made a Fellow of the AIA in 1948.

Much of Schultze and Weaver's work from 1921 through the early 1930s consisted of hotels and country clubs, including the new Breakers Hotel in Palm Beach, Florida (1926); the Waldorf-Astoria in New York City (1931); the Boca Raton Club in Florida; and the General Oglethorpe Hotel in Savannah, Georgia. During this period the firm also designed a number of hotels for the Biltmore chain, including the Los Angeles Biltmore (1923); the Miami-Biltmore Hotel (1926); the Atlanta Biltmore; the Westchester-Biltmore Country Club in Rye, New York; and the Seville Biltmore Hotel and Yacht Club in Havana, Cuba. Most of Schultze and Weaver's work in their first decade of operation was built in New York City; Coral Gables, Miami Beach, and Palm Beach, Florida; and Los Angeles and San Francisco, California. During the building depression of the 1930s. The firm designed a variety of building types, including office buildings, banks, and hotels.

In the 1940s, Leonard Schultze and Associates became best known for its design of large rental housing developments, when the firm was retained by Metropolitan Life to design three such complexes, Parkfairfax, Parklabrea, and Parkmerced. Parklabrea, in Los Angeles, and Parkmerced, in San Francisco, were developed simultaneously: both were begun prior to World War II and were completed after the war ended. In both instances the pre-war construction was of two-story buildings, and the postwar construction was of a few two-story buildings and numerous high-rise apartments. Of the three, only Parkfairfax was designed entirely on a low scale."

### The Site Planners

The firm of Clarke and Rapuano was founded by Gilmore D. Clarke (1892-1982) and Michael Rapuano (1904-1975) in 1939. Both men received their Bachelor of Landscape Architecture from Cornell University and both men served on the Commission of Fine Arts. They were both elected Fellows of the American Society of Landscape.

Clarke and Rapuano's practice was very successful, and they worked on numerous project types including parks and parkways, highways, college campuses, research centers, corporate headquarters, and the grounds of the 1939 and 1964 World's Fairs. The firm also participated in numerous housing projects for Metropolitan Life. For the company's housing projects in New York City, Parkchester, Stuyvesant Town, Peter Cooper Village, and Riverton, Clarke was a member of the Board of Design, and Rapuano was an associate member.

As the landscape architects for Parkfairfax, Clarke and Rapuano were responsible for the design of site work relating to grading, drainage, water supply, paving, lighting, sanitary sewers, coordinating utility services, and planting. The actual planting plan for the neighborhood was designed by M. Betty Sprout, ASLA, (1906-1962), an accomplished landscape architect in her own right, who was also the wife of Gilmore D. Clarke. The firm may have collaborated with Leonard Schultze to site Parkfairfax's buildings and to prepare the overall site plan.

### The Builder

Starrett Brothers and Eken, Inc., the firm that built Parkfairfax, was as well-known within the design community as was the rest of the Parkfairfax team. The five Starrett brothers who owned the New York City-based firm were most famous for constructing skyscrapers, most notably the Empire State Building. Starrett Brothers and Eken also built the Lincoln Memorial; McKim, Mead, and White's Pennsylvania Station (since demolished); and the Parkchester housing complex. In 1936 the firm was selected by the Public Works Administration (PWA) to build Ten Eyck, in Brooklyn, New York, which was, at the time, both the largest housing project to be undertaken in the United States, and also the largest job for the firm since their construction of the Empire State Building. The Ten Eyck project replaced a congested slum area in Brooklyn's Williamsburg District, and housed 6,500 persons on a twenty-six-acre site. Starrett Brothers and Eken came well-prepared to construct Parkfairfax.

### How it Began

In 1940, the need for affordable housing in the Washington metropolitan area, both for natives and newcomers, had become acute. It is rumored that, prior to World War II, President Roosevelt contacted his close friend Frederick Ecker, Chairman of the Board of the Metropolitan Life Insurance Company, and asked if he could do something to help ease the severe housing problem in the nation's capital.

Sometime that same year, Andrew Eken, of Starrett Brothers and Eken, the construction company, confidentially asked Miles Colean to find a suitable site in the Washington, D.C. metropolitan area for a large housing development. Colean was the director of the Rental Housing Division of the Federal Housing Administration from 1935 to 1940, and in this capacity, was very involved in local housing activities. Eken told Colean "that

*See 'History' continued on page 9.*



## Pools and Fitness Center Updates

Last night the Board held a special meeting in order to consider options and possibilities to open the pools and gym at this time. A great deal of work went into developing proposals that could meet state guidelines, provide practical access, but also protect the Association and its residents both from health and financial risks. The Board had solicited and received a great deal of feedback from the community, management, and legal counsel. After weighing the risks and benefits of moving to open these facilities given the options and tools available right now, the Board voted unanimously to not open them to residents and owners at this time. However, the Board did vote to reassess the matter during its July 15 regular meeting and will continue to develop and refine plans and options between now and then.



## Plumbing Issues

As a reminder, please refrain from flushing paper towels, wipes, rags or sanitary products. This week a major back up occurred due to one of the previously listed items causing flooding and damages to several units.

Secondly, when doing any plumbing replacements, please check the operation of your shut off valves (unit owner responsibility) prior, if they do not hold then you will need to schedule a water shutoff and replace them prior to proceeding with your other planned work.

*'History' continued from page 8.*

the War Department had asked the Metropolitan Life to invest its own money in this vicinity to take care of the large influx of officers that was expected to come as a result of the building of the Pentagon as the center of all military-naval activity." Colean did find a suitable site consisting of 201.7 acres in northwest Alexandria, and he worked with local lawyer Gardiner Booth to purchase the property for \$282,150, and to obtain the necessary zoning." The Alexandria City Council agreed to rezone the site for rental apartments.

This history was compiled from various sources.

Janet Schrader

## Regular Trash and Recycling

We received several inquiries from new owners/residents this week. Capital Services has asked that we repeat these especially the recycling portion.

The trash policy is clear and there are several reasons why we ask that trash is out by 7:00am:

- **First and foremost**, trash left out overnight will attract numerous critters and will most certainly be ripped open spreading out debris by morning.
- **Second**, the trash hauler per the contract is to be onsite from 7:00am to 2:00pm daily including the recycling day. Saturday the hours change to 9:00am to 2:00pm. These have been the hours of operation here for many years. The hours are especially important during the warmer summer months which allows trash to be fully removed prior to the hotter points of the day.

To ensure these times are kept the hauler has crews "pull" the trash from units first to collection pick up spots by the roads, this insures that truck traffic and noise are at a minimum at each location which allows them to complete the task within the contract time frame.

- **Yard Waste:** Capital Services does not pick up loose yard waste. They will remove some if it is bagged but no limbs. We do ask that residents if possible, take yard debris to the large open top dumpster next to the chipper at the yard. This allows staff to concentrate on work tasks as on some Monday mornings it will take 2-3 staff members and two trucks several hours to pick up the debris and in some case they are not even aware as its blocked from sight by parked vehicles.

- **Recycling:** Please no plastic bags for curb pickup, the crews then have to determine if the plastic bag has trash or recycling which can then end up getting mixed. Please use only paper bags/or cardboard boxes to place your recycling in. Glass is no longer accepted, and it can be mixed into your regular daily trash. You can use plastic bags for re-cycling at the yard (different hauler). See attached flyer

However, if you do want to re-cycle glass the City has several "purple can" locations which accept glass. <http://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=108530>

- **Please break down and flatten your cardboard.** We constantly find the yard cans overflowed with minimal boxes being flattened resulting in a huge overflow. Pizza boxes are accepted if they are grease/food free.
- Please do not dump trash or recycling in the pet waste cans.

## 2020 Bike Permits Are Now Due



If you have not obtained a 2020 bike sticker, please fill out the bike application included in the newsletter 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.

### Heat Watering Reminder

Parkfairfax recommends that resident's water only between 6:00 a.m. and 10:00 a.m. or 5:00 p.m. and 9:00 p.m. Typically the best time to water is early in the morning because morning conditions are best for saturating the soil. Watering during the heat of the day may result in more evaporation and less water soaking into the soil and so is not advised. Watering in the evening may foster fungus disease problems, but in that some residents may only have time in the evenings to water, the guidelines provide for an evening watering period even though it is not the optimum watering time.



### Safety Tip: Clean Your Dryer Vent

We've all heard of the dangers of having an open flame, not storing gasoline inside, or staying near the grill while cooking, but an item often overlooked is the dryer vent. According to the U.S. Consumer Product Safety Commission there were 15,600 fires associated with clothes dryers in just one year; of those fires 20 resulted in death and 370 in injuries. Fires can occur when lint (which is highly flammable) builds up in the dryer or in the exhaust duct. Once lint has blocked the flow of air, heat can build up, creating the chance for a fire to ignite.

To help prevent fires please follow these simple tips:

- Clean the lint screen/ filter before or after drying each load of clothes. If you find that your clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure a flow of exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Removing a blockage in the exhaust path may require disconnecting the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce or stop airflow.

Following the above advice will minimize the possibility of a fire resulting from accumulated lint.



### Laundry Room Doors

To maintain the security of the laundry rooms, please make sure you **close and latch** the door all the way when exiting the laundry room. If you use a laundry room where the door does not *completely* close on its own when you exit, notify the Office. If you pass a laundry room and the door is propped open, take a moment to see if anyone is inside and then shut the door.

**PARKFAIRFAX CONDOMINIUM**  
**3360 Gunston Road**  
**Alexandria, VA 22302**  
 (t) 703-998-6315 (f) 703-998-8764 (e) www.Parkfairfax.info

**ANNUAL BIKE REGISTRATION FORM**

Parkfairfax Condominium provides 50 common element laundry rooms throughout the community. There is 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"). 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 July 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 July 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 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 July 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 Buildium : \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check/MO #: \_\_\_\_\_

# 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](http://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](http://www.facebook.com/warriorsevenyoga). [www.warriorsevenyoga.com](http://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](mailto: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](mailto: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](mailto:info@allegroLLC.net), [www.allegroLLC.net](http://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](mailto: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](http://www.balticconstruction.net).

**Witt Construction:** Kitchens, baths, built-in cabinetry and design consultation. Licensed/ Insured. 703-626-6429. [garywitt44@gmail.com](mailto: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](mailto: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](mailto: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](mailto: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/Delray, is offering consults/appointments - July through October. In November we will offer "winter bed clean up." We consult, teach, and create. Summer gardening is finally with us. Due to COVID we set up site visits to take photos, make recommendations and communicate personally with you. Txt, phone or email CONTESSA @ 703-548-1882. References/photos of current projects available. No project is too large or too small.

## LOST & FOUND

**LOST KEYS!** Boston Car Key found on Martha Custis Dr. sidewalk 7pm May 12. Contact Pkfx Board Rep Maria Wildes at [osky1973@yahoo.com](mailto:osky1973@yahoo.com) to arrange recovery and bring the turtle home.

## MISCELLANEOUS/ SERVICES

**Online Yoga Class:** Gentle – All Levels - Enjoy a yoga class online through zoom. The class is gentle and accessible to those who are new to yoga or "seasoned yogis." Contact Charlotte Raich at [charlotterraich@yahoo.com](mailto:charlotterraich@yahoo.com) for schedule or visit <https://www.yogaalliance.org/TeacherPublicProfile?tid=6980>

**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](mailto:info@allegiancepm.com), 703-824-4704, or [www.allegiancepm.com](http://www.allegiancepm.com)

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

**Rodan & Fields Premium Skincare:** Contact me for a complimentary mini facial package! Marlene Hall 703-963-4505 [marlenehall@gmail.com](mailto: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](mailto:chezbrigid@gmail.com)

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## REAL ESTATE FOR RENT

**1751 Preston Road:** This renovated Monroe model faces verdant courtyard, backs to greenspace. Kitchen has been expanded, oak cabinetry, granite countertops. Washer/dryer, dishwasher, beautifully refinished hardwood floors. LARGE insulated attic! The johnANDjohn TEAM 703-820-9723 RE/MAX Allegiance. [www.Parkfairfax.com](http://www.Parkfairfax.com)

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**Happy July 4<sup>th</sup> Parkfairfax!!**



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3484 Martha Custis Dr for rent, 1BR/ 1BA  
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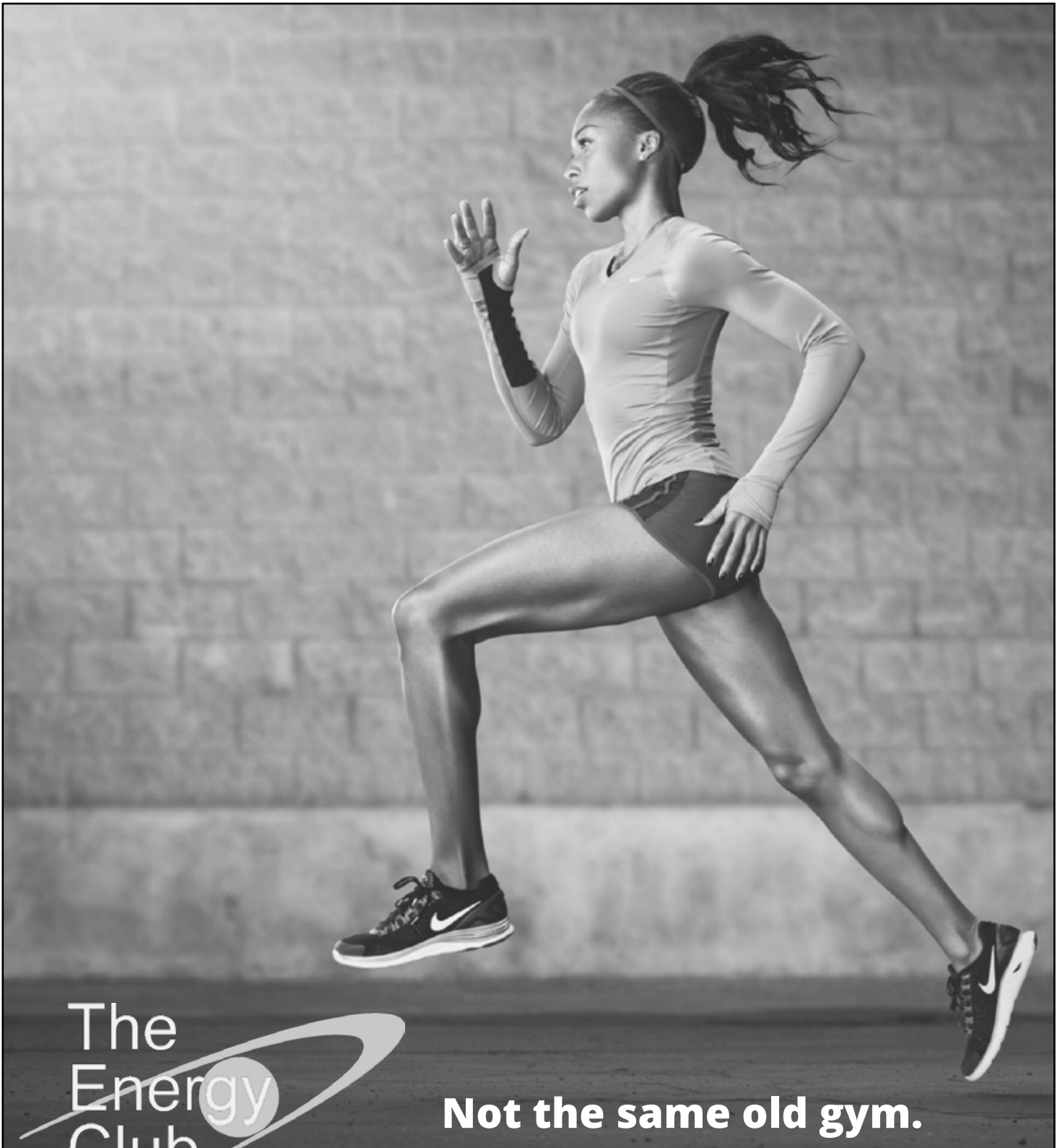
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## July 2020

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 OFFICE CLOSED	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	13	14 Covenants Committee Meeting 7pm	15 Board Meeting 7pm	16	17	18 Summer Concert Coryell Open Space 6–8pm
19	20	21 Book Club [TBD] 7pm	22	23 Large Item Pick Up	24	25
26	27	28 Building and Utility Committee Meeting 7pm	29	30	31	1
2	3	4	5	6	7	8

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