

# Parkfairfax FORUM

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

February 2021  
Volume 43, Issue 2

## Board Drafts FY22 Budget, Considers Projects

By Janet Schrader

The Board grappled with several costly issues while drafting the FY22 budget at its workshop January 23. Two problems facing the community this year are the increase in recycling materials overflowing in the maintenance yard and storm drainage overwhelming the storm drainage system. The additional financial issue, which is only seen in the spreadsheets, is the amount to contribute to the reserve fund—2.63 percent, as management suggests, or 4.32 percent as recommended by DMA Reserves.

Several suggestions to solve the recycling issue were discussed including a second recycling pick-up each week, but the Board decided to approve moving forward with installing trash compactors in the Maintenance Yard.

The storm water run-off problem can only be solved when there is a study of the areas affected and plans created to alleviate the problem. When management sent out an RFP last year to engineering firms experienced in this problem, only one firm responded with a proposal for a first-time consultation at a cost of \$78,000. Management and the Board agreed the fee was too high and management is working to negotiate a more reasonable fee.

Finally, there was much discussion over how much to budget for the reserve fund. In 2020 the Association approved a study to determine the amount of money which the Association should contribute to a single purpose fund, termed a Replacement Reserve (Reserve Fund), to adequately anticipate the eventual repair and replacement expenses of building elements and other commonly owned capital and other assets which have predictable average useful lives. A firm expert in reserve study analyses, DMA



Reserves, conducted the study and wrote a report, referred to as a Replacement Reserve Report. The findings of the report dated September 21, 2020, is implemented in the Association's FY22 draft budget and follows the guidelines set forth in the study. Reserve Advisors recommended contributing \$396,476, a 4.32 percent increase. The Association Management recommended contributing \$242,475, a 2.63 percent increase. In the end, the Board voted to fund the reserves at a 1.99 percent increase, totaling \$184,916.

See **Changes** continued on page 3.

### Trash and Recycle Day Reminders

Just a friendly reminder that trash day pickups are Monday-Saturday except for federal holidays. Recycling should only go out on Wednesdays.

Large Item Pick Up is the second and fourth Thursday of the month (unless it is a federal holiday). Thank you for your cooperation.



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# Parkfairfax Condominium Unit Owners Association

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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

### Dan Courtney

At-Large *Representative,*

*Treasurer*

Dancpf2017@gmail.com

Term Ends 2021

### Jeff Lisanick

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jlisanick@hotmail.com

Term Ends 2023

### Robin Woods

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robinwoods@comcast.net

Term Ends 2022

### James Konkel

At-Large *Representative*

PFX@ourivycottage.com

Term Ends 2022

### Dave Bush

At-Large *Representative*

akhetequus@earthlink.net

Term Ends 2023

*All Board Members can be*

*contacted by emailing*

**BoardofDirectors@Parkfairfax.**

**info.** *Also, all Board Members, the*

*General Manager and the*

*Assistant General Manager can*

*be contacted by emailing*

**BoardofDirectors-Mgmt@**

**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).*

## MAIN OFFICE:

### General Manager

Mark Miller, ext. 101

MMiller@Parkfairfax.info

### Assistant General Manager

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bjones@Parkfairfax.info

### Covenants Director

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### Receptionist

Ronette McMurray, ext. 100

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### USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.info

### Service Coordinator

Tony Carter, ext. 106

tcarter@parkfairfax.info

### Hours:

Monday - Friday: 8 am - 5 pm

2nd Saturday: 9 am - 12 pm

## COMMITTEE CHAIR CONTACTS

### Activities Committee

Karen Elsbury

kelsbury@comcast.net

### Building and Utilities Committee

Suzanne Salva

suzannesalva28@gmail.com

### Community Outreach Committee

Janet Schrader

jschrade\_us@yahoo.com

### Covenants Committee

Yvonne Zecca

yzdue2@earthlink.net

### Finance Committee

Margaret Foxwell

m.foxwell@comcast.net

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sororobin@gmail.com

### Recreation Committee

Paul Friedman

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### Transportation and Land Use Committee

Bob Gronenberg

bob2@comcast.net

## 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 am - 3:30 pm

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

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.

## January Board Meeting Highlights:

- The Board PASSED a motion to approve the December 2020 Reserve Expenditures in the amount of \$206,523.55 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board APPOINTED Catherine Kitchell and Amanda Mullan as members to the Elections Committee.

*Changes continued from page 1.*

Each monthly contribution to the Reserve fund is written from the Association's operating account to the reserve account for disbursement. Any remaining funds at year end are then transferred to the money market or to an investment account managed by Parkfairfax's certified investment advisor (Wells Fargo) and the money is invested very conservatively until the money is needed to pay for the repair/replacement work specified in the report.

## Capital Improvement Town Hall

The Board recently discussed several projects designed to enhance the community or to make better use of space and dollars. At the December Capital Improvement Town Hall Meeting, the Board listened to comments from owners on possible capital projects. At the monthly Board meeting in January, the suggestion of closing some laundry rooms to create storage areas was discussed.

As Board President Scott Buchanan explained, the purpose of the special December town hall was to get owner feedback on some ideas for community improvements such as upgrades and renovations to the Party Room; upgrades and renovations to the gym; expanding the pool house at the Martha Custis pool to add a modern party room, gym, and other spaces; replacement of all laundry room windows; a property-wide lighting project; and/or installing electric car charging stations on the property. These project suggestions were the result of research by a Board sub-committee and a survey of standing committees. All recommendations were compiled and prioritized.

The Association has been setting aside money for the last few years to allow for funding a chosen capital project so that it can be absorbed in the operating budget without imposing excessive increases in condo fees. To date, there is \$200,000 in the fund. There has been no decision on a project.

## Better Gym or Better Lighting

Twenty-seven unit owners participated in the virtual town hall. While a few owners were in favor of an environmentally friendly project like electric car-charging stations, many owners were more concerned with poor lighting in the community. One

owner said, "safety comes first and there are areas that have horrible lighting."

While the focus of the meeting was project suggestions, many owners offered opinions instead on tree replacement, erosion control, and flooding. There was some consensus among participants that while the pool and party room upgrades were nice, they would mostly benefit only a small percentage of residents.

As the meeting drew to a close, an owner offered yet another suggestion: convert one of the Association units into a guest unit for friends or family of residents visiting from out of town.

President Buchanan noted that meeting was just the beginning of the conversations to decide which direction to move forward and to determine the resources to be set aside through savings or property disposition. The goal of the process is to identify improvements that will maximize value for Parkfairfax residents.

## Laundry or Storage

At the January meeting, the Board discussed closing and converting some laundry rooms to storage units. This is not a new idea. In 2011, the Building and Utilities Committee studied the usage of laundry rooms throughout Parkfairfax. With the increasing installation of washers and dryers in individual units, some of the then 58 laundry rooms in the community experienced a dramatic decrease in usage. The committee's report recommended closing several laundry rooms which were losing money and were in close proximity to other laundry rooms, thus minimizing the inconvenience to those residents who used them.



Laundry or storage.

In September 2012 the Board unanimously approved the conversion of laundry rooms so that Buildings 818 and 522 would be bicycle rack and storage facilities and Building 545 would have nine storage bins and no bicycle racks.

As the Board approaches the issue now, it faces the problems of determining which laundry rooms are the least used. MacGray, the company that previously operated the laundry rooms, collected the money from each room and noted the amount. The current company, CS Service Works, which bought out MacGray, does not keep such tallies. This company only records the total amount collected from the community.

Without precise coin tallies, the Board is looking at which units do not have a washer and dryer installed based on covenants permits. There are approximately 390 units that fall into that category according to Management.

**To read the budget in its entirety, go to [www.parkfairfax.info/content/uploads/2021/02/2022FY-Approved-Draft-Budget-.pdf](http://www.parkfairfax.info/content/uploads/2021/02/2022FY-Approved-Draft-Budget-.pdf)**



## Let There Be Light !

Have you seen the light? Recently the Parkfairfax Transportation and Land Use Committee (TLUC) convinced Virginia Department of Transportation senior leadership that the multitude of lighting outages along I-395 S from the Pentagon to and including the Shirlington Circle was unacceptable and deserved priority attention. For months, if not years, major merge points at Washington Boulevard and Shirlington were accidents waiting to happen, particularly on those dark and rainy nights. And more recently, a lighting outage plunged the popular Shirlington-Parkfairfax pedestrian overpass into total darkness.



Many roadway and signage outages stemmed from the I-395 Express Lanes Project construction, while others are attributable to pre-existing or unrelated causes. Contractual and jurisdictional complications had been cited as major impediments to resolution. The Express Lanes Project is now officially complete and lighting repairs are finally underway. In some cases, the culprits were tripped or defective circuit breakers, faulty ballasts, degraded cables or individual pole issues. Irrespective of complexity, it took a serious “nudge” by the TLUC to get things going, but progress is finally evident.

At press time, some lighting, including the overpass, has already been restored, with the remainder scheduled in the coming days.

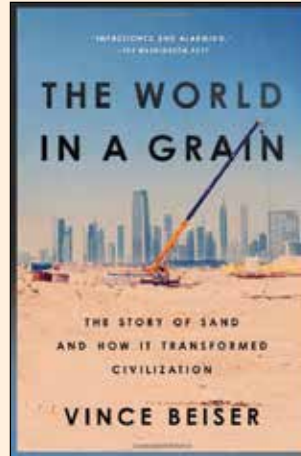
Bob Gronenberg  
 Chair  
 Parkfairfax Transportation and Land Use Committee

## BOOK GROUP

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

by Vince Beiser

Tuesday, February 16, 7 pm, via Zoom



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

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

The group meets on the third Tuesday of every month; everyone is welcome. Please contact Catherine Kitchell at [catherinekitchell@gmail.com](mailto:catherinekitchell@gmail.com) to be added to the Zoom invitation or for any other questions.

## Book Group Coming Attractions

March: *Water for Elephants*, by Sara Gruen





## MANAGER'S CORNER

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

### Meet the Parkfairfax Administrative Team

As many residents call or email in requests, questions, covenant, and other issues, we would like to introduce the Parkfairfax staff that handles these daily.



**Ronette McMurray, Receptionist:** Ronette has been with us since August of 2020. She handles our front desk and is the first point of contact residents speak to when they come up to the office. Her duties include access cards, updating Buildium service requests, laundry/tennis keys, bike and kayak registrations, as well as providing residents with Association related forms and paperwork.



**Tony Carter, Service Coordinator:** Tony who has an extensive background in both concierge and customer service was welcomed to Parkfairfax last month. His duties include: Buildium requests, scheduling service work including pest control, water/gas shut offs as well as well as information as requested by residents.



**Guy Andrew, USP Director/Service Coordinator:** Many of you know Guy on a personal level as he has been with Parkfairfax since 2001 and will be celebrating 20 years this April. Guy handles all USP requests and scheduling, storage rooms as well as service requests for residents.



**Jennifer Jett-Bowling, Maintenance Admin:** Jennifer has been with Parkfairfax since April of 2015 and handles many of the maintenance yard functions including: Coordinating both roofing and painting tasks, scheduling access with residents/contractors, and handling other admin tasks.



**Belinda Jones, Office Admin:** Belinda started with Parkfairfax in April of 2014 and has moved up to her current position this past June. Her duties are: A/P processing via Yardi, office service contracts, newsletter, and the website.



**Patricia Willets, Covenants Director:** Patricia has also been with us since August of 2020 and was originally hired as a service coordinator. In early December she was promoted to Covenants Director. She handles all our covenants applications working with owners as they do renovations. She also takes care of inspections/ violations and provides all the data for the monthly Covenants Committee meetings.

## Virtual 2021 Annual Meeting

Parkfairfax will hold a virtual Forty-Third Annual Meeting and Election of the Members of the Board of Directors on Wednesday, April 21, 2021. The election will fill four seats on the nine-member Board: one Ward 1 position, one Ward 2 position and two At-Large position.

On January 13, 2021 the Association Office mailed a letter and election documents to all unit owners soliciting nominations for these positions. Persons wishing to nominate a unit owner or themselves should note that nominees for these vacant seats must be unit owners in good standing or the spouse or a unit owner mortgagee (or designee of mortgagee).

Nominees for the Ward 1 seat must be a unit owner in Ward 1, nominees for the Ward 2 seat must be a unit owner in Ward 2 and nominees for the At-Large seats may be a unit owner in any Ward.

All nominating petitions and required accompanying materials must be received by 5 p.m., EST, Friday, February 26, 2021. Hard copy and/or electronic versions of the required materials will be accepted. If you have any questions, please call or email Dana Cross at 703-998-6315 or [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info).





## Resident Participatory Composting Program



# MONTHLY SUSTAINABILITY REPORT

**START DATE:** 08-01-2020 **END DATE:** 11-30-2020

Park Fairfax, Alexandria VA

### OFFSET EQUIVALENTS:



**CO<sub>2</sub>**  
EMISSIONS  
FROM

**513**

GALLONS  
OF GAS  
CONSUMED



GREENHOUSE  
**GAS**  
FROM

**11,315**

MILES  
DRIVEN  
BY AN AVERAGE  
PASSENGER VEHICLE



**CARBON**  
SEQUESTERED  
BY

**75**

TREE  
SEEDLINGS  
GROWN FOR  
10 YEARS



**CO<sub>2</sub>**  
EMISSIONS  
FROM

**581,547**

SMART  
PHONES  
CHARGED

### COLLECTION WEIGHTS:

**TOTAL WEIGHT: 12694 lbs (6.347 Ton)**

**4539 METROPOLITAN COURT  
FREDERICK, MD 21704**

**240-608-0283  
INFO@KEYCOMPOST.COM**



## How Well Do You Know Migratory Birds?

By Christine Payack

It is February 2021. Migratory birds are now far from our winter home, but do you know why they leave? Take this short migratory bird quiz and test your migratory bird knowledge.

### True or False?

1. Birds are the only animals that have feathers.
2. All birds lay eggs.
3. Birds have thick, heavy bones that provide the structure they need to fly.
4. A nest is a bird's year-round home.
5. Female birds are often more brightly colored than males.
6. Birds that migrate to the United States and Canada from parts of Mexico, Central America, the Caribbean islands and South America are called Neotropical migratory birds.
7. Neotropical migratory birds build nests and raise young when they are in the tropics.
8. Cold temperatures are the main reason why many birds leave the United States and Canada and head to the tropics.
9. Food is the main reason why birds migrate to North America to reproduce.
10. Some birds use the stars to know which direction to travel in when migrating.
11. Most of the birds that migrate from the United States to Latin America will return to the United States to breed the following year.
12. Migratory birds have been increasing in numbers over the past several decades.
13. If every person in all of North America did everything they could to protect migratory birds and their habitats, migratory birds would stop declining in numbers.



The Wood Thrush is the official bird of the District of Columbia.

### Answers:

1. *True.* Only birds have feathers.
2. *True.* Females of all bird species lay eggs.
3. *False.* Birds that fly have hollow bones that make them light in weight and thus better able to fly.
4. *False.* Nests are only for laying eggs and raising young. They are not used after the breeding season is over, although birds that nest in tree cavities will sometimes use the cavity for shelter from harsh weather.
5. *False.* In most species, the males are more colorful. Their brighter colors help them to attract a mate. Since females usually sit on the nest to incubate the eggs and care for nestlings, it's advantageous for them to be duller in color so that they are less visible to predators.
6. *True.* "Neo" refers to the New World, or Western Hemisphere. Tropical refers to the zone of the Earth that straddles the equator. Technically, the tropical region lies between 23.5 degrees north and 23.5 degrees south of the equator. These lines of latitude are referred to as the Tropic of Cancer and the Tropic of Capricorn, respectively.
7. *False.* Neotropical migratory birds move to North America to breed. They do not build nests or raise young during the part of the year when they are in the tropics.
8. *False.* Birds can survive cold temperatures, as long as they are able to find enough food to eat. The main reason why birds leave during our winter is because they cannot find enough of the foods they require at that time of year.
9. *True.* The abundant food (insects and other invertebrates) which is available during the North American summer makes it possible for the birds to raise more young than they could if they stayed in the tropics. Other advantages to breeding in North America are more space, more hours of sunlight, and fewer species to compete with for resources such as food and space.
10. *True.* Many birds migrate at night using the stars as a guide. Flying at night is advantageous because it is cooler, the winds tend to be calmer, and there are fewer predators active at night.
11. *False.* Scientists estimate that fewer than half of the birds that leave North America will live to return the following year. This is mostly due to mortality that happens during migration.
12. *False.* Scientific studies have shown that many species of migratory birds have been declining in numbers. For example, since the 1960s wood thrush populations have declined by 50% and Baltimore orioles by 25%. This is due to a number of factors that are making it harder for the birds to survive and reproduce.
13. *False.* Because migratory birds spend part of the year in North America and part of the year in countries south of the US border, effective conservation of migratory birds depends on the goodwill of people throughout our hemisphere.

Source: Smithsonian Migratory Bird Center, Washington, D.C.

# 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).

**HOME ORGANIZING:** Free Consultation. RheaOrganized Offers in-person or virtual home organization services. From Kitchen pantries to bedroom closets and anything in between. Contact Shelby Mills, [shelby@rehaorganized.me](mailto:shelby@rehaorganized.me). (540) 834-7034.

## 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 in DelRay is offering January appointments. The Almanac is predicting a mild month. You can still clean up your beds, add fresh dirt and mulch. If you have not cut back your summer/fall plant growth, let us do magic on you beds/bushes. In the spring you will be happy we did. If you have interest, we can share "just arrived" native seed catalogs with you. For COVID safety, we are always masked and gloved. Our summer/fall season was very fruitful. We thank you. If you'd like an appointment, please txt us at (703-548-1882) as we are always out and about. References and photos of current projects are available. No project is too large or too small. [ContessasHome@gmail.com](mailto:ContessasHome@gmail.com).

## MISCELLANEOUS/ SERVICES

**Need a Babysitter?** Experienced American Red Cross certified babysitter available! Call or text Eva a Parkfairfax Resident at 571-645-1340.

**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 [charlotterrauch@yahoo.com](mailto:charlotterrauch@yahoo.com) for schedule or visit [www.yogaalliance.org/TeacherPublicProfile?tid=6980](http://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/](https://www.facebook.com/groups/parkfairfaxparents/). Share Information on best local doctors, kids events, and child care solutions.

**REFINANCE YOUR MORTGAGE NOW** while interest rates are at all-time lows. Savings can be substantial. Some options are to lower your payment, change the term/length of the mortgage, consolidate debt,

or change from an ARM to a fixed rate mortgage. Contact this experienced loan officer for a free consultation. Rita Povich, Fairway Asset Corporation, NMLS License #322033. [rpovich@facloan.com](mailto:rpovich@facloan.com) (703) 819-7372 (cell).

## REAL ESTATE FOR SALE

**1604 Mt. Eagle Pl.:** Due to many unique designs of units that only appear on Mt Eagle Pl; windows on ALL 4 sides. 1 bedroom Monroe Model. Parkland vistas! Front-porch for watching the world go by, park at your front door. Washer/dryer, dishwasher, replaced windows, hardwood floors. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

**3719 Gunston Rd.:** End unit Washington coming late summer occupancy. Can be bought with

automatic tenant for a few months. Blown-out kitchen. Washer/dryer, dishwasher. Sunlight pours through the replaced windows. Enjoy entertaining on your sunny deck. Packed with amenities. Parking inlet, easy stroll to Shirlington, pools, gym. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

## REAL ESTATE FOR RENT

**3103 Valley Dr.:** End unit 1 bedroom. The Jackson Model, light from all 4 sides, the most private of patios. Enter from Beverley Dr. via your patio or Gunston Rd. Washer/dryer, dishwasher, kitchen island. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

**3623 Greenway Pl.:** 2 bedroom with front porch on small treelined street. Easy stroll to Shirlington,

non-stop bus to Pentagon, pools, tennis. New washer/dryer. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

**3336 Martha Custis Dr.:** Recently renovated 1 bedroom Garfield with washer/dryer, attic storage, gleaming hardwood floors, beautiful kitchen. Faces verdant courtyard. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

**3431 Martha Custis:** 2 bedroom, end unit Washington Model. You'll love the location near Mt Eagle Pl. Washer/dryer, dishwasher, hardwood floors, beautiful patio backing to parkland. [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723.

## Join the Meetings Virtually

All meetings will be held through Zoom until further notice. If you would like to join one, please see the contact info below.

### Board Meetings

To virtually attend Board meetings using the Internet or your phone, follow these instructions.

**Web access:** <https://global.gotomeeting.com/join/378695061>

**Phone Dial-In:** +1(872) 240-3212

**Phone Access Code:** 378-695-061

### Landscape Meetings

To virtually attend Landscape Committee meetings, follow these instructions.

**Web access:** <https://us02web.zoom.us/j/89076000429?pwd=TDVCa09NNUZReWE0V1gvVXVsMUFKQT09>

**Phone Dial-In:** 301 715 8592

**US Meeting ID:** 890 7600 0429

**Phone Access Code:** 444027

**Find your local number:**

<https://us02web.zoom.us/j/kesSVslfLD>

### Covenants Committee Meetings

To virtually attend Covenant meetings using the Internet or your phone, follow these instructions.

**Web access:** <https://zoom.us/j/94388421305>

**Phone Dial-In:** 888 788 0099

**Phone Access Code:** 943 8842 1305

## FEBRUARY USP SPECIALS

### Door Hardware and Locks



Knocker, mail slot, peep hole, and mortise lock—LH: \$350.00

Knocker, mail slot, peep hole, and mortise lock—RH: \$325.00

Hardware w/deadbolt: \$389.00

Hardware only: \$182.00

Mortise lock only—LH: \$166.00

Mortise lock only—RH: \$146.00

Dead bolt only: \$84.00

## Notary Services

Notary services are available for Parkfairfax Routine Change Applications and Non-Routine Change Applications only.

## A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (walks serving more than one unit). Each Parkfairfax resident is responsible for clearing portions of the walkways that serve only their unit as well as their own stoops. Residents who are unable to clear their own walks due to physical impairments may complete the "Request for Snow Removal Assistance" form below and return it to the main office.

- Please do not use the sand barrels (found near each Laundry Room) as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the snow clearing equipment.
- Please do not "reserve" parking spaces with lawn furniture, cones, etc. All parking lanes will be plowed once the cars move. Please do not ask staff to dig out your car or give your car a jump-start. These requests delays having the walks and roads cleared for everyone's benefit.
- When digging out your car, please do not dump snow in large piles on the streets or sidewalk; snow removal equipment cannot clear them. These piles of (now) compacted snow force someone else to shovel it a second time.
- Please be patient and travel with care. Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.

## INTERESTED IN PLACING AN AD?

Real estate and personal business ads are \$11 per month for Parkfairfax Residents, and \$20 per 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 Belinda at [bjones@Parkfairfax.info](mailto:bjones@Parkfairfax.info) for prices and any questions you may have!

## 2020/2021 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

**This request must be renewed each year!  
All prior years requests have been destroyed!**

Please return this completed form to:  
Parkfairfax Condominium at 3360 Gunston Road,  
Alexandria, VA 22302; or FAX to 703-998-8764.

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# Newcomers Guide to Parkfairfax

## (and a Reference for the Rest of Us)

*Welcome to Parkfairfax,  
a community in a park.*

### A few facts

There are 1,684 units on 132 acres. The community began as rental units constructed to meet World War II civilian housing needs. In 1978, Parkfairfax was converted to a condominium.

### Amenities

- ♦ 3 swimming pools
- ♦ 2 volley ball courts
- ♦ Basketball court
- ♦ 7 tennis courts
- ♦ Exercise facility
- ♦ Tot lots (throughout the community in common areas)
- ♦ Party room
- ♦ Car wash (in Maintenance Yard)
- ♦ Laundry rooms (throughout the community)
- ♦ Woodland trails

### A Little Terminology

Parkfairfax is divided into **units** and **Common Elements**. Condos are **units**. All areas outside the **units** are **Common Elements**. These include the land, building structures and the utility infrastructure.

Some elements are designated as **Limited Common Elements** for the exclusive use of individual unit owners. These include patios (the area extending 20 feet to the rear of ground floor units), attics and assigned storage spaces.

**Common Elements** are maintained by the Association and **Limited Common Elements** are generally maintained by the resident.

### Rules

Parkfairfax is governed by **Administrative and Policy Resolutions**. A complete listing of all resolutions can be found in the association office or on the Parkfairfax web site: [www.parkfairfax.info](http://www.parkfairfax.info).

### A Few Important Regulations

#### Repairs and Renovations

Big changes such as adding a patio or removing a wall require approval of the Covenants Committee. Complete a covenants application and submit it to the committee. Association staff and committee members will review your application and vote on it. (Note: Many changes also require City permits.)

#### Pets

- ♦ Clean up after your pet and dispose of waste at your unit or in the pet waste receptacles found throughout Parkfairfax.
- ♦ Put dogs and cats on a leash when outdoors.
- ♦ Register dogs and cats at the Management Office and get a City license at the Vola Lawson Animal Shelter, 4101 Eisenhower Ave.

- ♦ One pet per unit unless you petition the board for additional pets.

#### Parking

There are no reserved parking places in Parkfairfax.

Lyons Lane, Holmes Lane, Coryell Lane, and Fitzgerald Lane are Parkfairfax property and considered Common Elements, as are the small off-street parking cul-de-sacs. You may park in any space available but the following applies:

- ♦ Limit of one car or truck per unit on Common Elements;
- ♦ Guests may park anywhere;
- ♦ *No* RV, commercial vehicle (except on a temporary basis), boat or trailer parking is allowed anywhere in Parkfairfax.

#### Gardens and Patios

- ♦ Major planting and landscaping projects need approval of the Covenants Committee.
- ♦ Residents may plant an area up to 10 feet on the side and front of their units provided the planting doesn't cross a sidewalk.
- ♦ Landscape crews maintain the Common Elements and also trim plants and remove leaves from unit areas unless the area is marked with yellow stakes which are available from the office.
- ♦ Placing these stakes around your garden indicates that you will do all landscape maintenance including mulching, fertilizing, raking leaves and pruning.
- ♦ Sheds, excessive outdoor furniture, indoor furniture, and trash cans are not permitted at any time.
- ♦ Patio furniture and potted plants are allowed on stoops, breezeways, and patios.

#### Trash Pick-Up

- ♦ Trash is collected Monday through Saturday.
- ♦ Put trash out by 7 a.m. on day of pick-up.
- ♦ Recyclables are collected Wednesday.
- ♦ Missed the pick-up? Take trash or recyclables to the Maintenance Yard. Deposit in appropriate dumpster.

#### Carpet

- ♦ Carpeting or rugs with padding must be placed on floors in units located over other units. (Kitchens, bathrooms and closets are excluded from this requirement.) Carpets or rugs alone do not adequately insulate against sound transmission; they require padding.
- ♦ Jute and/or horsehair floor coverings do not insulate against sound transmission and are not acceptable floor coverings by themselves.



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**SHOULD YOU CONSIDER A MOVE THIS YEAR?**

**2021**

**QUIZ**

The market is in good shape right now. Answer these questions to see if you should jump into the market!

**ARE YOU FINANCIALLY SECURE?**

If you have steady income and you're able to secure a down payment, now is a good time to enter the market, since low interest rates will make your monthly mortgage payment more affordable. Otherwise, keep saving and revisit your search later this year!

(A) Yes  
(B) No  
(C) Somewhat

**DOES YOUR JOB ALLOW FOR EXTENDED REMOTE WORK?**

Employees with a flexible work-from-home policy don't necessarily need to live in the same place they work. This can lead to housing opportunities in neighborhoods you hadn't previously considered.

(A) Yes  
(B) Sometimes  
(C) Never

**HOW OFTEN DO YOU FIND YOURSELF NEEDING MORE SPACE?**

Most families could benefit from an extra room or two. Consider upgrading this year while market conditions are solid. If you'd rather renovate your current home, call me for a referral to a trusted contractor!

(A) Always  
(B) Sometimes  
(C) Rarely

**ARE YOU HAPPY WITH YOUR CURRENT LOCATION?**

This is the perfect time to find a great deal in your dream location. Give me a call — I'm part of a vast network of reliable real estate agents across North America who can help you.

(A) Yes  
(B) No

SOURCES:  
1. The Urban Institute, "The Housing Market Outlook for 2021," <https://www.urban.org/press-release/2021-01-20-the-housing-market-outlook-for-2021>  
2. NAR, "Housing Market Outlook for 2021," <https://www.nar.realtor/newsroom/housing-market-outlook-for-2021>  
3. Zillow, "Housing Market Outlook for 2021," <https://www.zillow.com/research/housing-market-outlook-for-2021/>  
4. The Urban Institute, "The Housing Market Outlook for 2021," <https://www.urban.org/press-release/2021-01-20-the-housing-market-outlook-for-2021>  
5. HomeAdvisor, "How to Find a Real Estate Agent," <https://www.homeadvisor.com/blog/how-to-find-a-real-estate-agent/>

With the new year underway, are you asking yourself:

**"SHOULD I CONSIDER A MOVE THIS YEAR?"**

Take this **quiz** to find out.

If the answer is "yes", contact me to learn how I can help.





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## February 2021

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Landscape Committee Meeting, 7 pm	3	4	5	6
7	8	9 Covenants Committee Meeting, 7 pm	10 Newsletter Submission Deadline	11 Transportation & Land Use Committee Meeting, 7 pm Large Item Pick-Up	12	13 Office open 9 am – 12 pm
14	15 Presidents' Day Office Closed	16 Book Club, via Zoom, 7 pm	17 Board Meeting* 7 pm	18	19	20
21	22	23 Building and Utility Committee Meeting, 7 pm	24	25 Large Item Pick-Up	26	27
28	1	2	3	4	5	6
7	8	9	10	11	12	13

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

**Until further notice, all meetings will be held via Zoom. Please see "Join the Meeting" on page 9 for dial-in information.**