

Parkfairfax FORUM

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

March 2021
Volume 43, Issue 3

Fiscal Year 2021-22 Budget Updates

By Scott Buchanan, Board President

At the February Board meeting, the Directors passed the final FY2021-22 budget for the community. This budget not only reflects priorities for the Association but also sets the condo assessment for the upcoming fiscal year. The US Consumer Price index over the last 10 years has averaged an increase of 1.75% each year for all goods, and we have had 0% or .25% increases in our assessments for the last few years. But this year we had tough new choices facing us and so the final budget includes an increase of 1.99% in owners' assessments for the next year. The final budget was passed unanimously, which doesn't mean that there wasn't robust debate and differing views along the way, but I think the entire Board feels this end product was the result of constructive discussions and lots of compromise.

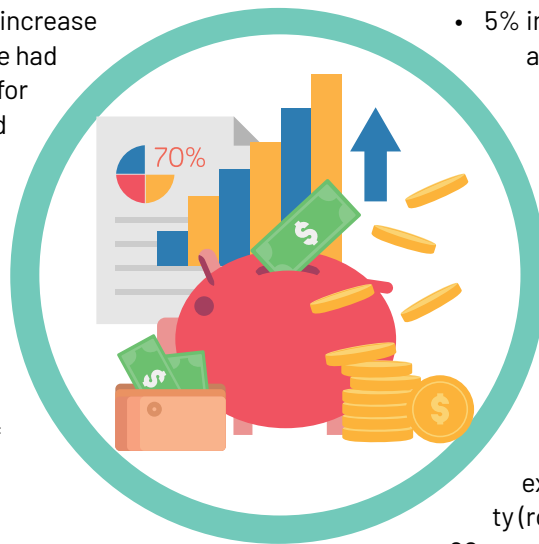
What has changed?

This year the Board was faced with challenges in areas the Board believes require more investment, and as such we also looked for areas of savings to offset those choices. While we have found some new ways to save, the fiscal discipline over the last five years means last year's operations were incredibly efficient already. Below are some areas of change of note:

- \$40,000 more for landscaping efforts—Our grounds are what make us unique and, having just set a tree replacement policy to ensure balanced tree canopy coverage, we are trying to

ensure we can meet those expectations especially since we have been running over budget in years past

- \$25,000 in savings through Management's efforts to compete and negotiate for better value insurance coverage with the same protections for the property
- 5% increase in contributions to our Maintenance and Repair Reserves to begin to increase the key safety net for building repair, plumbing, and infrastructure on advice of professional consultants



What were the major considerations?

A key point of discussion this year was our contributions to Reserves. This account is where we set aside money to keep the core assets of the property in good shape. This past year we used an expert consultant to assess the entire property (roof condition, settlement work, etc.) to give a 20-year plan for how to ensure we have sufficient cash to meet the demands—many of which we cannot control the timing of. These experts have indicated we must materially increase the size of those contributions for several years to ensure

See **Budget** continued on page 4.



**Sunday,
March 14th—
Daylight
Saving time.
Remember to Spring
your clocks forward.**

IN THIS ISSUE:

Board Meeting Highlights.....	3
Safely Dispose of Unused Medications.....	3
2021 Annual Meeting.....	3
USP Specials.....	3
Smoke Alarm Saves Lives, Limits Loss in Unit Fire.....	4
Book Club Group Update.....	4
Manager's Corner.....	5
Changes Planned for Maintenance Yard.....	5
Take a Walk on the Wild Side of Parkfairfax with Children.....	6
Alex311—Connecting You to City Services.....	7
Apply to be a member of the Architecture & Planning Board.....	8
Join the Meetings Virtually.....	8

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

Website: www.Parkfairfax.info

BOARD OF DIRECTORS

Scott Buchanan

Ward IV, *President*

BuchananWard4@gmail.com

Term ends 2023

Susan Cox

Ward I, *Vice President*

susancox91@gmail.com

Term Ends 2021

Dan Courtney

*At-Large Representative,
Treasurer*

Dancpf2017@gmail.com

Term Ends 2021

Marieke Johnson

Ward II *Representative*

mjohnsonward2@gmail.com

Term Ends April 2021

Jeff Lisanick

Ward III *Representative*

jlisanick@hotmail.com

Term Ends 2023

Robin Woods

Ward V *Representative*

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**.*

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

Landscape Committee

Robin Davis
sororobin@gmail.com

Recreation Committee

Paul Friedman
paulfriedman@comcast.net

Transportation and Land Use Committee

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.

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

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

MAIN OFFICE:

General Manager

Mark Miller, ext. 101
MMiller@Parkfairfax.info

Assistant General Manager

Dana Cross, ext. 104
dcross@parkfairfax.info

Administrative Assistant/ Newsletter

Belinda Jones, ext. 108
bjones@Parkfairfax.info

Covenants Director

Patricia Willets, ext. 102
pwillets@parkfairfax.info

Receptionist

Ronette McMurray, ext. 100
rmcmurray@parkfairfax.info

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

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

February Board Meeting Highlights:

- The Board APPOINTED Marieke Johnson to fill a vacant position on the Board of Directors.
- The Board PASSED a motion to approve the January 2021 Reserve Expenditures for the amount of \$171,541.87.
- The Board PASSED a motion to approve the FY 2022 Budget with a 1.99% increase in assessments over the current level.
- The Board PASSED a motion for the Landscape Committee to apply for an Audubon at Home grant.
- The Board PASSED a motion to sell the unit at 3546 Martha Custis Drive.
- The Board PASSED a motion to approve the revised Administrative Resolution Number Thirteen.
- The Board APPOINTED Kristen Mowery to the Covenants Committee.

2021 Annual Meeting

Parkfairfax will hold its Forty-third Annual Meeting and Election of Members of the Board of Directors virtually on Wednesday, April 21, 2021, at 6:45 p.m. The election will fill four seats on the nine-member board: one Ward 1 position for a three-year term, one Ward 2 position for a one-year term and two At-Large positions for three-year terms.



The nominees for these seats must be a Unit Owner in good standing, or the spouse of a Unit Owner, or mortgagee (or designee of a mortgagee). If running for the Ward 1 seat, the nominee must be a Unit Owner in Ward 1, If running for the Ward 2 seat, the nominee must be a Unit Owner in Ward 2 and if running for the At-Large seat, the nominee can be a Unit Owner in any Ward.

Election ballots and candidate statements will be mailed on Friday, March 12, 2021, to every Parkfairfax Unit Owner. Your ballot or proxy is vital. Without a quorum (25% of the total percentage interest), we cannot hold the meeting or election. This will require the meeting to be rescheduled, costing the Association unnecessary expense.

There are five ways to submit your ballots and proxies:

1. **By mail** to the Association Office at 3360 Gunston Road, Alexandria, VA 22302
2. **By drop off** at the Association Office at 3360 Gunston Road, Alexandria, VA 22302
3. **By fax** to 703-998-8764
4. **Scan and email to:** dcross@parkfairfax.info
5. **Vote online** by logging onto the Vote-Now website by following the steps provided in the instructions for on-line voting enclosed in the packet of election materials. The deadline for on-line voting is 11:59 p.m. on April 20, 2021.

The best way to preserve the quality of our community is by active participation of all unit owners. One of the easiest ways to participate is through the election process. Homeowners interested in running for a Board seat should contact a Board member or Management.

Safely Dispose of Unused Medications

Do you have unwanted or expired medications?

In Alexandria, you can dispose of unwanted or unused pills, liquids or other medication at one of three permanent medication drop boxes that provide year-round access to safe drug disposal:

- **Neighborhood Pharmacy:** 2204 Mt Vernon Ave.
Open Monday – Friday, 9 am – 7 pm; Saturday, 9 am – 2 pm; and Sunday, 10 am – 1 pm
- **Inova Alexandria Hospital:** Visitor's Center Lobby (near cashier's window), 4320 Seminary Road;
Open daily from 1 – 5 pm
- **Alexandria Police Department Headquarters** (just inside front entrance, ring bell for access): 3600 Wheeler Ave.; available 7 days a week, 24 hours a day.
- **Needles are not accepted** at permanent medication drop box locations.

MARCH USP SPECIALS

Garbage Disposal

1/3 HP: \$173.75*

1/2 HP: \$186.25*

*Prices include parts and labor



Smoke Alarm Saves Lives, Limits Loss in Unit Fire

As we saw on February 18 when a fire started in Building 942 on Preston Rd, smoke alarms save lives. Unit owners were alerted by their smoke alarm around 8 a.m. giving them sufficient time to call the fire department and get to safety. The Alexandria Fire Department responded quickly, limiting damage, and no one was injured.



The small fire was caused by a bathroom fixture electrical failure. Although the fire damage was contained to the bathroom of the unit where the fire originated, residents in the two adjacent units were displaced due to smoke and water damage.

While the Association encourages everyone to have a smoke alarm in their unit, Management has also provided added protection by installing smoke detectors in all attics. Buildings in Ward 1 (400s, 500s, and 600s) have smoke alarms hard-wired in the attics. Buildings in Wards 2, 3, 4, and 5 have smoke detectors with 10-year sealed lithium batteries in the attics. "A" and "B" type buildings, those that have a demising wall that separates one owner's space from another's, have two detectors installed, one on each side of the wall. "C" type buildings have three detectors installed, one in each section, left, middle and right. Maintenance staff checks these attic smoke detectors during the annual attic inspections.

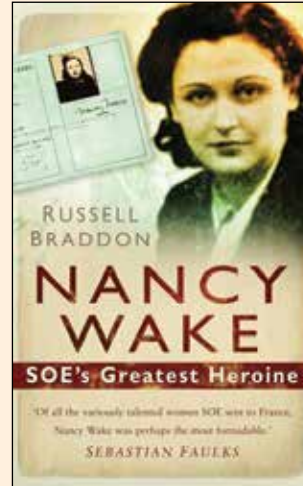
Now is a good time to check your smoke detector. If it is defective or if you don't have one, you can purchase a battery-powered detector through the Unit Services Program. Call the office at 703-998-6315 or enter a work order in Buildium.

BOOK GROUP

Nancy Wake: SOE's Greatest Heroine

by Russel Braddon

Tuesday, March 16, 7 pm, via Zoom



Nonfiction (history). Nancy Wake is one of the true heroines of World War II. Born in New Zealand, she was living in Marseille with her French husband when the Germans invaded. Nancy immediately became active in the Resistance movement, smuggling messages and food to underground groups in Southern France and helping refugees flee to Spain. By 1943 she was on the Gestapo's most-wanted list. Their

nickname for her, due to her elusiveness, was the "White Mouse." It was time for Nancy to leave France. After six escape attempts Nancy reached Britain—where she promptly became one of the 39 women to join the British Special Operations Executive. Parachuted back into France, she became the virtual leader of a 7,000-strong branch of the Maquis. This book tells the extraordinary story of this exceptional woman.

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

Budget continued from page 1.

we're never running too tight—a situation which might require a large one-time assessment of owners to cover these critical expenses, which we hope to never do. This meant that the Board debated increasing the condo fee by what the study recommended—nearly twice what we ended up deciding on—and also considered going the other direction and cutting the fee by delaying certain ongoing infrastructure projects since the impacts of COVID on owners weigh heavily on our minds. In the end the Board compromised by agreeing to a recommendation to begin investing more in Reserves but at a slower pace.

The Board is committed to opening amenities like the pool and has budgeted assuming we will be able to find a way as the vaccine bends the curve. We discussed the money that was not spent on opening the pool last year, which reflected less than 1%

of our budget. But those savings were more than offset by the meaningful rise in utility costs paid by the Association since most owners were home far more. Utility costs represent more than 20% of the entire budget. Considering those two items alone, there was no real savings to the Association in expenses due to the pandemic.

Projects like addressing erosion, capital improvements, protecting our tree canopy, and repairing and replacing our 70-year-old infrastructure for another 70 years will continue to be a focus this year and next to protect and grow property value and quality of life. No budget is perfect, and they are often about making tough choices between many great ideas—like any family we have to decide what matters most and what we can afford. But I believe Board members believe we have developed, through discussion and compromise, a budget that reflects the balance of our community's interests and views.



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

With spring upon us, we would like to remind everyone that Parkfairfax is a shared community offering up many different open areas, from front courtyards to rear patios as well as our precious woodlands, from small to large. During our property walks staff and some residents have reported some troubling conditions that we would like to address here. As our residents begin to get outside more and clean their areas please be mindful of the following:

- **Trash:** Please do not dump anything in the wooded areas. This includes empty pots or planting materials, including pruning cuttings, sticks, limbs or discarded Christmas trees. We have a large open top dumpster in the maintenance yard just for this purpose. If you have difficulty moving items to the yard, please leave tied bundled or bagged cuttings with the trash.
- **Front courtyards and stoop areas:** AR #2 lists specific guidelines for what is and what is not allowed. We are seeing a great deal of both landscaping materials, yard tools, bicycles, tarped items. None of which are allowed. <http://www.parkfairfax.info/content/uploads/2011/05/Administrative-Resolution-No.-2.pdf>
- **Dog waste:** Please remember to pick up after your pets, including when using any of the woodlands and paths. We have had several complaints of owners letting pets roam freely in the woodlands.
- **Rear areas:** We have noticed a lot of trash, including bags with recyclables (which attracts vermin), old damaged furniture as well as grills in disrepair.

- **Rear patio/decks:** We have already noted several that need repairing, from damaged broken surfaces (pavers, bricks or stones), to failing timber edges and patios holding water or no longer having the proper pitch away from the foundations. We have viewed decking that is warped, split, moldy and not maintained. Per the Association's guidelines unit owners are fully responsible for the conditions and upkeep of their respective patios/decks.
- **Building sides:** Unit owners may plant no more than 10 feet from the front (do not cross the walkways) or side wall of their units and then must apply for approval by the Covenants Committee within 30 days. Nothing shall be fixed to the buildings.
- **Once the weather improves, Community Landscaping Services** will begin our spring cleanup. They are removing debris, cleaning beds and removing dead shrubs and bushes. We will be replacing any shrubs removed by mid-April. This is not a mulching year, thus CLS will only be doing edging and bed cleanup. If you put yellow stakes around your area and care for your garden, please do not put debris from your garden in open areas. Put the garden waste in leaf bags and take them to the yard or leave them by the curb for pickup.
- **CLS and management** will also be attending the March Landscape Committee meeting on Tuesday, March 2, at 7 pm. This meeting will be held virtually and we will review the schedule of services for upcoming spring and new fiscal budget year 2022.

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/kesSVsIfLD>

Please contact us with any questions or comments.

Changes Planned for Maintenance Yard

Changes will soon be coming to the maintenance yard. To eliminate as much waste as possible from cluttering the yard and to save staff time from gathering and disposing of waste on Monday mornings, Management will contract with Waste Management to rent two compactors, one for household trash and the other for cardboard.

The addition of the two compactors will require removing several containers currently in the yard. Two recycling containers as well as the dumpster used for metal waste will be removed. These

changes will impact residents and their contractors who use the metal waste container to dispose of debris from remodeling. There will be no container for large waste.

These changes at the yard will not affect the daily trash and recycling pickup. Trash will continue to be collected daily, Monday through Saturday, with recyclables collected on Wednesday. Large item pickup will also continue on the second and fourth Thursdays of the month.

The container for yard waste will remain at the yard.



Take a Walk on the Wild Side of Parkfairfax with Children

By Christine Payack

It is now late winter 2021 from our vantage point on our planet.

Here is a simple look and listen late winter nature scavenger hunt. It is a template to modify depending on the age of your child.

In order for an outdoor journey to be successful, your child needs:

1. **Proper clothing.** "There is no such thing as bad weather, only bad clothing." —*Old Norse Proverb*
2. **An enthusiastic adult.** "If a child is to keep alive his inborn sense of wonder... He needs the companionship of at least one adult who can share it, rediscovering with him the joy, excitement, and mystery of the world we live in." Rachel carson, the sense of wonder
3. **Limit time and goals at first.** Children need time to become safe, quiet and welcoming observers and listeners outdoors.
4. **Limit the amount of paraphernalia they are holding.** At first, it is better to concentrate on walking with quiet, kind intent—listening and looking only.
5. **Develop silent signals to alert** one another of "finds."
6. **Discover those special places around parkfairfax with your young nature explorer.** These places are right outside your door!
7. Leave what you find and leave no trace behind!
8. Have fun!

Late winter nature scavenger hunt— Be a nature detective!

Look and listen to find nature sights, sounds and signs! Write down what you find and where or take photos:

1. A squirrel:

2. Two types of squirrel nests:
A. Those in tree cavities, often used in winter:

B. A "drey" wedged between branches—a globed-shape leafy ball more often used during the summer months and easily spotted in the winter:

3. Chewed acorns:

4. A squirrel kitchen—left over debris from acorns and pinecones usually found on a stump or log:

5. A bird flying:

6. A bird calling or singing:

7. A bird in a tree or on the ground:

8. An old bird nest in a tree:

9. A very long log:

10. A mushroom:

11. Something we didn't expect to find:

12. Animal tracks in the snow! (Wishful thinking):

If you completed the scavenger hunt, send us photos of your findings! Email to bjones@parkfairfax.info.

From an article in the 2019 national Audubon issue "The Nature Antidote."

Nature explorations bring academic, social, and emotional benefits to children, such as improved concentration during learning and fewer behavioral issues. Children also develop stronger relationships with the outdoors, shine in new ways, and develop a sense of place and belonging.





**ALEX
311**

CONNECTING YOU TO CITY SERVICES

The City of Alexandria provides **Alex311** to connect you to more than 175 City services in a variety of convenient ways.

-  **Visit the Website:**
alexandriava.gov/Alex311
-  **Use the Alex311 Mobile App:**
Available for iOS® and Android™
-  **Call 311 or 703.746.4311:**
Mon.-Fri. 7 a.m.-7 p.m.;
Sat. 8 a.m.-noon
Except City holidays
-  **Send a Tweet:**
[@AlexandriaVA311](https://twitter.com/AlexandriaVA311)
-  **Post on Facebook:**
[@AlexandriaVA311](https://www.facebook.com/AlexandriaVA311)

Submit photos and specify the location of a service request online, through the mobile app or using social media. Receive emailed updates, including a summary of the details, an expected response date and a number to track progress of your request.

Frequent service requests include:

- Missed Collection
- Parking
- Potholes
- Trash & Recycling Containers
- Trees
- Street Cleaning
- Yard Waste / Bulky Items Pickup

Visit alexandriava.gov/Alex311 to see all request types and learn more.

For non-emergency requests requiring police response (such as animal control, vehicle crashes without injuries, parking and noise complaints, lost or found property, or crimes that occurred in the past), call 703.746.4444.

For immediate police, fire or emergency medical assistance, call or text 911.



For reasonable disability accommodation, contact Alex311Service@alexandriava.gov or 703.746.4311, Virginia Relay 711.

Invitation to Apply

The Board of Directors invites you to apply to be a member of the Architecture & Planning Board

The A&PB is designed to advise and assist the Board in developing policy relative to common element use, project planning, formulation of contracts, review of continuing contract services and architectural changes or additions. One of the first challenges the committee, which is made up of seven appointed members, will undertake is a thorough review and revision of the resolutions governing our community, in particular Administrative Resolution Number Two, which is the extensive set of rules governing the do's and don'ts of life in Parkfairfax.

Please submit your RSVP along with a brief resume to Dana Cross dcross@parkfairfax.info. If you wish to obtain a copy of the mandate for the A&PB request one from either Dana or Dave Bush (akhetequus@earthlink.net). This is a great way to be an effective participant in the governance and review of day-to-day operations of our community.

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

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.

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

HOME IMPROVEMENT

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

DLC Electrical Contractors, LLC: Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblissing4me@gmail.com.

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

Hunters Home Improvement: Interior Painting and Plastering/Color Specialist. All carpentry, framing windows, crown molding and new closets for extra storage. Refinishing Hardwood Floors—Repairs—2 coats poli. Update of A/C & Heating Units. Oversee all jobs—38 years Parkfairfax Specialist. We care about doing a great job! 10% off on all jobs. Kathleen Hunter, 703-618-1967.

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

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

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

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

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

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

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 (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.

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

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

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

PET & PLANT SERVICES

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

The Garden Contessa, former owner of Contessa's Garden and Gift in DelRay is offering March and April appointments. You can still clean up and give your beds a boost by abating with fresh soil and mulch. If you have not cut back your summer/fall plant growth, let us do our magic on your beds/bushes. Each day we are getting closer to spring. Make your plans now and let us help get you ready. If you have interest, we can share "just arrived" native "spring" seed catalogs with you. For COVID safety, we are always masked and gloved. Our summer/fall and into December season was very fruitful. We thank you. If you'd like to arrange for your FREE, first time consultation appointment, please txt 703-548-1882. If you happen to see us out and about in our neighborhood, please feel free to introduce yourself. We love making new gardening contacts. References and photos of current projects are available. Gardening is our passion so no project is too large or too small. We do it all. 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.

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

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

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 (703) 819-7372 (cell).

REAL ESTATE FOR SALE

1418 Martha Custis Dr.: Washington model, 2 bedroom, 2 level home with stunning stone patio, beautiful updates and amazing walk-in closet. Central to EVERYTHING. Close to gym, Shirlington foot-bridge, Charles Barrett PS, pools, DC, bus to Pentagon Center, Amazon HQ and the world! www.Parkfairfax.com, RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723.

3523 Martha Custis Dr.: Columned front porch entrance. White expanded kitchen includes: granite counter tops, glass-front cabinets, recessed lighting, ceramic tile floors, stacked front loading washer/dryer, sparkling hardwoods. Expanded bedroom closets. Easy stroll to the shops in Shirlington, Dash bus service to the Pentagon. www.Parkfairfax.com, RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723.

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, 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, RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723.3.

REAL ESTATE FOR RENT

3225 Gunston Rd. Two stories. Two bedrooms. One bath. 930 sq. feet. Popular Washington model. Lots of light. There are seven double windows. Remodeled kitchen. Appliance and heating upgrades. Stacked washer/dryer. Granite countertops. Refinished parquet floors. Gas, water and trash pickup included in rent. This unit is off the street. Surrounded by open space. Just steps from bus stop. Visit Zillow to see photos. revgamiller@gmail.com.

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, 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, RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723.

3431 Martha Custis Dr. 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, RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723.

3225 Gunston Rd. Two stories. Two bedrooms. One bath. 930 sq. feet. Popular Washington model. There's no apartment below unit. Lots of light. There are seven double windows. Remodeled kitchen. Appliance and heating upgrades. Stacked washer/dryer. Granite countertops. Refinished parquet floors. Gas, water and trash pickup included in rent. This unit is off the street. Surrounded by open space. Just steps from bus stop Visit Zillow to see photos. revgamiller@gmail.com

LET THE TASSA
TEAM GUIDE YOUR
NEXT MOVE!



Just Sold!
3311 Valley
Dr
2bed/1bath
Lincoln



Sold!
3718 Lyons
Ln
2bed/1bath
Washington



For Rent!
Popular 2-
bedroom
Washington
\$1800

WE. SELL. PARKFAIRFAX.

Our proven formula helped Parkfairfax residents buy and sell their homes seamlessly in 2020. We specialize in **Parkfairfax** and look forward to assisting you in 2021.

Our services include:



Expert real estate navigation, from listing to closing.



Full-service, high-quality staging, marketing & photography.



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

Are you preparing to sell your home or find a new space?
Contact Rita Tassa or Tim Tassa, for a free consultation today.

info@thetassateam.com
www.thetassateam.com

571-722-2534
703-629-8624



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





Jennifir Birtwhistle

Realtor®

Put a "Different Approach" to Work for You

Trusted Advisor • Respected Peer • Proven Results



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?

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

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!

DOES YOUR JOB ALLOW FOR EXTENDED REMOTE WORK?

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

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.

HOW OFTEN DO YOU FIND YOURSELF NEEDING MORE SPACE?

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

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!

ARE YOU HAPPY WITH YOUR CURRENT LOCATION?

- (A) Yes
- (B) No

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.

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.



703.835.1256 | jennifirbirtwhistle@gmail.com | 1701 Duke St., #100, Alexandria, VA



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



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



Wall-mounted indoor unit



Floor-mounted indoor unit



Ceiling-recessed indoor unit



Horizontal-ducted indoor unit



MVZ Multi-position Air Handler



Outdoor Unit



MAKE COMFORT *Personal*

When You Want it Done Right.



1 KNOWLEDGEABLE

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



2 TRUSTED

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



3 DEPENDABLE

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

when you want it done right...™

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



info@johngwebster.com | Financing Available!

www.johngwebster.com



Cleaning homes in Alexandria & Arlington
Since 1990

Shirley Waller, Owner
703-982-6020
irishmaidcleaning.com

- Affordable
- Reliable
- Thorough
- Eco-friendly cleaning supplies - great for your family & pets!
- No teams
- Licensed, Insured & Bonded



DAREN BLAKEY SR.
Park Fairfax Specialist

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

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

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

Marlene Hall



EXP Realty
Licensed in VA and DC

marlenehall@gmail.com
703-963-4505

20130 Lakeview Center Plaza Suite 400
Ashburn, VA 20147



MAKE YOURSELF COMFORTABLE Thinking about switching to a ductless system?

The Perfect Solution for Cooling and Heating Your Parkfairfax Home!



M.E. Flow Can Help You! With M.E. Flow You Get:

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



703-634-5178

www.NoDuctWorkNeeded.com

**Go with "The Flow" and increase your warranty to 12 years!*

(parts and compressor)

LIMITED TIME OFFER
\$495 OFF
PLUS, 2 YEAR SERVICE AGREEMENT
with purchase of complete system - \$320 value!



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

★ Pet & Plantcare by Gerri LLC

- WALKING
- SITTING
- PLAYGROUPS
- MEDICATIONS

GERRI HORAN
SINCE 1999
BONDED/ INSURED

CALL OR TEXT ★ 703-629-1970



Integrative Touch

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

Kathy Zwicker, MA
Certified Neuromuscular & Massage Therapist
703.304.2827
www.amtamembers.com/zwicker




CHELSEA PAINT & PAPER

Licensed, Bonded & Insured
References Available

Painting
Interior / Exterior
Wallpapering

Steve Chute
chute285@aol.com

Home: 703.912.1450
Cell: 571.216.9338

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



Lisa Floryancic
Realtor®

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

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

Allegro LLC

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



**Allegro LLC
Electrical Service**
703.314.1287
info@AllegroLLC.net
www.allegrollc.net

Serving the
Parkfairfax Community

Visa and Mastercard
Accepted

R&B Inc.

Your single point contact for a cool and comfortable home

Over 40 years of experience serving the Parkfairfax Community

Heating & Air Conditioning
703-683-1996

specializing in

FUJITSU

Affordable Central Split Systems



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

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

RENTALS!!

3205 Ravensworth



Madison TH-Renovations underway! Will be listed mid-March

1210 Martha Custis



Monroe 1Bed -Renovations underway!
Asking \$1,595

1528 Mt Eagle



Madison TH-Rented in 5 days for FULL \$1,950 list price!!

2902 S. 13th Rd, Arlington-The Commons



2 Beds + 1 Bath-Asking \$1,650
Available in March

More Details + Photos of These Listings and Others are ALWAYS Listed on: www.beltran-associatesrealty.com

**Repairs * Cleaning * Renovations
Sales * Rentals * Property Management**



www.beltran-associatesrealty.com

www.MetropawlitanPetsitters.com



Dog Walking & Pet Sitting Services

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

571-365-PAWS (7297)

Serving Northern Virginia Pets for over 10 years

We care for all paws, claws and fins

Licensed, Bonded & Insured

AHMED BROTHERS

Air Conditioning & Heating
Serving Parkfairfax for over 35 years

Installation, Sales and Service, Cleaning by professional mechanics.

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

703-642-0001 • 703-642-3349

For more information call or visit our website

www.ahmedbrother.com

ahmedbrothers@hotmail.com



6368 Walker Lane,
Suite 130
Alexandria, VA 22310

Randy Woods

Associate Broker
CDPE, SRES

703-470-0718

RandyBWoods@gmail.com

@RandyWoodsRealtor



Planning on Buying, Selling or Renting?

Contact me today!

What I offer:

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

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

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

LOW INVENTORY AND 40-YEAR LOW INTEREST RATES!

SOLD



3657
Alabama
St SE,
Washington,
DC •
\$480,000

SOLD



620 Ashby Dr, Waynesboro, VA
22980 • **\$380,000**

UNDER CONTRACT



3268 Martha Custis Dr, Alexandria,
VA 22302, 1BR/1BA

FOR RENT



3215 Valley Dr, Alexandria
VA 22302 • 2BR/1BA end
unit condo w/ washer/ dryer/
dishwasher and bay windows
• **\$2000/ month** • Available
February 15! • Inside the
beltway

RENTED



6610 E Wakefield
Dr #B1, Alexandria,
VA, 22307
\$1850/ mo
2BR/1BA w/ porch!
Belle View (right
outside Old Town)

FOR SALE



2439 S
Culpepper
St, Arlington
VA •
\$750,000



Five Star ratings on Zillow

Marlene was indispensable while I was searching for a rental home in Old Town Alexandria. Even with the challenges associated with COVID, she was very responsive to my needs and schedule. With little or no delay, she was able to arrange for me to look at a variety of rental options. I doubt my rental and move would have gone as well without her. Thanks Marlene!

Mark

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



Serving the Parkfairfax
Community for Over 20 Years



KING STREET
Chiropractic
Wellness Center

Setting Your Health in Motion

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



Dr. Jeff Borenstein Dr. Steven Trauben

www.kingstreetwellness.com
703.578.1900

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

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

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

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

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



www.Parkfairfax.com

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



When it comes time to buy or sell, having the RIGHT knowledge can mean thousands of dollars more in your pocket. We have the inside "scoop", we live here. Our insider knowledge can MAKE or SAVE you a BUNDLE!

We look forward to working with you.



John, John & Gio - *Se habla Español*

#1 in Parkfairfax Sales & Rentals Your Resident Experts

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006,
2007, 2008, 2009, 2010, 2011, 2012, 2013,
2014, 2015, 2016, 2017, 2018, 2019 & 2020

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



RE/MAX
ALLEGIANCE



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

Each Office Independently Owned and Operated.



Each Office Is Independently Owned and Operated

THE PROOF IS IN MY NUMBERS



When selling your home, it is critical to partner with a real estate professional who has a proven track record and holds themselves accountable to a very high standard.

These numbers depict not only the trajectory of my business, but also the expertise, dedication and commitment that you will receive when I represent you with your real estate needs.

Your property will be sold as quickly as the market allows, with the least amount of hassle and for top dollar. And, as you can see here, the proof is in my numbers.

\$359,950
COMPETITION AVERAGE \$349,000

3%  **MEDIAN LIST PRICE**

3 DAYS
COMPETITION AVERAGE 5 DAYS

40%  **DAYS ON MARKET**

101.3%
SOLD PRICE TO LIST PRICE 100.5%

.8%  **SOLD PRICE TO LIST PRICE**

Call Today for a **FREE**
No Obligation
Consult!

TerryRaderSellsHomes.com

**Terry
Rader**

Your Neighborhood Expert
TerryRader@kw.com | (703) 887-3735
Member NVAR Multi-Million Dollar Sales Club



March 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 Day Light Savings Time! Spring Clocks Forward!	15	16 Meet the Candidates—Virtually, 7 pm Book Club, via Zoom, 7 pm	17 Board Meeting* 7 pm St. Patrick's Day!	18	19	20
21	22	23 Building and Utility Committee Meeting, 7 pm	24	25 Large Item Pick-Up	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

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.