

Parkfairfax FORUM

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

June 2021
Volume 43, Issue 6

Enjoying Our Outdoor Spaces with Your Pets

Parkfairfax provides plenty of open spaces to exercise your four-legged friends. However, there are several rules in Policy Resolution #7 (Pet Policy) that need to be heeded. The office has recently received a number of complaints regarding rule violations. The most common complaints are failure to follow the rules below.

- **All pets must be registered with the Association.**
- **Leashes:** All dogs must be on a leash per City of Alexandria code. Parkfairfax does not allow un-leashed free play areas. Thus pets must be leashed at all times. However, pets may be leashed to stationary objects in common elements which includes limited common elements for no more than 15 minutes, twice daily.
- **Pet waste must be removed and disposed of immediately.** We provide collection cans throughout the property.
- **Property Damages:** Owners are responsible for any damages to grass areas, flower beds, shrubbery, etc. done by their pets.



- **Failure to follow the rules can result in covenant violations.**

We ask that everyone please be responsible when out with your pets and respect your neighbors.

Pet Policy PR #7 can be found on our website along with a map showing the location of pet waste receptacles.

Finance Committee Seeks Volunteers

The Finance Committee, which is responsible for advising the Board of Directors in planning and managing the Association's finances, is seeking new members. The committee reviews monthly financial statements, the audit of fiscal year-end financial statements, drafts of the annual budget; and provides comments and recommendations to the Board. The committee also reviews short-term and long-term Association investments, consistent with legal requirements and in consultation with the Association's licensed financial advisor, and recommends changes in strategy to the Board, if appropriate.

Qualifications: Members shall have a demonstrated credential, expertise, or significant experience in accounting, business, or finance, and be able to attend annual informational workshops with the Board treasurer, management company chief financial officer and/or association auditor.

If you are interested in joining the committee, please contact Dana Cross, Assistant General Manager, via email: dcross@parkfairfax.info.

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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

Dave Bush

President, At-Large

Representative

akhetequus@earthlink.net

Term Expires: April 2023

Jeff Lisanick

Vice-President, Ward III

Representative

jlisanick@hotmail.com

Community Outreach

Committee Liaison

Term Expires: April 2023

Scott Buchanan

Treasurer, Ward IV Representative

BuchananWard4@gmail.com

Term expires: April 2023

Peter Ferrell

Secretary, At-Large Representative

ferrellatlarge@gmail.com

Term Expires: April 2024

Peggy Clancy

Ward 1 Representative

clancymargaret3750@gmail.com

Term Expires: April 2024

Hector Mares

Ward II Representative

HecMar8363@yahoo.com

Term Expires: April 2022

Robin Woods

Ward V Representative

703-998-8304

robinbwoods@comcast.net

Transportation & Land Use

Committee Liaison

Term Expires: April 2022

Claire Eberwein

At-Large Representative

Term Expires: April 2024

James Konkel

At-Large Representative

PFX@ourivycottage.com

Building and Utilities

Committee Liaison

Term Expires: April 2022

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

-Open-

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

MAIN OFFICE:

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Mark Miller, ext. 101

MMiller@Parkfairfax.info

Assistant General Manager

Dana Cross, ext. 104

dcross@parkfairfax.info

Administrative Assistant/ Newsletter

Ra'Chelle Carey

rcarey@parkfairfax.info

Covenants Director

Bryan Hudzina, ext. 102

bhudzina@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

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to Ra'Chelle Carey, rcarey@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.

May Board Meeting Highlights:

- The Board PASSED a motion to approve the April 2021 Reserve Expenditures in the amount of \$199,077.69.
- The Board PASSED a motion appointing seven members to the Architecture & Planning Board.
- The Board PASSED a motion appointing two members to the Covenants Committee.
- The Board PASSED a motion to reaffirm the vote to rescind April Appointments.
- The Board PASSED a motion to approve Potomac Tennis to resurface the Martha Custis Courts.
- The Board PASSED a motion to approve the opening of the gym.
- The Board PASSED a motion to approve AR#14 with revisions.

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://zoom.us/j/95236782815?pwd=S01RSIZqQzFHODIOENEWnRpQUtUZz09>

Phone Dial-In: +1(877)853-5247

Meeting ID: 952 3678 2815

Passcode: 389608

Landscape Meetings

To virtually attend Landscape Committee meetings, follow these instructions.

Web access: <https://zoom.us/j/95782310263?pwd=NlcyKytRVDFBczJQcUxhdWI1U3BVUT09>

Phone Dial-In: 301-715-8592

US Meeting ID: 957 8231 0263

Phone Access Code: 484695

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



And Now— Jumping Worms!

By Janet Schrader

As if 17-year cicadas popping out of the ground weren't enough, it appears we also may have to contend with jumping worms. Unfortunately, unlike the cicadas that are native to the area, appear for a short time and disappear for a long time, and do no harm, the jumping worms possess none of those characteristics.

Several species of the worm known as Jersey wrigglers, crazy worms, jumping worms, and Alabama jumpers are yet another invasive species. They get their nicknames from the "very active escape behavior when handled or disturbed. Jumping worms thrash rapidly from side to side in a snake-like motion to escape capture and may even shed the tail end of their body," according to a fact sheet from the Virginia Cooperative Extension.

Jumping worms are native to Japan and the Korean peninsula and are believed to have come to North America in the soil of imported plants from Asia or Europe. Once here, they adapted and were likely spread in compost, soil, and as live bait used by fishermen. They prefer to live in the leaf litter of forests where they consume the natural mulch around trees thus destroying the ground cover where the seeds of native plants germinate and grow. Their feeding habit also changes the soil structure making the soil look like coffee grounds.

According to the Virginia Cooperative Extension Service, the worms "consumption of the leaf litter may remove nutrients from the topsoil, change the moisture level of the underlying soil, and increase soil erosion. Other animals that live and feed in the leaf litter and in the topsoil may be affected by the loss of this habitat. Established trees may have their root system exposed due to removal of the leaf litter and subsequent soil erosion. Plant communities may be altered as well with reduced survival of newly sprouted plants, resulting in reduced native biodiversity in forest ecosystems. Invasive plants, being good colonizers of degraded habitats, may thrive in areas altered by jumping worm feeding. Gardeners may find that flower beds with jumping worms have poorer soil and less productivity than they had in previous years."

The Virginia Extension Service has a fact sheet on the worms which provides additional information and suggestions for control. See their pdf at <https://tinyurl.com/mufrnckv>.



A mature jumping worm (*Amyntas* sp.) showing the characteristic smooth, milky-pale clitellum near the top of the image.

Photo by Nancy Knauss,
Pennsylvania State Extension

PARKFAIRFAX FORUM NEWSLETTER IS FINALLY GOING



If you would like to continue to receive a Hard Copy Newsletter, please send an email with the **subject, "PKFX Newsletter Opt-In,"** to DCross@parkfairfax.info.

In the email include an updated mailing address and any additional contact information.

If you do not have access to email please fill out the bottom of this flyer and return it to the main office by June 30, 2021, to continue receiving your Newsletter by mail.

Additional Newsletters are always kept at the main office. Thank you! Parkfairfax Management

NAME _____

CONTACT NUMBER _____

MAILING ADDRESS _____



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Why We Have a Covenants Committee and a Design Review Process

Like many community associations, we have a set of written design review standards and processes, AR #2. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why are do we need processes and guidelines to maintain architectural standards?

Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria.

Sometimes covenant/architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The covenants committee members assure you they want the paperwork to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.

In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion. Our Covenants Committee reviews, comments and makes suggestions on these to the Board as new materials or techniques become available.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

As the covenants committee, board and management all understand that both methods and materials have changed over the past years, the Board voted at the May 19th, 2021 board meeting to appoint 7 community members to the revived Architectural Review Board. The groups first task will be to delve into AR #2 to provide an updated framework to move the community forward.

JUNE USP SPECIALS — WATER SAVING TOILETS



1

Premier Toilet Elongated bowl and comfort height 1.28GPF: \$225.00



2

Premier Select 2-Piece 1.1/1.6 GPF Dual Flush Elongated Toilet in White: \$255.00



3

Premier Select 2-Piece 1.1/1.6 GPF Dual Flush Round Toilet in White: \$239.00

All include wax ring, supply tube, bolts, removal and labor.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2021 Parkfairfax Summer Concert Series (6-8pm)

Coryell Lane Pool Lawn Space

Concert #1 - Saturday, June 19, 2021

Holly Montgomery Band

“Mix of modern, classic, funk and originals.”

Concert #2 - Saturday, July 17, 2021

Karl Stoll and the Danger Zone

“House Rocking Blues, Rock n Roll and More.”

As seen at the State Theater, Clair and Don’s Beach Shack and JVs.

Concert #3 – Saturday, August 21, 2021

Tommy Lepson and The Bad Dawgs

A soulful blend of rock, blues and some funky classics guaranteed to make you grin, powerful vocals, superb guitar work, and a world class rhythm section that won’t quit!



Notary Services

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



HAPPY FATHER'S DAY

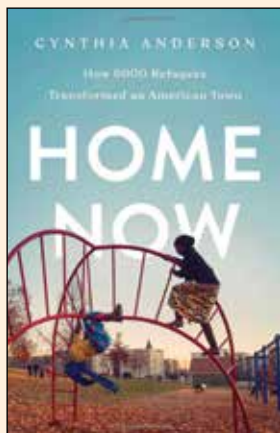
BOOK GROUP

Home Now: How 6000 Refugees Transformed an American Town

by Cynthia Anderson

Tuesday, June 15, 7 pm

(possibly an outside, in-person meeting TBD or via Zoom)



Like many American factory towns, Lewiston, Maine, thrived until its mill jobs disappeared and the young began leaving. But then the story unexpectedly veered: over the course of 15 years, the city became home to thousands of African immigrants, many of them Somali. Cynthia Anderson tells the story of this fractious yet resilient city near where she grew up, offering the unfolding drama of a community's reinvention—and humanizing some of the defining

political issues in America today. Anderson takes the reader deep into the lives of both immigrants and lifelong Mainers, as anti-immigrant sentiment rises across the US and national realities collide with those in Lewiston, and makes a sensitive yet powerful case for embracing change.

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.

2021 Bike Permits Are Now Due

If you have not obtained a 2021 bike sticker, please fill out the bike application included in the newsletter (page 9) and stop by the office to purchase a new permit. Please affix the new sticker to the post beneath the riding seat so that it is easily visible. **After July 1st, any bicycles in any laundry room that do not have current Parkfairfax 2021 decals will be subject to impoundment.**

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



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.

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



2021 POOL HOURS

(Parkfairfax photo access cards are required to enter the pool. If you don't have a card, you may obtain one from the Association Office. Access cards may not be active for accounts with outstanding balances).

POOL ADDRESS:	MON	TUES	WED	THURS	FRI	SAT	SUN	HOLIDAY HOURS
Pool A 1117 Martha Custis Drive	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	11am-8pm	9am-8pm	9am-8pm	10am-8pm
Pool B 3715-3717 Lyons Lane	CLOSED	12pm-7pm	1pm-8pm	CLOSED	12pm-8pm	11am-8pm	11am-7pm	11am-8pm
Pool C 3314-3316 Coryell Lane	1pm-8pm	CLOSED	1pm-8pm	12pm-7pm	12pm-8pm	12pm-8pm	12pm-7pm	12pm-8pm

1. The swimming pools are for the enjoyment of the residents and occupants of Parkfairfax, who have a current facilities pass. The Association accepts no responsibility for any accident of injury in connection with such use or for any loss or damage to personal property.

2. By using the pool, you agree not to hold the Association liable or responsible for any damages or injuries which you might sustain and, furthermore, hereby agree to indemnify, reimburse and hold the Association harmless from any and all costs, expenses, damages, or injuries sustained by you or incurred by the Association as a result of your use of the pool. Pool users agree to be bound by all provisions of the Association, including those related to the use of the pool, and subject to the Association's enforcement authority. All owners, residents, and guests are responsible for their behavior and that of their tenants, residents, occupants, lessees, invitees, children and guests.

3. A current facilities pass is required to use the pool. The photo ID access card will allow up to 3 guests to be admitted to the pools at no charge. Unaccompanied guests must also present their sponsor's facility pass to gain access to the pool.

4. Lifeguards are in charge of the pool and pool area at all times when the pool and pool area is open and/or operational. All persons using the pool must obey the lifeguards at all times and comply with all instructions, directions, orders, and commands issued by the lifeguards designed to promote the health and safety of the pool users or to enforce compliance with the Association's rules and regulations. Non-compliance with the lifeguards or violation of the Association's rules and regulations shall subject any pool user to immediate ejection from the pool and pool area. There may be other enforcement actions by the Association. The pool is open for use only when the lifeguards are on duty and at their stations. Pool users are to stay clear of the guard stations and should not lounge around the stations or obstruct the guard station or the check-in desk.

5. If you cannot demonstrate to the lifeguards that you can swim, you will not be allowed in water over your head. The lifeguard may test your swimming ability.

6. For safety reasons, children under the age of sixteen (16) years of age must be accompanied by a resident sixteen (16) years of age or older to be admitted to the pools and tennis courts. A children's card (no photograph) shall be required for children between the ages of twelve (12) and sixteen (16). Diaper age children must wear plastic pants to be permitted in the pools.

7. You must take a cleansing shower before entering the pool or after using the toilet. No one will be allowed to swim who has a cold, inflamed eye, a cough, infection, or is wearing bandages. Only swimming suits may be worn in the pool. Cut-off jeans, cotton t-shirts and similar clothing may not be used.

8. Glass containers and breakable objects are not permitted in the pool areas. Non-alcoholic beverages in non-breakable containers (plastic bottles, cups made from paper, plastic or Styrofoam, or metal cans) in sizes not larger than sixteen ounces (16 oz) will be allowed in the pool area during regular pool hours. Containers for the storage of such beverages (such as portable coolers) are permitted. Intoxicated persons will be denied access to the pool area at all times. No facility to prepare or serve food is allowed on the pool deck.

9. Street shoes are not permitted on the pool deck.

10. No pets will be permitted in the pool or on or within the pool area.

11. Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.

12. No running, pushing, dunking, rough play, or profane language will be allowed in the pool area. Standing or sitting on someone's shoulders or spouting water and similar unhygienic actions are not permitted.

13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

14. Suntan oil is not permitted in the pool. Please use a towel to cover your lounge chair, especially if you are using tanning oils or sunscreens.

15. Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.

16. Any person who continues to violate a rule after being warned by a lifeguard is subject to having their facilities pass withheld by the lifeguard and forwarded to the General Manager, who will return it only after the matter of the offending resident is discussed with the General Manager. The rules and regulations of the Association will be enforced by the Manager, violators will be subject the enforcement authority of the Association.

17. Lap lanes are for active swimming only.

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

ANNUAL BIKE REGISTRATION FORM

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

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

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

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

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

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

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

Resident's Name (please print clearly using ink) _____

Address _____

Phone #s (h) _____ (w) _____

Email _____

Bike #1 Make/Model _____ Color _____

Bike #2 Make/Model _____ Color _____

Bike #3 Make/Model _____ Color _____

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

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

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

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

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

Bike #1 _____ Bike #2 _____ Bike #3 _____

Account verified in Buildium : _____ Amount Paid: _____ Check/MO #: _____

Employee Name

How to Make Parkfairfax Lighter But Not Too Bright

Editor's Note: At a recent meeting of the Transportation and Land Use Committee, the group discussed the need for a lighting survey in the community to assess areas where lighting is inadequate for safety and security such as steps, walkways, and parking lots as well as areas where lighting appears excessive, intrusive, improperly focused, or not mounted at an appropriate height. While lighting is a deterrent to criminal activity, light intrusion into bedroom windows is of concern to many residents. So, what is the best way to brighten dark areas without saturating the community in bright light? Bob Gronenberg, TLU chairman, has some suggestions which he included in a primer on LED lights and various common electrical terms that are sometimes misunderstood. Here is Bob's primer on light bulbs.

When incandescent bulbs were the standard, brightness and light color were defined incorrectly by wattage and adjectives. A 60-watt bulb had a certain brightness that most people seemed familiar with, but, in reality, wattage did not indicate brightness. Wattage defines power consumption which is reflected in your monthly electric bill. Brightness is measured in lumens. A 60-watt incandescent bulb produced about 800 lumens. As tungsten filament (incandescent) bulbs progressed into halogen, CFL and LED, it became possible to obtain the same brightness for far fewer watts. Manufacturers still mark bulb packaging "60-watt equivalent" to help humans make the transition, but the important piece of information is that the bulb is 800 lumens. And, depending on its design, an 800-lumen LED bulb consumes about 4.5 watts versus 60 watts for an incandescent, an energy savings of over 90 percent.

When we choose a bulb, we should look at how many lumens we need for the intended application. For reading, cooking, and other detailed work we probably want a brighter light. But for relaxing with a glass of wine or watching TV, a less bright (lower lumen) bulb is probably desirable. Thankfully, most LED bulbs are now available in dimmable versions. Again, it's the brightness and not the color tone that is measured in lumens.

But there were two characteristics of incandescent bulbs and the second, and more important, is color temperature. In days of old,

bulbs were subjectively marked as cool white, daylight, warm white, soft white, etc. Technically the color tone of a light bulb is measured as "color temperature" in degrees Kelvin. Most studies I have seen indicate that people, animals, insects, and even the birds and the bees are more comfortable with a warm glow than with harsh bluish lighting designed to simulate the outdoor sky in Montana. This is true for interior lighting as well as outdoor floodlights, porch lights, etc. There are places such as hospital corridors, restaurant kitchens, retail stores, etc. where bluish lighting may signal cleanliness, but for most interior and outdoor applications in residential neighborhoods such as ours, I strongly believe a softer tone is preferable.

So how do we control color temperature? It has nothing to do with brightness and everything to do with degrees Kelvin (K). In general, bulbs, including LEDs, are rated from 2700 K up as high as 7000 K. Bulbs in the 2700 to 3000 K range cast a comfortable warm glow, whereas those at the high end produce a ghastly bluish tint, regardless of brightness. Making a bulb less bright does not change the color temperature. Making a bulb brighter likewise does not change its color temperature. I recommend this short but excellent guide which contains a chart to clarify Lumens vs. Degrees Kelvin and relate everything back to the days of old. <https://providerpower.com/power-to-help/led-terminology/>

Of course, it's possible that lighting can be too bright. That can be corrected by using bulbs with a lower lumen rating. But, more often, complaints involve color temperature being mistaken for brightness, and simply choosing bulbs at 2700 K is the magic solution. This is true whether the bulb is a screw-in type or a porch light containing multiple small built-in non-replaceable LEDs. It's true whether the bulb is clear or frosted. So, in summary, if Parkfairfax installs additional outdoor lighting, or offers porch lights through the Unit Services Program, I strongly recommend they be specified as 2700 K color temperature.

Bob Gronenberg

Management has contracted with a lighting consultant from Minnesota, On-Site Lighting and Survey, LLC, that will assess outdoor lighting needs in the near future.

2022 Assessments, 1.99% Increase

Model Name	FY21	Model Name	FY21
1A Jackson	397.28	2B1 Madison	500.64
1B Jefferson	430.45	2C Washington	485.99
1C Monroe	420.42	2D Cleveland	553.87
1D Adams	391.88	3A Van Buren	581.64
1E Garfield	407.31	3B Harrison	610.95
2A Lincoln	469.80	3C Collidge	647.98
2A1 Lincoln	488.30	4A Roosevelt	781.44
2B Madison	485.99		



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1710 Preston Rd.: 780 square feet of living space on ground level. The Garfield Model. Huge private patio facing green space. Front porch. Granite countertops, dishwasher, installed washer/dryer. The JohnANDJohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com

1604 Mount Eagle Pl.: 805 square feet of living space. We call it the Treehouse Model. Enjoy being up in the sky with the trees/birds/squirrels. Washer/dryer, dishwasher, hardwood floors. Updated kitchen, front porch. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com

1314 Martha Custis Dr.: 750 square feet of living space on ground level. The Adams model. No steps from sidewalk to the home. Roll out of car and walk in. Just a short stroll over pedestrian bridge to Shirlington's restaurants, grocery, bank, library, post office and more. Washer/dryer, dishwasher, newer windows. PATIO! The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com

3719 Gunston Rd.: 930 square feet. 2 bedrooms/2 levels of glorious living on the end with sunny deck backing to greenspace. Inlet

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8106 Smithfield Ave., Springfield VA 22152: 5 bedrooms, 3 full baths, central heat/air, hardwood floors, carport on ¼ acre. WandaVision styled eat-in kitchen with yellow appliances. Picture window views from large den into large back yard. Carport. 10 miles from Parkfairfax. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com

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3569 Martha Custis Dr.: Madison Model, 2 bedrooms/2 levels, dishwasher, washer/dryer. Pet ok with \$500 refundable deposit. Landlord pays condo fee of \$476.51. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723. Professionally managed. www.Parkfairfax.com

3369 Valley Dr.: Madison Model, 2 bedrooms/2 levels, dishwasher, built-in microwave, pet ok with \$500 refundable deposit. Professionally managed. Landlord pays condo fee of \$476.51. The johnANDjohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com

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SOURCES:

1. "For Sale Sign Sales Climbed Record 20.7% in June," National Association of REALTORS.
2. "Housing Inventory Remains in Danger of Being Absorbed," National Association of REALTORS.
3. "Pending Home Sales Surged 11% in April," National Association of REALTORS.
4. "For Sale Sign Sales Climbed Record 20.7% in June," National Association of REALTORS.
5. "Housing Inventory Remains in Danger of Being Absorbed," National Association of REALTORS.



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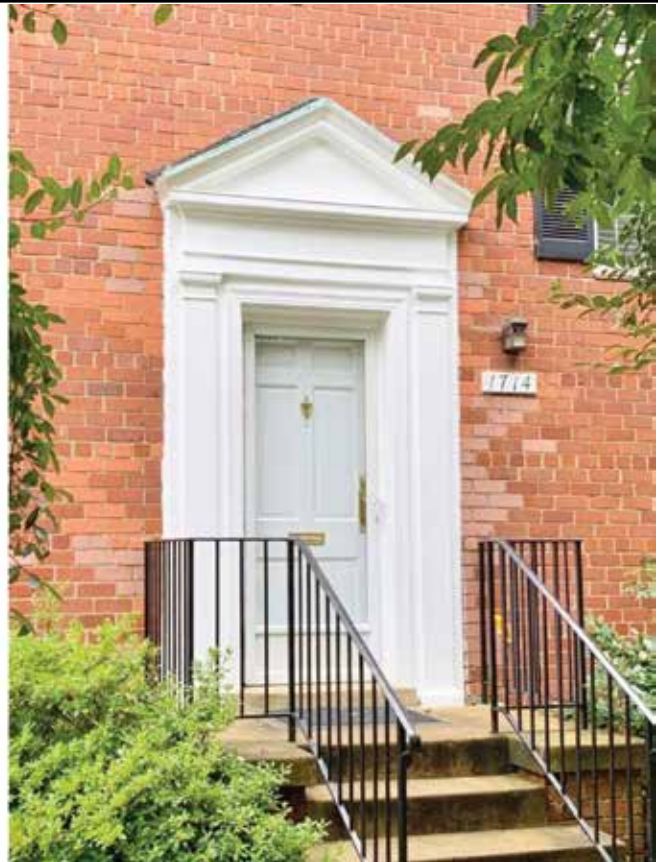
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Let us keep you pain-free and on your toes with a complimentary consultation.

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.

June 2021

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Landscape Committee Meeting, 7 pm	2	3	4	5
6	7	8 Covenants Committee Meeting, 7 pm	9	10 Transportation & Land Use Committee Meeting, 7 pm Large Item Pick-Up Newsletter Submission Deadline	11	12 Office open 9 am – 12 pm
13	14	15 Book Club, via Zoom, 7 pm	16 Board Meeting* 7 pm	17	18	19 Summer Concert Series 6 – 8 pm Coryell Lane Pool Lawn Space
20	21	22 Building and Utility Committee Meeting, 7 pm	23	24 Large Item Pick-Up	25	26
27	28	29	30	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.