

Parkfairfax FORUM

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

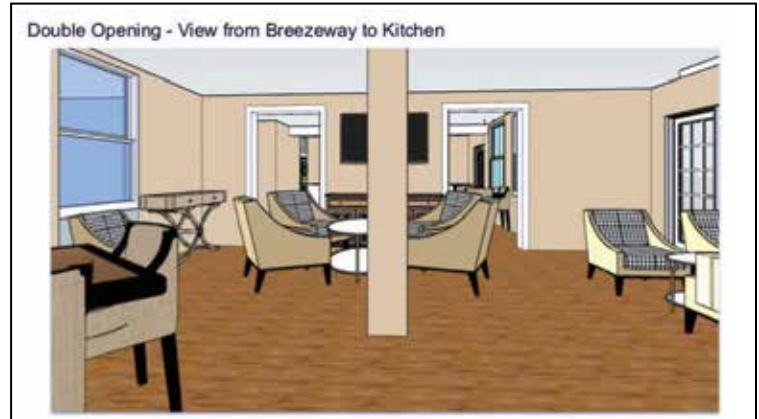
November 2021
 Volume 43, Issue 11

PLANS FOR PARTY ROOM REMODEL PRESENTED

Renovating the community party room at the Administrative Office has long been one of the top suggestions for Capital Improvement of our amenities with last upgrade to the facility having been performed eighteen years ago. In 2020 the Board, acting on suggestions from owners gathered at a virtual Town Hall Meeting, as well as recommendations from Association Committees, began the process of planning for party room upgrades which would be funded through a special Capital Improvements Fund initiated by the Board during the budget process in 2019. The fund was set up in anticipation of unbudgeted capital improvement projects and garners \$100,000 a year—it was recently used to fund placement of trash compactors and to fund a storm water abatement planning project. Management obtained architectural renderings and cost estimates amounting to about \$367,000 for the party room work that included a completely upgraded kitchen, handicapped accessible bathrooms, new HVAC, and patio.

In early 2021 the Board appointed a seven-member Architectural and Planning Board (A&PB) with its first charge being developing options for renovation of the party room. The A&PB whose membership includes two architects, an interior designer, a landscape architect, two former Covenants Committee Members, and a former Board Member, who was also Association Treasurer, presented their report, which was met with general support at the October 17 Board meeting.

See **Party Room** continued on page 5.



Covenants Committee Volunteers Needed!

The Covenants Committee needs volunteers to fill one vacancy. The Covenants Committee advises and assists the Board of Directors in monitoring and enforcing compliance with the provisions of the Condominium Instruments and the Book of Resolutions. In addition, the Covenants Committee performs the functions which include but are not limited to: receiving, reviewing, and approving applications for alterations, changes and additions to units or common elements (subject to appeal to the Board of Directors). The Covenants Committee meets monthly on the second Tuesday at 7pm.

If you are interested in becoming a member of the Covenants Committee, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager no later than December 18, 2021. She can be reached at dcross@parkfairfax.info, or at 703-998-6315.

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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
A&PB Liaison
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
Finance and Covenants Liaison
Term expires: April 2023

Peter Ferrell

Secretary, At-Large Representative
ferrellatlarge@gmail.com
Transportation and Land Use Liaison
Term Expires: April 2024

Peggy Clancy

Ward 1 Representative
clancymargaret3750@gmail.com
Recreation Liaison
Term Expires: April 2024

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.

Hector Mares

Ward II Representative
HecMar8363@yahoo.com
TLUC Liaison
Term Expires: April 2022

Robin Woods

Ward V Representative
703-998-8304
robinbwoods@comcast.net
Activities Liaison
Term Expires: April 2022

Claire Eberwein

At-Large Representative
ceberwein4@comcast.net
A&PB and Landscape Liaison
Term Expires: April 2024

James Konkell

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.

COMMITTEE CHAIR CONTACTS

Activities Committee

-Open-

Architecture and Planning Board

Ann McCord as Chair
ann@mccordandco.com

Building and Utilities Committee

Charlie Flynt

Community Outreach Committee

Janet Schrader
jschrade_us@yahoo.com

Covenants Committee

Eric Keber
covenants@parkfairfax.info

Finance Committee

Julie Reynes
juliereynes@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:

Acting 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.

October Board Meeting Highlights:

- The Board PASSED a motion to approve the August 2021 Reserve Expenditures in the amount of \$75,606.89 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board PASSED a motion to approve the covenants application for a handicapped parking space at 3757 Gunston Road.
- The Board PASSED a motion approving management to only record meetings for the purpose of transcribing the minutes and will then be deleted and destroyed.
- This a summary and is not the Official Minutes of the meeting. The official minutes for the October 20, 2021 Board meeting will be voted on by the Board at the next regular Board meeting.

Elections Committee Needs Volunteers

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three-unit owners no later than 90 days prior to the Annual Meeting.

The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Dana Cross at dcross@parkfairfax.info no later than December 18, 2021.



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.

A&PB Meetings

Web access: <https://zoom.us/j/6706419056?pwd=WEZSbXRIZHpWUlozOW95TINRUi91QT09>

Phone Dial-In: 877-853-5247

Meeting ID: 670 641 9056

Passcode: 586277

Board Meetings

Web access: <https://zoom.us/j/95236782815?pwd=S01RSIZqQzFHODI00ENEWnRpQUtUZz09>

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

Meeting ID: 952 3678 2815

Passcode: 389608

Covenants Committee Meetings

Web access: <https://us06web.zoom.us/j/89947324303?pwd=YmttSjZlbnkZFRU1YaHJaNXMvVnZ2Zz09>

Meeting ID: 899 4732 4303

Passcode: 336001

Phone Dial-In: 833-548-0276

Finance Committee Meeting

Web access: <https://us06web.zoom.us/j/96204170334>

Meeting ID: 962 0417 0334

Passcode: 586277

Phone Dial-in: 888 788 0099 US Toll-free

Landscape Meetings

Web access: <https://us06web.zoom.us/j/86074068749?pwd=MGRnZG5ibDJCeFZQm43QytDSFM1dz09>

Phone Dial-In: 888-788-0099

Meeting ID: 860 7406 8749

Passcode: 484695

Find your local number:

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

Transportation and Land Use Meeting

Web access: <https://zoom.us/j/91204298577>

Meeting ID: 912 0429 8577

Phone Dial-in: 877-853-5247

Dockless Mobility Parkfairfax Townhall

The Parkfairfax Transportation and Land Use Committee (TLUC) is pleased to invite you to a **community virtual Townhall on November 16th at 7pm** to learn the dos and don'ts of dockless mobility!

Ms. Victoria (Vicki) Caudullo, Alexandria's Shared Mobility Planner (T&ES) will present the City's approach to managing e-scooters and e-bikes including regulations governing operation and parking of these devices.

Vicki will also discuss a new Capital Bikeshare station for Parkfairfax!



EVERYONE is strongly encouraged to join us for this virtual Townhall on November 16th at 7pm. It should be a fun and worthwhile evening!

Join Zoom Meeting

<https://zoom.us/j/91204298577>

Meeting ID: 912 0429 8577

Phone: 888-788-0099, U.S. Toll-free

Another Successful Trunk 'N' Treat!

Our 6th Annual TNT is another one for the books! This year was spectacular! Twenty-three neighbors brought their creatively designed trunks and brought TONS of treats for the kids. One child counted 250 pieces of candy when she got home. We had around 150 neighborhood guests! We had families, couples, individuals, and even some very cute doggos! Our youngest guest was 2 weeks old!

We played with parachutes, did sidewalk chalk, crafts, and had a rousing game of musical chairs! We danced to some rocking tunes and listened to a scary story, told by our resident 8 year old podcaster, Dr. Horror! It was a blast! So many smiles all around! We even collected a number of food items for the charity ALIVE!

Special thanks to:

- Marisa Powell for coordinating the event
- Rob von Schneider who decorated the island on Greenway,

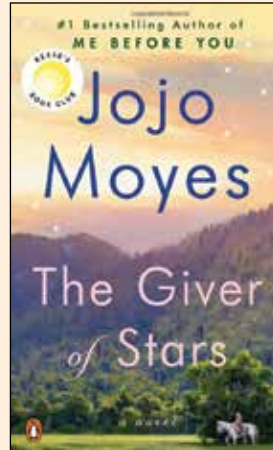
BOOK GROUP

The Giver of Stars

by Jojo Moyes

Tuesday, November 16, 7 pm

Parkfairfax party room next to the office



Novel (historical fiction). Alice Wright marries handsome American Bennett Van Cleve, hoping to escape her stifling life in England. But small-town Kentucky quickly proves equally claustrophobic, especially living alongside her overbearing father-in-law. So when a call goes out for a team of women to deliver books as part of Eleanor Roosevelt's new traveling library, Alice signs on enthusiastically. The leader, and soon Alice's greatest ally, is Margery, a smart-talking, self-

sufficient woman who's never asked a man's permission for anything. They will be joined by three other singular women who become known as the Packhorse Librarians of Kentucky. What happens to them—and to the men they love—becomes an unforgettable drama of loyalty, justice, humanity, and passion.

The group meets on the third Tuesday of every month; everyone is welcome. Please contact Catherine Kitchell at catherinekitchell@gmail.com with any questions.

served as emcee and host for the party, lent his grill and made everyone feel welcome

- Brett Liddell who made the decorations, which he also set up and took down.
- Hellen Marcks for helping with clean up at the end
- Brian Mullins and Lisa Floryancic for donating the sound system and their expert DJing!
- Elizabeth Powell for helping to gather the 36 signatures needed to shut down the block for the permitting and helping with clean up
- Katie Keier for loaning us her beautiful parachute
- Paige Gilgan, Staci Ija, and Lisa Floryancic for helping behind the scenes planning
- Rachael Harmon for cooking the hotdogs

Thanks to everyone who volunteered and who joined in the celebration! We couldn't have done it without you! TNT 2021!

See photos on page 7!

MANAGER'S CORNER

Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

- Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come, first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.
- No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker

and current license plates must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

- Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.
- Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.
- In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.
- The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

Please Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell— so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.

Party Room continued from page 1.

The plan, now under review by the Board, includes a completely refurbished kitchen, two bathrooms (one of which is fully handicap accessible), two new handicap accessible entry/exit doors (one in the front and one in the rear), and a large patio area for outdoor entertaining as its main features. The plan also includes two large screen televisions, new furniture and window treatments, new storage spaces and patio landscaping. The A&PB was guided by suggestions made at the Town Hall and through interviews with residents who had used the facility in the past, as well as best practices for dealing with noise reduction, durability of furniture, placement of entry/exit points and, in particular, the load bearing wall that separates the kitchen area from the communal space.

The A&PB found there was no need to upgrade the current HVAC system, which was a great savings over the original proposal, and also agreed that the load bearing wall would remain, but with one large opening which could be closed off using partitioning "barn-doors" to allow for two separate gathering spaces. In all, the A&PB sought to make the party room a multi-functional and user-friendly space as well as a gracious space for entertaining both inside and out. The plan, as presented on October 17, is estimated to cost under \$215,000, a large reduction over the original plan, and work will be fully funded through the Capital Improvement Fund and will require no increase in condo fees.

The Board is continuing to review the proposals for upgrades and expects to approve the project at the regular Board meeting in November.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2021 Parkfairfax Upcoming Activities

Holiday Tree Lighting with the Alexandria Choral Society



**Sunday
December 5th 2021
6-7pm**

Spruce Island

Join the Activities Committee as we host our Tree Lighting, featuring Pro Coro Alexandria singing a selection of a capella holiday carols. Pro Coro is a select group of singers drawn from the Alexandria Choral Society, which strives to enhance the cultural life of Alexandria and surrounding communities by presenting diverse and engaging musical programs at the highest artistic level.

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

Parkfairfax Holiday Decorating Contest

Get into the holiday spirit by entering your front space and/or breezeway in our Holiday Decorating Contest!



Judging
**Saturday
December 11th 2021
6-8pm**

Prizes will be given to the top votes for these three categories:

- **Most Creative**
- **Best Wreath**
- **Most Festive**

Judging will take place between 6-8pm on Saturday, December 11th. Award notification on Sunday, December 12th.

To enter the contest, please send your name and address via e-mail to: jafrankdesign@hotmail.com.

Deadline to enter is midnight Wednesday, December 8th. We will create a map of all entries to share with the neighborhood.



TRUNK 'N' TREAT!



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.

2021/2022 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.

NOVEMBER USP SPECIALS—BATHROOM FAUCETS



1
Chrome Traditional Bath Faucet:
\$181.24 (includes labor)
Non-Special Price:
\$95.00 (labor not included)



2
Bronze Traditional Bath Faucet:
\$191.00 (includes labor)
Non-Special Price:
\$130.00 (labor not included)



3
Capstone Polished Traditional
Chrome Bath Faucet:
\$136.70 (includes labor)
Non-Special Price:
\$73.55 (labor not included)



4
Premier Muir Chrome Bath Faucet:
\$141.00 (include labor)
Non-Special Price:
\$89.78 (labor not included)



5
Treme Polished Chrome Bath Faucet:
\$154.00 (includes labor)
Non-Special Price:
\$94.07 (labor not included)



6
Mainline Elite Series— Prediction:
\$156.20 (includes labor)
Non-Special Price:
\$93.52 (labor not included)



Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



FedEx: http://www.fedex.com/ca_english/track/

UPS: http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav

USPS: <https://tools.usps.com/go/TrackConfirmAction!input.action>

DHL: <http://www.dhl.com/en/express/tracking.html>

- Always lock your doors when leaving your home
 - Be neighborly—take a moment to get to know your neighbors
 - Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911 for emergencies** or **703-746-4444 for non-emergencies.**



Have a great holiday season!



Scheduled Preventive Maintenance

Gutter Cleaning

The leaves are falling and a majority of our maintenance staff will soon be cleaning the buildings' gutters. This project is exceptionally weather-sensitive, so time is of the essence. All residents are asked to be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is top priority and the first step in effective water management of buildings and grounds. Clear gutters and downspouts also help prevent storm water and snow melt from entering units from overflows. Rhino Guard has been installed on several of our buildings which will help to speed this task along.

Do you occasionally or routinely use drain cleaning chemicals?

Some drain chemicals are extremely caustic and others contain high percentages of acid. Either of these materials can damage any "weak spot" in the drain piping within your unit. These stronger drain cleaners may even cause a leak. Maintenance staff is aware of this risk and is careful to thoroughly check the piping whenever they use a chemical drain cleaner. Critical points are the trap or "J-bend" immediately beneath the sink (this is the most thinly walled portion of the drain piping), and at the connecting pipe where the horizontal plastic/PVC pipe enters the wall (the developer did not replace the galvanized "nipple" that connects to the stack pipe—this is also a weak point that might be in a somewhat corroded condition).

A safer choice for clearing slow drains is an enzyme-based drain cleaner. These drain cleaners are much less harsh and work effectively on slow draining, organic clogs (grease, hair, etc.). They are not very helpful if you drop something solid in the pipe, or if the pipe is completely stopped up. Keep in mind, the less harsh the drain cleaner is, the more patient you need to be for it to work. The very strong (more potentially damaging) drain cleaners might work very quickly, but with the possibility of some pipe repairs being required afterwards.

Whichever drain cleaner you use, always completely read the instructions, particularly any safety-related messages or warnings. Use the measured amounts in the concentrations recommended, and allow the allotted time for them to work.



A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you are going to be away from home for any period of time this winter, please:

- Make sure there is adequate heat in the unit, especially in the Kitchen and bathroom.
- Leave baseboard and wall heaters "on" at least at the number "2" (low/mid) level.
- Leave kitchen and bathroom doors open.
- Open doors to any cabinets that house water piping or shut-off valves.
- Have a neighbor check the unit periodically.
- Make sure the Maintenance Office has an emergency key on file "just in case."

Tips to Prevent Vehicle Theft and Break-ins

At the October Board meeting Alexandria Police Officer Brian Fromm shared a reminder about securing vehicles when they are unattended. In the past month, a few cars



were stolen and other cars entered and the contents of the vehicle rifled through. In these cases, the vehicles were left unlocked. Please lock your car if you do not want the items inside tossed about. Fromm noted that some people do not lock their car intentionally so as not to have a broken window or broken door lock, but they also do not leave anything of value in the car when it is left unlocked.

In the cases of the stolen cars, all the vehicles stolen had the keys in the car. The owner either left the primary key in the car by mistake or kept the spare key in the car. Fromm also noted that we live in a very urban environment and people walk through the neighborhood at all hours. If you leave your key in the car, it will most likely be stolen. If you have a vehicle with a push button start, just leaving the key in the car and forgetting to lock the door when you walk away will allow someone to start your car and steal it. An easy solution to stolen cars is to just never leave a key in the vehicle. A safe location in your home is the best place for spare car keys.

When You Hire a Contractor



If the work you undertake inside or outside your unit requires one or more permits from the City of Alexandria. Please be aware that the permit will be issued in the name of the property owner and the requirements imposed under the permit(s) are the ultimate responsibility of the property owner throughout the construction project.

The first installation of a clothes washer, for example, requires three (3) city permits: an electrical permit, a plumbing permit, and a mechanical permit. A contractor may serve as the agent of the property owner and may obtain permits for the owner. However, the permit is still issued in the name of the property owner(s) and the legal responsibility for ensuring that (sub) contractors perform the work and that required inspections are obtained remains with the property owner(s).

You must have an approved Association application and the necessary City permits in your possession before you start work, or you may risk receiving a "Stop Work Order" (which will add costs to your fees when you belatedly apply for the permit). Property owners who wish to perform their own work may do so by completing a Property Owners Affidavit with the City along with the normally required permit applications.

For much more information on this, check out the City of Alexandria website at <https://www.alexandriava.gov/Permit-Center>. Homeowners can also verify that contractors have pulled permits, via the City website, by clicking on the Permit Tracker button and typing in their address. Additionally, homeowners can check that all required inspections (i.e. close-in and/or final inspections) are performed and passed.

The Association has a separate "permitting" process regulated via Covenants applications, approvals, and inspections. When Covenants approval is required, you must obtain it before starting the work. For more information, check out Parkfairfax's website at <http://www.parkfairfax.info/> Protect your own best interests! If your contractor tells you that he will obtain all required permits and approvals, demand copies of the permits.

Always obtain written proposals that detail every aspect of the work. If the contractor's proposal is not comprehensive or

See **Contractor** continued on page 13.

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 tai-lored 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, godsblssing4me@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.

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

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

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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

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THE GARDEN CONTESSA, former owner of Contessa's in DelRay is offering September, October and November appointments. Bed cleanup/amend your beds with fresh soil. We trim bushes and edge beds. Post-bloom is the perfect time to divide/relocate perennials, redesign your beds. Perennial Garden Bed Design/our professional specialty. Planter /pot prep available. COVID safety/masked/gloved. FREE, consultation, txt 703-548-1882. References/photos available. Gardening is our passion. We do it all, large or small. ContessasHome@gmail.com.

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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 SERVICES

Concierge Service: When we meet with you to implement our plan to take you from "I'm thinking of selling my Parkfairfax condo" to "I'm moving next month" rest assured: we've got your back. Need repairs or painting or staging? We consider our contractor, painter, plumber and decorator as part of our team. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Ready. Set. Sell: The first 10 days on the market are critical. Every buyer who has been stalking Parkfairfax will be curious to check if yours is the dream house they've been searching for. When we prepare informative material for your property...we tell a story that from the first digital image and word will draw the right buyer to your front door. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Effective Marketing: We're aware of some marketing plans that boast 18 or even 24 steps. Because we care more about results than activities, our approach to selling Parkfairfax condos focuses on three aspects of marketing: range, reach and influence. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Utmost Discretion: We know selling a home can be stressful. Just the thought of strangers roaming through your cupboards and closets can make a private person cringe. We understand and we tailor your Parkfairfax marketing plan to be as accommodating as possible. Discretion is in our professional DNA. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Choosing an Agent: When you are ready to hire a real estate agent to help you sell your Parkfairfax condo, who would you call? A friend? A neighbor? The agent your work colleague used in Bethesda? Should you interview all three? It's a big decision. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

REAL ESTATE FOR SALE

3727 Lyons Ln.: Parking's a dream on this tree-lined lane. This one level, 2 bedroom, 1 full and 1 & 1/3 bath, Lincoln Model. New plank flooring throughout. Granite countertops and warm wood cabinetry. FULL SIZE washer and separate dryer in separate closet. Inviting patio. Easy stroll to Shirlington's shops, restaurants, library, grocery, dog park. See photos at www.Parkfairfax.com. The johnANDjohn TEAM 703-820-9723. RE/MAX Allegiance.

1602 Mt. Eagle Place: Live on the most elevated street in Parkfairfax. This 1 level, 1 bedroom sun splashed Adams Model home has a rare front porch and only 3 steps from your car. Original hardwood flooring, washer/dryer, dishwasher, and sunshine! A separate storage space! See photos at www.Parkfairfax.com. The johnANDjohn TEAM 703-820-9723. RE/MAX Allegiance.

REAL ESTATE FOR RENT

Martha Custis Dr.: Sunny 1 bedroom Monroe for rent. Hardwoods, washer, dryer, dishwasher, ceiling fans, tons of closet space. Beautiful views and minimal noise, no one on sides or above! Email, Parkfairfax-Condo4Rent@gmail.com.

4162 S Four Mile Run Dr. #304, Arlington VA 22204: West Villages of Shirlington. Like new, 851 Square Feet of hardwood floors. Enormous bathroom and walk-in closet. Open kitchen with granite counter tops. HUGE storage room on another floor, parking sticker for parking lot. Pet ok with deposit. 703-820-9723. www.Parkfairfax.com.

1569 Mt. Eagle Place: Madison Model, 2 bedrooms, 2 levels, 930 square feet. Renovated open plan kitchen with cherry cabinets, high-end stainless steel appliances including dishwasher and built-in microwave. Updated windows and refinished hardwood parquet floors. Central air conditioning and heat. Upstairs: completely renovated bathroom, washer and dryer, ceiling fans, and extra closets. No pets. No

smoking. Landlord pays condo fee. Email elizabeth.martineau@comcast.net 703-519-7423.

3 bedroom Van Buren Model: Renovated private quiet patio. Replacement windows. W/D and DW. Park at front door. Well maintained. Anne Martone, McEnerney Assoc. Annemartone@yahoo.com. 571-213-3991. Jason Surbey 703-7312-8610.

3206 Wellington Rd.: Madison unit for rent: 202-406-0831. Renovated 2020. All new kitchen. Bosch appliances. H-vac unit. All new bath with rainforest shower. Built-in bookshelves, dining room. New casement windows. Expanded closet M-bedroom. Gorgeous sunset view. \$2300 + electricity.

3314 Coryell Lane: Tree lined lane 1 bedroom. Enjoy the 3 pools next summer, basketball, tennis & volleyball courts. Park at your door. Enjoy your patio area 9 months out of the year. Hardwood floors. Easy stroll to tennis courts, Shirlington. Public transportation adjacent. www.Parkfairfax.com. The johnANDjohn TEAM 703-820-9723. RE/MAX Allegiance.

Contractor continued from page 11.

understandable, write a separate agreement that clearly details all pertinent aspects of the work. Ask for (and make sure you receive) copies of the contractor's insurance, business license, and all paperwork relating to permits required by the City, and also any Covenants submissions and approvals required by the Association. Make sure that required inspections are performed and that you receive copies of the results and file these documents with your permanent papers.

If you hire an Association employee to work for you on the side, he is working as a Private Contractor, and all of the above applies. Association staff cannot and do not make referrals or recommendations for any contractor or contracted service. Our best advice is that you shop around and get competitive bids for any significant project. Do your homework! A couple of good resources are the contractor's ads in the Parkfairfax forum and the Vendor's Log in the Parkfairfax Management Office lobby (ask the Receptionist).

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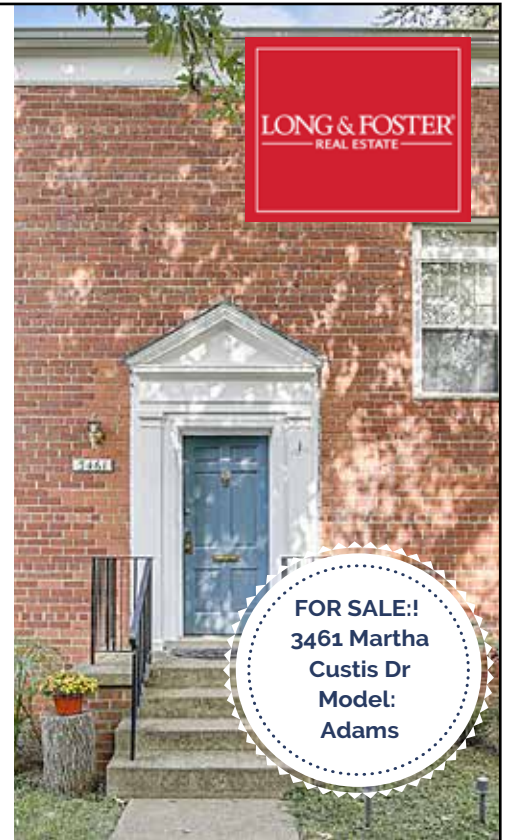
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"We asked her to sell my mother's (older) home in McLean. Karina was extremely knowledgeable, flexible and responsive throughout the process...She also helped with some little things and one-off questions that were not always directly related to the transaction. I've lived in this area for 35 years and used many agents for multiple transactions, not all of whom were good. Next time I know whom to call. Thank you, Karina." M. Garufi 11/2020

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When will the housing supply increase?

SOON! Economist Dr. Lawrence Yun with National Association of REALTORS® says the U.S. is already past acute inventory shortages, and he projects supply to increase by the end of 2021 (5). Despite lumber and labor shortages, housing starts are up 50% from 2019 (6). Additionally, as forbearance programs phase out, more homes are expected to hit the market (5).

Are Prices Going to Cool Down?

SOMEWHAT! Lawrence Yun of NAR projects a temporary, slight leveling off of prices later this year, but no dramatic declines. Still, this could fuel a wave of "second chance buyers" who have been priced out of the current market (6).

SOURCE: 1. National Association of REALTORS®, "Existing-Home Sales Experience Slight Skid of 0.9% in May," June 2021. 2. REALTOR® Magazine, "Google Searches Reflect Consumers' Market Angst," April 2021. 3. Lily. Katz, "The Trials of a 2021 Homebuyer: More Money, More Competition and More Home Tours," Redfin, March 2021. 4. 2020 NAR Profile of Home Buyers and Sellers. 5. Buffini, Brian. Interview with Lawrence Yun. Brian Buffini's Bold Predictions 2021 Mid-Year Update, June 2021. 6. U.S. Census Bureau, "Monthly New Residential Construction, May 2021."



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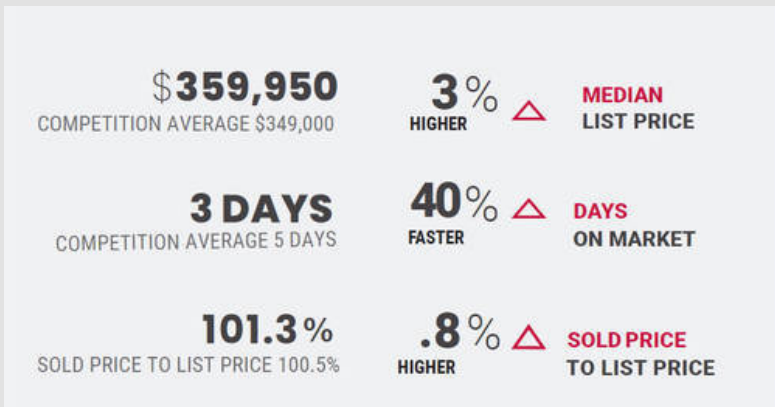
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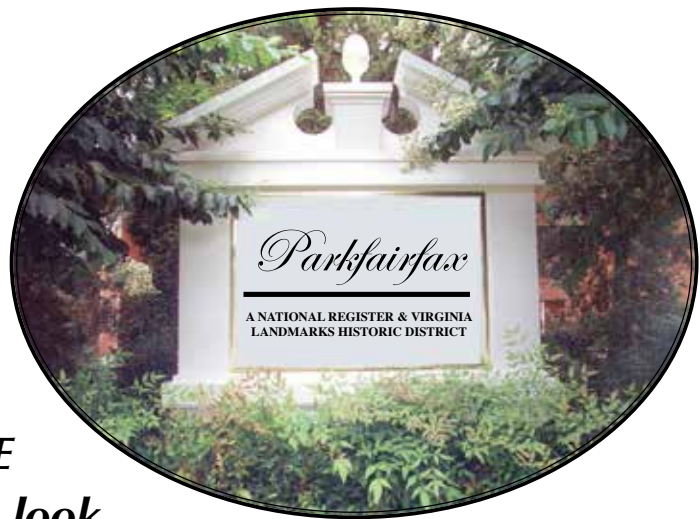


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November 2021

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	3 Finance Committee Meeting, 6:30 pm	4	5	6
7	8	9 Covenants Committee Meeting, 7 pm Committee Council Meeting, 7 pm	10 Building and Utility Committee Meeting, 7 pm A&PB Committee Meeting, 7:30 pm Newsletter Submission Deadline	11 Large Item Pick-Up Veterans Day Office Closed	12	13 Office open 9 am – 12 pm
14	15	16 Book Club 7 pm Mobility Townhall Meeting, Via Zoom 7 pm	17 Board Meeting 7 pm	18	19	20
21	22	23	24 Office Closing at 1 pm	25 Thanksgiving Office Closed Large Item Pick-Up	26 Thanksgiving Office Closed	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

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