

Parkfairfax FORUM

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

December 2021
Volume 43, Issue 12

Stormwater Takes Center Stage

Water Retention and Stormwater Remediation Project to be Reviewed at Next Board Meeting

By Robin Davis

This fall Parkfairfax hired Christopher Consultants to design two pilot projects on stormwater remediation and retention in our community. Their proposal will be up for discussion at the Board Meeting in December.

When our community was built in the 1940s, the original storm drains were built with terracotta and using old standards. In recent years, many residents have seen repeated issues with water intrusion into their units and limited common elements due to climate change and larger storms. It is the focus of this project to review, plan and remediate two areas that are indicative of the problems found all over the community. The reason for choosing these areas are they embody many of the issues found all over Parkfairfax—steep drop-offs to living areas resulting in a rush of water and debris as well as water ponding, pooling and sheeting during heavy rains.

Test Area 1: Behind Building 547 (near Lyons Lane Pool)

This area is a steep slope that ends on patios adjacent to the Lyons Lane Pool entryway off Lyons Lane. The proposed scope of work includes a “living wall” (a retaining wall with embedded plantings) so that unit owners would not have to look at cribbing or a wall and to increase water retention on site when storms occur. The scope also includes additional drainage swales (which looks like a turf speed bump) and a possible rain garden.

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.



Versa, green plantable retaining wall.

The plan for this test area is to maximize water retention on site while minimizing the need for mowing (the slope is such that it is dangerous to walk on or be on lawnmower). Additional plants in

See **Stormwater** continued on page 7.

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Parkfairfax Condominium Unit Owners Association

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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
robinwoods@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

Joyce Frank
jafrankdesign@hotmail.com

Architecture and Planning Board

Ann McCord as Chair
ann@mccordandco.com

Building and Utilities Committee

Chuck Lunati

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:

General Manager

Francisco Foschi, ext. 101

Assistant General Manager

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dcross@parkfairfax.info

Administrative Assistant/ Newsletter

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rcarey@parkfairfax.info

Covenants Director

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bhudzina@parkfairfax.info

Receptionist

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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.

November Board Meeting Highlights:

- After reviewing the Architectural and Planning Board's third design for the remodel of the party room in the Association office, the Board voted to approve \$215,000 with a \$15,000 contingency from Capital Improvements Operation Reserves for party room renovations. The renovations will keep the wall between the two rooms with only one doorway.
- The Board approved September 2021 Reserve Expenditures in the amount of \$361,955.98. A detailed description of the repairs and upgrades funded by this money can be found on the website at Reserve Expenditures.
- The Board approved the Draft Audit for the year ended May 31, 2021 as submitted by Goldklang Group CPAs P.C.; the Audit showed a \$442,000 surplus for the year and the Board approved dividing those funds with \$280,150 placed in reserves, \$100,000 in the Capital Improvements Operation Reserve, and \$62,056 placed in Owner Equity.
- The Board approved increasing the Tree Maintenance budget line item by \$80,000 with funds to come from Owners Equity. The link provides detailed information on pruning and removal.
- The Board approved contracting with eBallot at a cost of \$3,910 to supervise and conduct the election of Board Members at the April 2022 Annual Meeting. Seats representing Wards Two and Five and one At-Large are up for election this coming year.

Committee Reports

- Full committee reports are available on the website, at <http://www.parkfairfax.info/content/uploads/2021/11/Tab-4-Committee-Reports.pdf>. Briefly, the newly reorganized **Buildings and Utilities Committee** submitted a plan to study laundry rooms and the laundry service contract and the Board will be discussing the plan at the next meeting in December; the **Community Outreach Committee** is drafting a request for proposals for website upgrades and monitoring; the **Finance Committee** is getting oriented toward helping with the budget in January; the **Landscape Committee** is working with stormwater consultants on their suggested designs to control stormwater runoff; the **Transportation and Land Use Committee** is working with the city concerning a docking station for BikeShare.

This edition of the *Forum* includes part of our audited financial statements for **Fiscal Year 2021, which ended May 31, 2021. See pages 10-13. The complete audit can be found on the Parkfairfax website under Audit.**

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, current license plates, and current City Sticker must be properly displayed. 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 the vehicle is not removed or brought into compliance it will be towed (at owner 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.

Where Does the Money Flow?

Have you ever wondered where our monthly assessments go? The money flows towards two pots. One pot is for living expenses and the other is for shelter.

The first pot is for our **operating funds**. This money pays for gas, water, trash, mowing, raking, pools and tools for our employees. The second pot is our **reserve funds**. This money pays to repair the roofs above us, the walls that surround us and the infrastructure beneath us.

Our living expenses are easier to predict. Our need for utilities, lawn care and other services do not change markedly year to year. However, as you can see from the reserve graph, predicting when a roof will fail or a foundation will settle, is difficult. In August of 2020, we had considerable building settlement expenses.



To assist in budgeting for these repairs we commission, every five years, a **reserve study**. The current reserve study suggests that without change our reserve fund could be short **\$9.5 million** of what we should have by 2028. This means millions of dollars not available to repair our roofs, foundations and more. If you would like to know more about the reserve study, visit the Parkfairfax webpage under About ParkFairfax/Financial Reports.

Hard decisions need to happen over the coming years. We can close the gap if we work together. Most importantly the board and new general manager need the support of the community as our infrastructure ages. Their job is to make hard decisions on our behalf that are best for ParkFairfax. Let's rally and get this done!

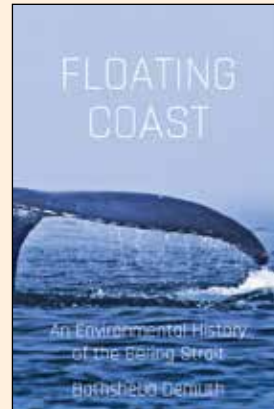
BOOK GROUP

Floating Coast: An Environmental History of the Bering Strait

by Bathsheba Demuth

Tuesday, December 21, 7 pm

Parkfairfax party room next to the office



Nonfiction (history). Floating Coast is the first-ever comprehensive history of Beringia, the Arctic land and waters stretching from Russia to Canada. The unforgiving territories along the Bering Strait had long been home to humans—the Inupiat and Yupik in Alaska, and the Yupik and Chukchi in Russia—before American and European colonization. Rapidly, these frigid lands and waters became the site of an ongoing

experiment: How, under conditions of extreme scarcity, would modern ideologies of capitalism and communism control and manage the resources they craved? Drawing on her own experience living with and interviewing indigenous people in the region, Bathsheba Demuth presents a profound tale of the dynamic changes and unforeseen consequences.

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

Holiday Trash Schedule

There will be NO trash pickup on the following Federal Holidays:

Christmas Day, December 25th—No Trash Pickup.

Trash will resume on Monday December 27th.

New Years Day, January 1st—No Trash Pickup.
Trash will resume on Monday January 3rd.

TREE REMOVAL DATES:

January 4th, 6th, 11th and 13th.

MANAGER'S CORNER

Staying Safe and Secure

With the days getting shorter and holidays coming, it's wise to take some precautions to ensure that you and your home remain safe during the coming months. Here are some suggestions.

- Make sure your windows are secured and the locks function
- Do not leave ground floor windows open unless you have window security locks. Many types are available, and these allow a window to remain open a few inches and will not allow the window to be forced open.
- Report any exterior building lights that are out. This includes street lamps which are all owned by Dominion Power.
- Check your porch and rear lights (if applicable) and replace any bulbs that have burnt out.
- We ask that you install either a dusk to dawn fixture or photosensor bulb. Our USP program can provide both. Please contact a Service Coordinator for options.

We ask that residents take care and follow these simple steps for securing your vehicle.

- Make sure you lock your vehicles. Remember that people walk through the neighborhood at all hours. Some are looking for unlocked cars to search for valuables to steal. Even if there are no enticing items, the contents of your car may be tossed about in the search.
- Make sure you do not leave valuables out in the open in your vehicles. Packages or personal items of value such as electronic devices are a temptation to thieves.
- Do not leave the keys in your car. In recent cases of stolen cars, the owner left the primary key in the car by mistake or kept the spare key in the car. 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.
- Report any suspicious persons to the Alexandria Police Department (non-emergency number (703-746-4444))

Taking a little extra time can make all the difference.

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 lit. 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.



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.

Stormwater continued from page 1.

the living wall as well as plantings on and around the swale will help with water retention for the water table.

Test Area 2: Building 725 Courtyard (on Gunston near the Management Office)

This courtyard, common element area, has a human made pathway from the parking lot pull off and an inadequate storm drain resulting in ponding/standing water in some areas and rushing streams in others. The area is also shady and because of standing water (due to the inadequate drainage) and use (people and pets) there is no grass. Many of the lovely old growth trees, which are a draw to the area, have exposed roots due to the high traffic and water run-off. The proposal is to put in pathways and additional



Rain Garden: Turning the existing drain into a rain garden will solve the problem of sediment building up around and clogging the drain. Surrounding the drain, at a lower elevation, will be a rain garden basin that collects rainwater and allows it to be taken up by plants or filtered into the groundwater, allowing sediments time to settle out. In this plan, the drain turns from the main conveyance of water to simply an overflow once the rain garden is unable to hold all the water in a storm event.



Shade Perennials: Planting hardy shade perennials along the slopes is by far the best long-term solution for preventing erosion and tree root exposure. Plants can be selected for their ability to spread quickly and have fibrous root systems that hold soil in place. Additionally, it makes for a better ecological and aesthetic habitat.

hardscapes that are tree root-friendly and several shade-friendly plant options that encourage water retention on site (tall grasses, perennials) as well as rain retention areas.

The plan for this area is to maximize water retention on site while giving residents an even more beautiful courtyard by their front (or back) door.

Overall, the consultants have put forth more than a half-dozen ideas that can easily be implemented all over our community. The Board plans to discuss the proposal at the December Board Meeting. The initial proposal can be found on the Parkfairfax website at: <http://www.parkfairfax.info/content/uploads/2021/11/Tab-2-Christopher-Consultants-Landscape-Concepts-Review.pdf>

An updated proposal will be available for the December Board Meeting.



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.

DECEMBER USP SPECIALS — WATER SAVING TOILETS



1
Premier Toilet 1.28GPF •
Elongated bowl and comfort
height: \$225.00
Non-Special Price: \$135.00
(not including labor)



2
Gerber Toilet 1.6 GPF:
\$210.00
Non-Special Price: \$125.00
(not including labor)



3
Premier Select 2-Piece
1.1/1.6 GPF • Dual Flush
Elongated Toilet in White:
\$255.00
Non-Special Price: \$143.50
(not including labor)



4
Premier Select 2-Piece
1.1/1.6 GPF • Dual Flush Round
Toilet in White: \$239.00
Non-Special Price: \$152.00
(not including labor)

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



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!

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION
BALANCE SHEETS
MAY 31, 2021 AND 2020

	<u>2021</u>	<u>(Restated)</u> <u>2020</u>
<u>ASSETS</u>		
Cash and Cash Equivalents	\$ 2,554,831	\$ 1,473,317
Interest-Bearing Deposits	3,065,000	3,365,000
Assessments Receivable - Net	49,660	70,624
Accounts Receivable - Laundry	5,000	5,000
Accrued Interest	9,513	12,131
Prepaid Expenses	231,709	166,249
Deferred Taxes	13,986	18,522
Property and Equipment - Net	<u>187,012</u>	<u>143,337</u>
Total Assets	<u>\$ 6,116,711</u>	<u>\$ 5,254,180</u>

LIABILITIES AND MEMBERS' EQUITY

Accounts Payable and Accrued Expenses	\$ 392,355	\$ 373,514
Accrued Payroll and Related Costs	181,798	228,919
Deposits - Security	7,829	7,829
Income Taxes Payable	105,124	41,440
Deferred Insurance Proceeds	140,601	-
Prepaid Assessments	115,619	124,678
Deferred Cable Commission	51,800	68,600
Deferred Laundry Allowance	9,732	13,732
Total Liabilities	<u>\$ 1,004,858</u>	<u>\$ 858,712</u>
Restricted Purpose Reserve - Awards	\$ 1,833	\$ 1,833
Replacement Reserves	3,238,207	3,007,703
Property Fund	187,012	143,337
Unappropriated Members' Equity	<u>1,684,801</u>	<u>1,242,595</u>
Total Members' Equity	<u>\$ 5,111,853</u>	<u>\$ 4,395,468</u>
Total Liabilities and Members' Equity	<u>\$ 6,116,711</u>	<u>\$ 5,254,180</u>

See Accompanying Notes to Financial Statements

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION
STATEMENTS OF INCOME
FOR THE YEARS ENDED MAY 31, 2021 AND 2020

	2021	2020
<u>INCOME:</u>		
Assessments	\$ 9,075,039	\$ 9,052,222
Interest	68,544	84,867
Easements	183,249	-
Unit Service Program - Repairs	16,887	30,180
Late and Legal Charges	33,120	44,508
Laundry Commission	28,705	34,607
Cable Commission	16,800	16,800
Resale Certificates	73,402	45,225
Advertising	15,150	15,407
Rental	144,077	156,328
Storage Rental	42,823	23,693
Gain on Sale of Unit	-	58,015
Bad Debt Recovery	9,488	-
Other	52,791	40,909
Total Income	\$ 9,760,075	\$ 9,602,761
<u>EXPENSES:</u>		
Payroll and Related:		
Payroll - Management	\$ 253,440	\$ 249,008
Payroll - Administrative	406,769	367,839
Payroll - Maintenance	1,098,641	1,248,911
Payroll Taxes	133,772	144,792
Retirement and Group Insurance	346,144	494,358
Payroll Processing	7,420	6,356
Workers Compensation Insurance	112,049	69,916
Total Payroll and Related	\$ 2,358,235	\$ 2,581,180

See Accompanying Notes to Financial Statements

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION
STATEMENTS OF INCOME
FOR THE YEARS ENDED MAY 31, 2021 AND 2020
(CONTINUED)

Administrative:

Audit and Tax Preparation	\$ 15,758	\$ 15,500
Advertising/Employment	13,953	9,475
Engineering	6,213	12,525
Legal	47,132	78,159
Collections	6,026	2,719
Management	75,833	75,843
Office Supplies	11,140	30,188
Office/Machine Equipment	54,783	39,203
Office Systems Services	42,734	52,048
Telephone	38,994	40,394
Other	38,619	28,976
Board/Annual Meeting	15,598	10,691
Communications/Newsletter	37,093	27,998
Committees and Activities	4,832	4,783
Dues/Subscriptions	310	-
Association Owned Units	92,279	96,557
Postage	5,706	19,610
Printing	26,119	10,643
Total Administrative	<u>\$ 533,122</u>	<u>\$ 555,312</u>

Utilities:

Electricity	\$ 100,543	\$ 102,442
Gas	239,718	236,310
Water and Sewer	1,178,246	1,232,093
Total Utilities	<u>\$ 1,518,507</u>	<u>\$ 1,570,845</u>

Repairs:

General	\$ 128,193	\$ 128,026
Maintenance Supplies	70,372	35,279
Building Repairs and Insurance Losses	10,000	6,779

See Accompanying Notes to Financial Statements

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION
STATEMENTS OF INCOME
FOR THE YEARS ENDED MAY 31, 2021 AND 2020
(CONTINUED)

Repairs: (Continued)

Painting	233,457	257,113
Plumbing	46,811	45,260
Swimming Pool	23,345	18,410
Total Repairs	<u>\$ 512,178</u>	<u>\$ 490,867</u>

Services and Supplies:

Exterminating	\$ 46,696	\$ 49,006
Pool Contracts	11,460	108,443
Trash Removal Contract	386,770	356,666
Uniforms	33,084	33,788
Unit Service Program Supplies	9,765	5,090
Landscaping Contract	280,968	268,387
Landscaping Other	376,139	279,232
Snow Removal Contract	2,242	-
Vehicles	58,021	59,649
Cleaning	29,028	26,250
Exercise Facility	324	324
Total Services and Supplies	<u>\$ 1,234,497</u>	<u>\$ 1,186,835</u>

Other:

Taxes - Income	\$ 77,641	\$ 37,875
Taxes - Real Estate/Personal Property	41,404	30,870
Insurance - Building Liability	345,065	354,078
Permits/Licenses	1,344	2,231
Deferred Taxes	4,536	4,536
Bad Debt	-	57,959
Total Other	<u>\$ 469,990</u>	<u>\$ 487,549</u>

Total Expenses	<u>\$ 6,626,529</u>	<u>\$ 6,872,588</u>
----------------	---------------------	---------------------

Net Income before Contribution to Reserves	\$ 3,133,546	\$ 2,730,173
Contribution to Reserves	<u>(2,691,340)</u>	<u>(2,689,360)</u>
Net Income	<u>\$ 442,206</u>	<u>\$ 40,813</u>

See Accompanying Notes to Financial Statements

CLASSIFIEDS

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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

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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: 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.

HOUSE CLEANING

B&A CLEANING SERVICES: 26 years' 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

THE GARDEN CONTESSA, former owner of Contessa's in DelRay is offering December, January, February, appointments, weather permitting. There will be days when we can garden for you. Winter months bed-clean up is still possible on warmer days. Keep that in mind as prep for spring. Our fall has been busy so don't hesitate to call with your inquiries. We offer (1) FREE consult to all PFX residents. Txt, 703-548-1882 for an appointment. References/photos available. Gardening is our passion. We do it all, large or small. ContessasHome@gmail.com.

Back to work? Need a dog walker? ALX Dog Walker currently has openings for midday dog walks! With over 8 years of experience, we are ready to car for your pet. Follow us on Instagram @ALXDogWalkers, email us at ALXDogWalkers@gmail.com or call 850-398-0498

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 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 ParkfairfaxCondo4Rent@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.

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.

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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=YmttSjZlbnkZFRU1YaHJaNXMvVnZzZz09>
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/kesSVsIfLD>

Transportation and Land Use Meeting

Web access: <https://zoom.us/j/91204298577>
Meeting ID: 912 0429 8577
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Associate Broker

CDPE, SRES

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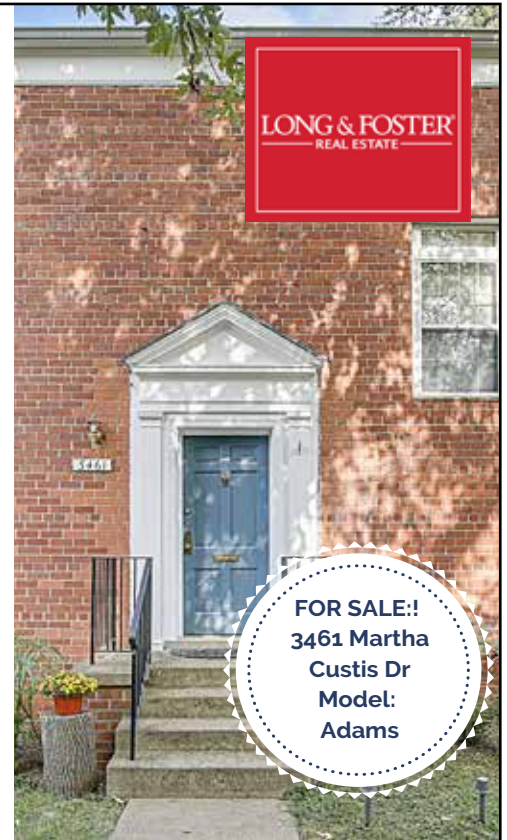
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Parkfairfax 2021 Wrap Up

Unit size	# Sold	Avg Days on Market	Avg Sold Price
1br/1bth	29	16	\$306,288
2 br/1+bth	48	16	\$381,597
3br/1+bth	7	35	\$471,524

*Information gathered from BrightMLS as of 11/8/21. Information deemed reliable but not guaranteed.



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KWMETROCENTER
KELLEY W. WOODS, REALTOR

WISHING YOU A JOYFUL HOLIDAY



DEAREST NEIGHBOR,

Can you believe it? Here we are once again, saying goodbye to one year and preparing to welcome another.

Because of you, it has been another successful, exciting year at Parkfairfax. You have again honored me with your partnership in the purchase and sale of your home, as well as telling your friends and neighbors about me. I am humbled by this and thank you for the trust you placed in me throughout 2021.

Parkfairfax continues to be a wonderful place to live, and I love telling her story to people considering a purchase in this community. I am a true believer in all the great things that are Parkfairfax. There is so much offered here, and the amenities become even more valuable when comparing Parkfairfax to other communities in the area.

So many of you have stopped by my Open Houses this year just to say hello or check out the renovations. Your feedback is always welcome and appreciated in continuing our common goal toward improving values and maintaining our sense of community. I have enjoyed watching you jump into my conversations with potential buyers, eager to share all the reasons why Parkfairfax is far and above the best opportunity in Northern Virginia. Nothing sells better than the positive enthusiasm of a current homeowner!

Thank you all for being my friends. You have always made me feel welcome and part of this special community.

It is fitting that during this season we remember the special people who have positively touched our lives. So, to all of you, for all you have done for me, I am truly grateful.

Wishing you the very best this season has to offer, and a safe and prosperous New Year!

YOUR NEIGHBORHOOD EXPERT,

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December 2021

**** ALL ACTIVITIES ARE DEPENDENT ON COVID-19, STAY TUNED FOR ANY UPDATES VIA EMAIL. ****

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Finance Committee Meeting, 6:30 pm	2	3	4
5 Tree Lighting with Alexandria Choral Society, 6-7 pm Spruce Island	6	7 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	8 Building and Utility Committee Meeting, 7 pm A&PB Committee Meeting 7:30 pm	9 Transportation & Land Use Committee Meeting, 7 pm Large Item Pick-Up	10 Newsletter Submission Deadline	11 Office open 9 am – 12 pm Holiday Decorating Contest, 6 pm – 8 pm
12	13	14 Covenants Committee Meeting, 7 pm	15 Board Meeting 7 pm	16	17	18
19	20	21 Book Club 7 pm	22	23 Large Item Pick-Up Office Closing at 1 pm	24 Christmas Eve Office Closed	25 Christmas Day
26	27	28	29	30 Office Closing at 1 pm	31 New Year's Eve Office Closed	1
2	3	4	5	6	7	8