

# Parkfairfax FORUM

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

January 2022  
Volume 44, Issue 1

## PARKFAIRFAX WELCOMES NEW MANAGER

By Janet Schrader

When Francisco Foschi changed jobs recently, he was fortunate that he didn't have to change his commute. During his two-plus years as general manager at Fairlington Arbor, Foschi, the new Parkfairfax General Manager, drove past our community every day. Noting how large it is, he was curious about it.

While Foschi was busy working on his projects in Fairlington Arbor, a headhunter was hoping to convince him to make a change.

"I didn't know that Parkfairfax was looking [for a new manager]," he says. "I was finally getting the Arbor community operating smoothly. I thought, good, after two years we are finally at a good place in terms of operations. I was starting to feel comfortable. Then I got an email from a headhunter who asked me if I was interested [in considering the position in Parkfairfax]. I was very curious when he said it was 1600 units. That got my attention. It sounded like a headache, but, to me, it sounded like a great challenge."

As Foschi began advancing his career in property management by taking courses and getting credentials in community and association management, he hoped to someday manage a large community. "I have managed communities of 400 or 500 units," he notes, "but Parkfairfax is one of the largest." So, when asked if he was interested in the Parkfairfax General Manager position, "I told them, 'Sure, I'm interested. Let's see how far I make it.'"

Obviously, he crossed the finish line. As he prepares to take over the stewardship of this big, sprawling community, he reflects on the differences and similarities of the two communities - the previous and the present.

The greatest difference is size. Arbor Village is 25 acres. Foschi oversaw two maintenance staff and multiple contractors and service providers along with several office personnel. Parkfairfax is 132 acres with a staff of nearly two dozen including plumbers, painters, carpenters, grounds keepers and office personnel.

Despite the great difference in size, the two communities share similarities in challenges. One of the challenges he found when he started managing the Arbor was communication. "Communication with the community is something I had to improve greatly," he explains. "The improvement happened within the first year. I

See **New Manager** continued on page 10.



New Parkfairfax General Manager Francisco Foschi.

**Christmas Tree Removal Dates:**  
January 4th, 6th, 11th and 13th.

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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](http://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](http://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

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ceberwein4@comcast.net  
*A&PB and Landscape Liaison*  
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](mailto:BoardofDirectors@Parkfairfax.info). Also, all Board Members, the General Manager and the Assistant General Manager can be contacted by emailing [BoardofDirectors-Mgmt@Parkfairfax.info](mailto: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

Greg Drone  
Gdrone@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  
ffoschi@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

### 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](mailto: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.

## December Board Meeting Highlights:

- The meeting began with the introduction and welcoming of Francisco Foschi as the new General Manager.
- The Board approved the October 2021 Reserve Expenditures in the amount of \$2,691.00 with funds to come from GL 9901.015, Reserve Expenditures. A description of the repairs and upgrades funded by this money can be found on the website at [Reserve Expenditures](#).
- The Board appointed three owners to the **Covenants Committee** for two-year terms: Eric Kieber and Kristen Mowery were re-appointed, and Lisa Harger was appointed to her first term.
- The Board approved an amendment to Administrative Resolution #32 which governs recording and videotaping Board meetings. The amendment provided that Zoom Meeting recordings would be used only as reference for the month after the meeting and then deleted.
- The Board appointed a three-member task force to deal with parking on public streets in front of Charles Barrett School. Members are Peggy Clancy, Claire Eberwein and Bob Gronenberg. This is not part of the TLUC.
- The Board declined to hear an appeal from a resident asking for reimbursement for damaged floors.
- The Board agreed not to seek additional bids for swimming pool service for the 2022 summer season beyond the proposal from the incumbent provider.
- The Board approved some personnel considerations discussed in executive session.

## Committee Reports

Full committee reports are available at the link above.

- The **Architectural and Planning Board (A&PB)** submitted revised specifications for replacement front doors and front door hardware. Included with the specifications are a new application form and a new application checklist.
- The **Buildings and Utilities Committee** continues to study the number of washers and dryers in laundry rooms and the Association's laundry service contract.
- The **Community Outreach Committee** will meet with the new General Manager to draft a request for proposals for website upgrades and monitoring.
- The chair of the **Finance Committee** gave a presentation on ways the committee has determined to fund the Reserve Fund. Various suggested methods of funding the reserves include selling Association property and raising condo fees. The [slides](#) are posted on the website.
- The **Landscape Committee** is assembling a working group to get recommendations on how to proceed with care of our woodlands and trees. The group hopes to have recommendations in time for the Parkfairfax budget process. The committee is also reviewing stormwater remediation plans submitted by a consultant.
- The **Transportation and Land Use Committee** is studying the feasibility of installing Electric Vehicle (EV) charging stations in Parkfairfax.
- Director Eberwein suggested holding a community naming contest for the triangle of land at Valley Drive and Preston Road formerly known as Christmas Tree Island and Spruce Island. The Landscape Committee will take on this project.

## Bringing Aboard Our New General Manager

By Jeff Lisanick, Vice President

The position of General Manager is one of the most—if not THE most—important positions within any condominium community. Of course, the GM manages the overall property day-to-day. But the GM also gets those 3:00 am early morning calls when there is a fire, a pipe bursts and a unit gets flooded, or deals with any number of other various emergencies at any given time. The job requires the person to be on-call 24/7. So when Parkfairfax's GM Mark Miller announced in early August that he was leaving to pursue other opportunities, the Board of Directors sprang into action. Here is how Francisco Foschi became Parkfairfax's current GM.

The process began with a Special Board meeting on August 11, 2021. During that meeting, the Board discussed the way forward, and eventually decided that a headhunter could produce the best, most qualified candidates for Board consideration. Also during that meeting, Board President Dave Bush appointed the other

Officers (Treasurer Scott Buchanan, Secretary Peter Ferrell, and Vice President Jeff Lisanick) to form a subcommittee tasked with the vetting process for bringing final candidates before the entire Board for final consideration.

At the same time, there was much community discussion, not only on who the next General Manager would be, but how they would be selected, if they would report to the Board or a management firm, etc. Mindful of community interest, the Board held a virtual Town Hall on September 2, 2021 to give residents a chance to make their thoughts known to the Board. The Board took this feedback into consideration during the length of the selection process.

The Board held another Special Meeting on September 8, 2021 during which it was decided that The McCormick Group, led by Mr. Adrian Edwards, would take on the search process. The subcommittee met virtually with Adrian on September 13 to strategize on the way forward. Although subcommittee members

See **New GM** continued on page 6.



## EXCITING NEWS!

# Capital Bikeshare Station Coming to Parkfairfax



Looking north on driveway,  
north of Martha Custis Drive



The Parkfairfax Transportation and Land Use Committee, in coordination with the Landscape Committee and Board of Directors, is pleased to announce the addition of a Capital Bikeshare station in our community! Capital Bikeshare is metro DC's bikeshare service, with 5,000 bikes and 600+ stations. Designed for quick trips with convenience in mind, it's a fun and affordable way to get around (find out more about Capital Bikeshare at [www.capitalbikeshare.com](http://www.capitalbikeshare.com)).

Following a walk-around in November with the City of Alexandria's representative, the targeted location for the station is on the righthand side of the entrance to the driveway just north of the 400-series buildings and adjacent to Parc East property and the Parkfairfax Gym. This safe, off-street location is on relatively flat terrain along the bike trail from W. Glebe Rd. to the Shirlington/I-395 overpass, and will not interfere with traffic flow on this heavily traveled section of Martha Custis Dr.

The Virginia Department of Transportation (VDOT) is funding this and eight other locations within the City of Alexandria in 2022. As the location is on Parkfairfax property, a license agreement with the City must be executed and VDOT approval secured prior to installation. Based on successful completion of these steps, it is anticipated the Capital Bikeshare station will be operational mid-2022 for all to enjoy.

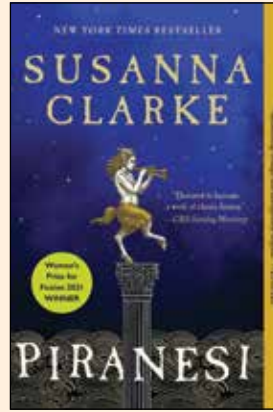
## BOOK GROUP

### *Piranesi*

by Susanna Clarke

Tuesday, January 18, 7 pm

**Parkfairfax party room next to the office**



Novel (fantasy). Piranesi's house is no ordinary building: its rooms are infinite, its corridors endless, its walls are lined with thousands upon thousands of statues, each one different from all the others. Within the labyrinth of halls an ocean is imprisoned; waves thunder up staircases, rooms are flooded in an instant. Piranesi is not afraid; he understands the tides as he understands the pattern of the labyrinth itself. But as he explores, a terrible truth

begins to unravel, revealing a world beyond the one Piranesi has always known. *Piranesi* introduces an astonishing new world, an infinite labyrinth, full of startling images and surreal beauty, haunted by the tides and the clouds.

We meet the third Tuesday of every month; everyone is welcome. Light snacks will be available. Please contact Catherine Kitchell at [catherinekitchell@gmail.com](mailto:catherinekitchell@gmail.com) to be added to the mailing list or for any additional information.

## Be a Good Sport

Lots of residents will be using the exercise facility during the winter. There will be times when it gets very crowded.



- Please be patient and show respect to all other residents using and sharing the facility with you.
- Please limit your use of any cardiovascular machine to 30 minutes.
- Remember that physical trainers and classes are no longer allowed in the room. (The room is just too small for this kind of activity.)
- Remember those children 18 and under aren't allowed in, either. (The equipment is for adults. Dangerous for children.)

If you witness an incident in the facility—someone not following the rules or anyone behaving badly, please contact Dana Cross, Assistant General Manager, at 703-998-6315 or [DCross@parkfairfax.info](mailto:DCross@parkfairfax.info), and give her the information about the incident, the date and the time so that she can contact those involved.

Enjoy the room, and keep fit.

## MANAGER'S CORNER

Francisco Foschi, CMCA®, AMS®, PCAM®  
General Manager

### Winter Weather Reminders

Here are some quick reminders on how to maintain heat in your home this winter, especially if you are planning to be away for any length of time:

- Make sure there is adequate heat in your unit, especially in the kitchen and bathroom.
- Be sure your wall units have been cleaned and serviced, especially the "Singer and Fasco" electric types.
- Leave baseboard and wall heaters on at least at the number 2 low/mid settings.
- Leave kitchen and bathroom doors open.
- If you feel cold or low temperatures in any cabinets adjacent to water piping or shut-off valves, leave the cabinet doors open to allow heat to circulate.
- Check your windows and doors for drafts and seal or repair if needed.
- If away, have a neighbor check your unit periodically.
- Make sure the office has an emergency key on file just in case.

Please remember that owners are responsible for any damages caused by frozen or burst pipes within 1 inch of the wall in their units. By following the above suggestions, you can greatly reduce the chances of that happening.

### Snow and inclement weather reminders

We will use rock salt on the roadways and will mix with sand when additional traction is required. As for the walkways, here, too, we will only use the sand/ice melt mix in areas that traction

is an issue. Combining sand with ice melt eliminates much of the problem of tracking sand indoors. Parkfairfax uses only pet- and ground-friendly products, either Cutting Edge or Road Runner on walks. Even though these are both pet friendly, owners should always wipe their pets' paws.

These may seem like small changes, but they directly affect the quality of life for residents. At present staff has installed 54 sand barrels at various locations near the laundry rooms. These barrels are filled with a mixture of sand and ice melt (also pet friendly product) and are available to residents for entry stoops and for traction for your vehicle if need be. Please do not let your pets use these barrels as restrooms.

Parkfairfax has an adequate fleet of snow removal equipment and a well-established snow removal plan.

The Maintenance Staff is responsible for the removal of snow from all common element sidewalks and for keeping the private lanes and cul-de-sacs passable. The snow removal plan is initiated when the depth reaches 2 inches. We will respond as needed when conditions such as ice, sleet or freezing rain arise.

The City of Alexandria will clear the public streets on a priority basis, and normally only Valley Drive, Preston Road and portions of Martha Custis and Gunston Road are cleared. We supplement the roads clearing whenever possible.

While staff is responsible for clearing sidewalks, please remember that owners and residents are responsible for keeping their entry stoops and the portion of sidewalk that only services their unit clear.

**If you need help clearing snow from your walkway, please fill out the snow removal slip in the newsletter and submit to the main office if you have not already done so.**

Again, we remind everyone that if you see something or have a question please contact us at the office.

On behalf of our staff and myself, we want to wish everyone a safe and Happy New Year.





**New GM** continued from page 3.

were open to candidates nationwide, we decided that starting locally would be preferable to minimize possible relocation delays. Scott Buchanan (who found the McCormick Group during the initial headhunter search process), took the lead collaborating with Mr. Edwards during the subcommittee's duration.

While Adrian was looking for qualified candidates who might be interested in joining our community, the Board was looking for other ways to include owners in the process. To that end, we invited owners to submit questions for Board members to ask during candidate interviews. The response was substantial and robust, and I can confirm that several questions were asked of the candidates, during in-person interviews.

Adrian considered over 100 resumes for the position of General Manager. Acting on guidance from the subcommittee about the qualities we were looking for (such as experience with historic and garden-style units, for example), Adrian was able to narrow the field down to under a dozen candidates. Virtual interviews with the subcommittee started on September 30 and proceeded apace. All of the candidates interviewed were impressive, with varying strengths, but the subcommittee narrowed the field down to a "Final Four."

The first two finalists met with the Board of Directors on October 13, and the other two finalists met with the Board on November 2,

where all were rigorously interviewed. At that point, the Board narrowed the four finalists down to two and set up a final meeting before the Board on November 10. After conducting in-person interviews of two very capable candidates, the Board decided to provisionally offer Francisco Foschi the position of General Manager. After completing its due diligence of reference and background checks, the Board formally offered Francisco the position on November 18, 2021.

Notice went out to the community on December 1, 2021 and Francisco's first day on the job was December 13. He was in attendance at the December Board meeting, where many residents saw him for the first time. The Board is excited to have Francisco as the new General Manager of our beautiful community. Selecting a GM is a lengthy and time-consuming process, and I thought the community would like to know how the Board reached its decision. Along with Scott and Peter, I am extremely proud of the work the subcommittee performed, and proud of the entire Board for discharging one of the most important duties it has: choosing the person to run the community we all love and call home.



## Parkfairfax Activities Committee Event **Call for Entries!**

Do you have a beautiful outdoor space that you would like to share with your neighbors? Have you made exterior improvements to your entry area or patio? Have an incredible green thumb?

### **Please consider entering the tour!**

The Tour will take place on Saturday, June 4th, 2022 from 1-5pm (rain date Sunday, June 5th).

To enter, please send an e-mail to: [PFFX2022Tour@gmail.com](mailto:PFFX2022Tour@gmail.com) and include your name, street address, building number, phone number, a brief description of your patio or garden area, the improvements or points of interest and of course, photos.

*Registration deadline is March 31, 2022 • Notification of acceptance by April 15, 2022*



## 2022 UNIT SERVICES PROGRAM (USP) SPECIALS

January 2022	February 2022	March 2022
<p><b>All monthly specials at prices shown</b></p> <p>Prices are subject to change based on market prices</p> <p>Go to <a href="http://www.Parkfairfax.info">www.Parkfairfax.info</a> for more prices and pictures.</p>	<p><b>Front Entry Door Locks &amp; Hardware</b></p> <ul style="list-style-type: none"> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, LH: <b>\$350.00</b></li> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, RH: <b>\$325.00</b></li> <li>• Hardware w/Deadbolt: <b>\$389.00</b></li> <li>• Hardware Only: <b>\$182.00</b></li> <li>• Mortise Lock Only, LH: <b>\$166.00</b></li> <li>• Mortise Lock Only, RH: <b>\$146.00</b></li> <li>• Dead Bolt Only: <b>\$84.00</b></li> </ul>	<p><b>Garbage Disposal</b></p> <ul style="list-style-type: none"> <li>• 1/3 hp: <b>\$173.75</b></li> <li>• 1/2 hp: <b>\$186.25</b></li> </ul>
April 2022	May 2022	June 2022
<p><b>Shower and Tub Specials</b></p> <ul style="list-style-type: none"> <li>• Shower box wall cap: <b>\$122.00</b></li> <li>• Premier Shower assembly: <b>\$115.00</b></li> <li>• Delta Shower Assembly: <b>\$148.00</b></li> <li>• Diverter, Handle, Escutcheon, Overflow Plate and Flange: <b>\$117.00</b></li> </ul>	<p><b>Bathroom Faucets</b></p> <ol style="list-style-type: none"> <li>1. Traditional Chrome: <b>\$181.24</b></li> <li>2. Traditional Bronze: <b>\$191.00</b></li> <li>3. Capstone Polished: <b>\$136.70</b></li> <li>4. Premire Muir Chrome: <b>\$135.00</b></li> <li>5. Treme Chrome <b>\$154.00</b></li> <li>6. Mainline Elite Series: <b>\$156.20</b></li> </ol>	<p><b>Toilet Replacement</b></p> <p><i>Includes wax ring, supply tube, &amp; bolts</i></p> <ul style="list-style-type: none"> <li>• Premier Enlongated Toilet: <b>\$225.00</b></li> <li>• Gerber Round Toilet: <b>\$210.00</b></li> <li>• Premier Dual Flush Elongated: <b>\$255.00</b></li> <li>• Premier Dual Flush Round: <b>\$239.00</b></li> </ul>
July 2022	August 2022	September 2022
<p><b>Garbage Disposal</b></p> <ul style="list-style-type: none"> <li>• 1/3 hp: <b>\$173.75</b></li> <li>• 1/2 hp: <b>\$186.25</b></li> </ul>	<p><b>Kitchen Faucets</b></p> <ol style="list-style-type: none"> <li>1. Treme Chrome: <b>\$220.60</b></li> <li>2. Bayview Brushed Nickel: <b>\$177.85</b></li> <li>3. Treme Brushed Nickel: <b>\$238.16</b></li> <li>4. Bayview Chrome: <b>\$172.36</b></li> <li>5. Premier Muir Chrome: <b>\$160.43</b></li> </ol>	<p><b>Front Entry Door Locks &amp; Hardware</b></p> <ul style="list-style-type: none"> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, LH: <b>\$350.00</b></li> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, RH: <b>\$325.00</b></li> <li>• Hardware w/Deadbolt: <b>\$389.00</b></li> <li>• Hardware Only: <b>\$182.00</b></li> <li>• Mortise Lock Only, LH: <b>\$166.00</b></li> <li>• Mortise Lock Only, RH: <b>\$146.00</b></li> <li>• Dead Bolt Only: <b>\$84.00</b></li> </ul>
October 2022	November 2022	December 2022
<p><b>Shower and Tub Specials</b></p> <ul style="list-style-type: none"> <li>• Shower box wall cap: <b>\$122.00</b></li> <li>• Premier Shower assembly: <b>\$115.00</b></li> <li>• Delta Shower Assembly: <b>\$148.00</b></li> <li>• Diverter, Handle, Escutcheon, Overflow Plate and Flange: <b>\$117.00</b></li> </ul>	<p><b>Bathroom Faucets</b></p> <ol style="list-style-type: none"> <li>1. Traditional Chrome: <b>\$181.24</b></li> <li>2. Traditional Bronze: <b>\$191.00</b></li> <li>3. Capstone Polished: <b>\$136.70</b></li> <li>4. Premire Muir Chrome: <b>\$135.00</b></li> <li>5. Treme Chrome <b>\$154.00</b></li> <li>6. Mainline Elite Series: <b>\$156.20</b></li> </ol>	<p><b>Toilet Replacement</b></p> <p><i>Includes wax ring, supply tube, &amp; bolts</i></p> <ul style="list-style-type: none"> <li>• Premier Enlongated Toilet: <b>\$225.00</b></li> <li>• Gerber Round Toilet: <b>\$210.00</b></li> <li>• Premier Dual Flush Elongated: <b>\$255.00</b></li> <li>• Premier Dual Flush Round: <b>\$239.00</b></li> </ul>

### Year-Round Everyday Specials!!!!

- Toilet Tune Up (fluid-master, flapper, supply line, and/or flush lever): \$65.00
- Photocell, Brass, Wall-Mounted Light Fixture w/Bulb: \$85.00
- Battery Powered Smoke Alarm: \$40.00, Alarm Battery Only: \$25.00
- Gas Shut-Off: \$45.00
- Special Trash Pick-Up (Per Pick-Up Truck Load): \$70.00



## Let the Holidays Begin

A merry group of Parkfairfax residents welcomed the holiday season and Santa Claus at the tree lighting event Sunday, December 5. Pro Coro Alexandria, a select group of singers from the Alexandria Choral Society, provided the music; Santa provided the excitement; and the Parkfairfax Activities Committee made it all happen. Thanks to Andrea Drone and Rachel Bucholz for the photos.



### Most Festive Winners

**Most Festive:** 3122/3120 Martha Custis Dr.,  
Y. Zecca/P Martori

**Best Wreath:** 1807 Preston Rd., L. Lewis

**Most Creative:** 3165 Martha Custis Dr., C. Woomer

**Honorable Mention, in no particular order:**

3325 Valley Drive, L. Floryancic

3615 Gunston Rd., K. Mowery

1600 Fitzgerald Ln., J. Tye

3443 Martha Custis Dr., P. Petrie

1624 Fitzgerald Ln., M. Kirin

3392/3390 Martha Custis Dr., J. Treadman/L. Smith

3757 Gunston Rd., D. Odachowski





## Access Cards

After a long wait, we have been informed that our special ordered access cards which had been temporarily out of stock are finally expected to arrive mid-January. These cards provide access to the gym, maintenance yard and pools. When the cards arrive, those on our access card list will be contacted immediately to come by the Association office to pick up their cards.

We thank you for your continued patience.

## Join the Meetings Virtually

### 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=S01RSIZqQzFHODIOEENEWnRpQUtUZz09>

**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>

**Phone Dial-In:** 833-548-0276

**Meeting ID:** 899 4732 4303      **Passcode:** 336001

### Finance Committee Meeting

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

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

**Meeting ID:** 962 0417 0334      **Passcode:** 586277

### Landscape Meetings

**Web access:** <https://us06web.zoom.us/j/86074068749?pwd=MGRnZG5ibDJCeIFzQm43QytDSFM1dz09>

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

**Meeting ID:** 860 7406 8749

**Passcode:** 484695

**Find your local number:**

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

### Transportation & Land Use Meeting

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

**Phone Dial-in:** 877-853-5247

**Meeting ID:** 912 0429 8577

### Buildings & Utilities Committee Meeting

**Web access:** <https://us06web.zoom.us/j/82057874372>

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

**Meeting ID:** 820 5787 4372

## 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.

*New Manager continued from page 1.*

started sending periodic memos and bulletins.” Because the Arbor newsletter is quarterly, he felt more timely updates were required.

What about challenges with the property? “There were a lot of drainage issues, and the torrential rains that we’ve been having were not helping.”

He tackled that problem by designing a contingency plan encompassing about eight or nine big areas that were identified as problematic. “We started tackling them one by one and I’m proud to say that the day I left I finished the last one on the list. It’s good to know we made a big difference there in three years.”

How does a property manager get the community to run like a well-oiled machine?

“You must understand how to prioritize. Have a sense of the major issues in the community and tackle issues in the order of need or importance. Every time you talk about a problem, you should do it not only for the moment but also for the future. If there’s any problems in the process that led to the current issue, that process should be looked at so we don’t have to deal the same problem in the future.”

“I’m very happy to be here. I love the challenge. I have met most of the office and maintenance staff and I think there is a great structure here. I’m looking forward to improving the issues that need it and making life better at Parkfairfax.”

## INTERESTED IN PLACING AN AD?

Real estate and personal business ads are \$11 per month for Parkfairfax Residents, and \$20 per month for all other persons.

Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Ra’Chelle at [rcarey@Parkfairfax.info](mailto:rcarey@Parkfairfax.info) for prices and any questions you may have!

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## HEALTH & WELLNESS

**King Street Chiropractic Wellness Center** offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation. [www.kingstreetwellness.com](http://www.kingstreetwellness.com)

**THE GARDEN CONTESSA:** We wish to announce our **“spring outdoor Yoga class”** beginning in May 2022. We are posting now to give everyone a chance to plan time to attend. Our class will be one day a week and your first two classes will be FREE. It makes good sense to give our prospective classmates an overview of what will be included in our curriculum. Several of you may be very experienced in Yoga and we will always welcome your attendance. Our class is designed specifically for “beginners,” Maybe you tried a class once and were defeated right off the bat. Generally that is because you were not in the right class. It’s so important to start with the basics of Yoga. They are; **proper breath, stretch, balance and pose/form.** These four components help you discover an inner strength you may not know that you have. They are the key to developing a long lasting love of Yoga. Yoga at your speed and level. They will encourage anyone, of any age, to learn a progressive yoga practice at any level, be it beginners, intermediate or advanced. You will gain a self confidence about the strengths in your mind, your body and your spirit. Our class will be both male and female. Stay tuned for additional updates on our May 2022 class starting date. Feel free to contact: Penny at Txt, 703-548-1882 . We welcome your questions and feedback.

## HOME IMPROVEMENT

**Chelsea Paint and Paper:** Professional Painting and Wallpaper—Clean, neat, reliable. 25 years’ experience. Painting, plastering,

wallpaper hanging and removal. Licensed, bonded and insured. References available. Free Estimates. Contact Steve Chute at 571-216-9338 cell or 703-912-1450 landline.

**DLC Electrical Contractors, LLC:** Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, [godsblissing4me@gmail.com](mailto: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](mailto:plumbinghopeplus2@gmail.com), 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

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

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

**Kitchen and Bathroom Remodeling:** Class A Virginia Contractor. Allegro LLC 703-314-1287. [info@allegroLLC.net](mailto:info@allegroLLC.net), [www.allegrollc.net](http://www.allegrollc.net).

**Latworks – Carpentry and Handy Work:** 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors,



locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

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

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

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

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

## HOUSE CLEANING

**B&A CLEANING SERVICES:** 26 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 JAN, FEB, and MARCH appointments. Bed planning and prepping of your beds, to be ready for new spring plantings. Trimming bushes, amending soil, deep edging of beds, cleaning out old soil and mulch and adding new plant nutrition. Creating a plan for new things you would like to add to your beds. Garden nursery visits available. Perennial Garden bed design is our professional specialty. This can be a dormant time, but there is always something to do, to keep your garden in shape. Our initial consultation for all PFX residents is FREE. Txt 703-548-1882. We provide COVID SAFETY and are masked and gloved. References/Photos available. Gardening is our passion. We do it all, large or small and each year our client base in PFX has grown. We thank you, and we are delighted to serve all of you. ContessasHome@gmail.com.

## MISCELLANEOUS/ SERVICES

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

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

**Parkfairfax Parents Group:** All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/. Share

Information on best local doctors, kids events, and child care solutions.

**REFINANCE YOUR MORTGAGE NOW** while interest rates are at all-time lows. Savings can be substantial. Some options are to lower your payment, change the term/length of the mortgage, consolidate debt, or change from an ARM to a fixed rate mortgage. Contact this experienced loan officer for a free consultation. Rita Povich, Fairway Asset Corporation, NMLS License #322033. rpovich@facloan.com (703) 819-7372 (cell).

## REAL ESTATE 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.:** 2 bedrooms and 1 and ½ baths. WOW! Enjoy living on a 1 way tree-lined lane close to the pedestrian bridge over to Shirlington. Bus stop at end of street. Pools, gym, volleyball courts, all within strolling distance. New floors, granite countertops, plentiful warm wood cabinetry. Renovated bath. PATIO! See photos on www.Parkfairfax.com. RE/MAX Allegiance. Call The johnANDjohn TEAM at 703-820-9723.

**1602 Mt. Eagle Place:** Sunniest 1 bedroom overlooking 2 acres of parkland. Hardwood flooring, replaced windows, washer/dryer. Kind of a blank slate for someone who wants to renovate or just move in. www.Parkfairfax.com RE/MAX Allegiance. Call The johnANDjohn TEAM at 703-820-9723.

**1552 Mount Eagle Place.:** 930 square feet. 2 bedrooms/1 Bath. Madison Unit 2 levels. Unit is located in a quiet cul de sac at the top of the hill. Views of the woods. Updated windows. FSB0. mhgolfer@aol.com.

## 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 hard-

wood 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 JohnAND-john TEAM 703-820-9723. RE/ MAX Allegiance.

## 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.

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CDPE, SRES

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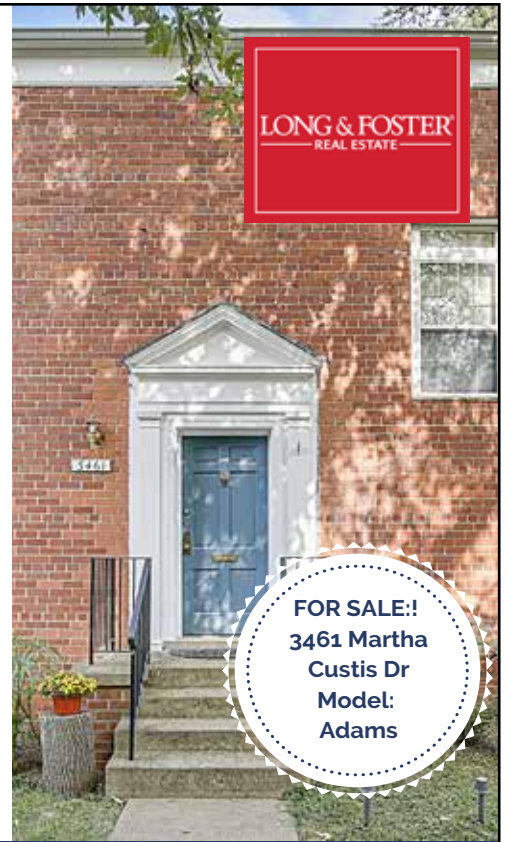
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Adams

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THE TASSA TEAM  
LONG & FOSTER - OLD TOWN ALEXANDRIA



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



# What I offer:

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

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

**LOW INVENTORY MARKET! IT'S A SELLERS' MARKET! LIST YOUR HOME NOW FOR TOP PRICE!  
FOR BUYERS WORK WITH ME AND TAKE ADVANTAGE OF LOW INTEREST RATES!**

## SOLD



1741  
Preston Rd,  
Alexandria,  
VA 22302  
1BR, 1BA  
\$269,000

## SOLD



3300 Gunston Rd, Alexandria • 2BR/1BA  
\$367,500 • Lincoln model with  
gorgeous secluded patio • 930 sq ft

## RENTED



521 N Washington St #201, Alexandria,  
VA • \$4000/mo • 2BR/2BA

Five Star ratings on Zillow



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If you are interested in adopting this senior cat,  
please visit the shelter during adoption hours.

<https://www.awla.org/pet/nisha/>  
2650 S. Arlington Mill Dr.,  
Arlington, VA 2205 • 703-931-9241



Marlene W. Hall, Real Estate Professional, eXp Realty  
703-963-4505 • [Marlene.hall@gmail.com](mailto:Marlene.hall@gmail.com)  
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# Let us keep you pain-free and on your toes with a complimentary consultation.

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Parkfairfax Condominium  
 Unit Owners Association  
 3360 Gunston Road  
 Alexandria, VA 22302

## January 2022

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						<b>1</b> New Year's Day
<b>2</b>	<b>3</b>	<b>4</b> Activities Committee Meeting, <b>6:30pm</b> Landscape Committee Meeting, <b>7 pm</b>	<b>5</b>	<b>6</b> Transportation & Land Use Committee Meeting, <b>7 pm</b> Large Item Pick-Up	<b>7</b>	<b>8</b> Office open <b>9 am – 12 pm</b>
<b>9</b>	<b>10</b> Newsletter Submission Deadline	<b>11</b> Covenants Committee Meeting, <b>7 pm</b>	<b>12</b> A&PB Committee Meeting <b>7 pm</b>	<b>13</b> Finance Committee Meeting, <b>6:30 pm</b> Building and Utility Committee Meeting <b>7 pm</b>	<b>14</b>	<b>15</b>
<b>16</b>	<b>17</b> Martin Luther King, Jr. Day Office Closed	<b>18</b> Book Club <b>7 pm</b>	<b>19</b> Board Meeting <b>7 pm</b>	<b>20</b> Large Item Pick-Up	<b>21</b>	<b>22</b> Budget Workshop <b>9 am</b>
<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>
<b>30</b>	<b>31</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

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