

Parkfairfax FORUM

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

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The Budget Process in Parkfairfax: A Primer

By Jeff Lisanick, Vice President

As our bodies get older, sometimes things break down and need attention. For instance, you may have to put a crown on your tooth or even replace it altogether with an implant. Or maybe you have a more serious issue and need a knee or hip replacement. Whatever the case, when we need something fixed, we need it fixed promptly and without unnecessary delay. The same applies to our community in Parkfairfax.

As many of you know, Parkfairfax was built in the early-1940s, meaning it recently turned 80 years old. Our buildings require both routine maintenance (such as regular painting) and attention to longer-term problems (such as replacing roof shingles or fixing settlement issues). These issues are not inexpensive. For example, when Building 718 was stabilized in 2016, it cost almost \$650,000. According to the most recent assessment, 21 of our more than 200 buildings are considered "high priority," meaning they need to be monitored for future settlement remediation. (Will we have the resources to pay for this if your building is next?) Along with our shingles, many of our trees need limbs cut off while some need total replacement. Quite a few of our buildings need to be parged. (Parging is a thin plaster-like coat of cement-based mortar covering our foundation walls and keeping water out.) Parging typically lasts 30-40 years, but most buildings have not been parged since their construction 80+ years ago. And of course, our grounds (covering 132 acres) require constant maintenance, including cutting grass, raking leaves, etc. In short, our beloved Parkfairfax requires a lot of time, love, attention, and money. And it's important to remember that we're all in this together.

Where does the money come from? Some comes from storage rentals, rental income from Association-owned units, user fees (bikes, kayaks, etc.), as well as other sources. But by far the largest portion of money in the budget comes from condo assessments ("condo fees"). The projected Parkfairfax budget for 2022 is almost ten million dollars. It's more than most people realize. Let's do a deeper dive into the budget, so we can see where the money's coming in and where it's going.

Our budget is divided into three categories: Operating Expenses, Reserves, and Capital Improvements. Operating Expenses include things such as garbage collection, snow removal, and the pools. Also included are staff salaries, painting, work vehicles, and



utilities. Utilities are more costly than you'd think.

Electricity costs about \$100,000 a year, gas (which supplies our boilers and our home ovens) costs over \$200,000 a year, and water costs over \$1.2M a year. All told, Operating Expenses are almost \$7,000,000 annually. While some costs are tempered by current contracts, other costs are going up in response to record inflation not seen since the early 1980s. Among those are increases in insurance, health care for staff, taxes, and even postage. Keep in mind that when Parkfairfax renegotiates contracts, those prices will go up too. Funding the operation of our community is universally seen as a must. This brings us to our next category, the Replacement Reserve ("Reserve Fund" or "Reserves").

The Reserve Fund is set up to pay for repair and replacement expenses of building elements, and other assets which have predictable average useful lives. Building elements and the grounds are typically called "common elements," meaning the Association (that is, all of us) is responsible for their condition. As mentioned earlier, roof shingles and settlement issues fall under Reserves. We also have aging gas and sewer lines which may need replacing. Recall that settlement remediation for one building can

See **Budget Process** continued on page 7.

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Parkfairfax Condominium Unit Owners Association

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BOARD OF DIRECTORS

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Term Expires: April 2023

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Term Expires: April 2023

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Term Expires: April 2024

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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.

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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.

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Monday - Friday: 8 am - 5 pm
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AAlexander@parkfairfax.info

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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.

January Board Meeting Highlights:

The Board approved the November 2021 Reserve Expenditures in the amount of \$280,749.14 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 Carolyn Wilson, Catherine Kitchell and Lisa Harger to the Elections Committee for the April 2022 Board Elections.

Committee Reports

Full committee reports are available at the link above.

- The **Architectural and Planning Board (A&PB)** is working with a surveyor, an architect, and a stone mason to complete plans for the renovation of the community room. The AP&B also submitted revised specifications for replacement front doors and front door hardware.
- The **Buildings and Utilities Committee** updated the Board on the ongoing study of laundry room usage and the Association's laundry service contract.
- The **Landscape Committee** is partnering with the Activities Committee to develop the 2022 Garden and Amenities Tour slated for the first weekend in June. This event will also kick off the 2022 Gardens in the Park Month.
- Bob Gronenberg, chair of the **Transportation and Land Use Committee**, presented the results of the survey of resident

interest in installing one or more Electric Vehicle charging stations. There is sufficient interest among residents to move forward in finding a company that will provide this service. The committee will work with the General Manager to draft an RFP. Complete information on the survey results and details of installing chargers can be found in the [Committee Reports](#).

Board Discussion

Director Jim Konkel raised the issue of a lack of requirements or specifications or covenants approval for installing flooring in units. He noted that new technology flooring that is very inexpensive can easily be placed over the existing flooring or the base sub-floor. Having new flooring placed atop the original hampers the ability of the original flooring to breathe and shed humidity or water and can lead to buckling and mold growth.

Director Konkel also raised a concern about Unit Inspections for Resale Certificate that may not be done as thoroughly as necessary.

The Board discussed the possibility of levying penalties on residents who misuse the trash and recycling compactors in the Maintenance Yard. The matter is under study to determine how to enforce the rules, the amount of the fine, and the ability to enforce such a rule.

The Board also discussed the problem of owners renting their units on Airbnb or other vacation rental websites because short-term rental of units is strictly prohibited by the Bylaws.

Island Naming Contest

The Board of Directors recently approved a proposal to have a Community contest to re-name Spruce Island. Specifically, this is the triangular parcel of land bordered on one side by Valley Drive and on two sides by Preston Road where Preston splits at the bottom. This island has long been the central outdoor gathering space for community activities, informal recreation, and just relaxation time alone or with neighbors. The contest is most timely as the Spruce tree died and has been removed. The top 3-5 names will be submitted to the Board of Directors for a final selection at the 2022 April or May Board meeting. The contest winner will receive a tree to be provided and planted by the Association near their unit.

Contest Rules

1. All entries must be received by close of business, Thursday, March 31st, 2022.
2. Entries must contain the submitter's name, e-mail and/or phone number for contact purposes.

3. Submittals should contain the words "Island Naming Contest" in the subject header and be sent to the Association offices in care of Administrative Assistant Ra'Chelle Carey at: rcarey@parkfairfax.info
4. Residents may submit up to three (3) names.
5. The name proposed must not exceed four (4) words to encourage its common use by the Community.
6. Proposed names that reference a person should include brief background information about the person and their accomplishments.
7. Proposed names that reference plants, shrubs, or trees will not be considered.
8. Negative, rude, or off-color names will not be considered.



Scheduled Preventive Maintenance

Scheduled maintenance tasks include initial inspections and preparation of the swimming pools for this coming season. The

Car Wash will be turned back on and new hoses installed when the threat of freezing weather is behind us as well as the sand barrels being removed.

Have you ever had hot water filling up your toilet?

Have you been unable to take a shower because the cold-water supply is so hot that there is no way to temper or mix the water to a bearable temperature? Anyone who has portable clothes or dish washers must also install backflow preventers on the water supply lines feeding those appliances. This affects not only the unit with the appliance but also all neighboring units connected to the same water supply pipes. Backflow preventers stop the flow of hot water into the cold-water distribution pipes and can easily be installed by USP for \$90.00 with all parts and labor included. Also please note: Some newer faucets will also allow hot water to back-feed through the faucet (including tub, kitchen, and basin faucets) - even when the faucet is turned off and no water is being drawn through the spout. While this may sound very odd it is becoming a more frequent problem observed by staff on some single-handle faucets that have been privately installed by residents. Once this problem is observed, these faucets will also require backflow preventers to eliminate this annoying problem.

Do you hear water running inside your toilet between flushes?

You may have a toilet leak; just a small leak can add up to thousands of gallons over time. Here's a simple test to see if your toilet tank may be leaking. Use food coloring or a colored powdered drink mix to check for toilet tank leaks. A darker color food color or soft drink powder works the best because you can see it better. Follow these simple instructions to see if your tank may be leaking.

1. Carefully lift the lid off the toilet tank and set it aside.
2. Pour a small amount of food coloring or a dark soft drink powder mix into the tank. The test can take as little as ten minutes or as long as thirty minutes, depending on the size of the leak.
3. Don't flush the toilet! Just watch the toilet bowl. If you see the colored water in the toilet bowl from the tank, then there's a leak present. If you suspect a leak, please call the main office to set up having a free plumbing inspection. Keeping our leaks to a minimum helps keep the cost down.

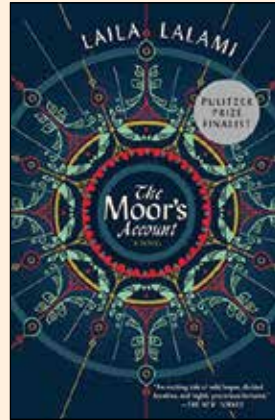
BOOK GROUP

The Moor's Account

by Laila Lalami

Tuesday, February 15, 7 pm

Parkfairfax party room next to the office



Novel (historical fiction). The imagined memoirs of the first black explorer of America: Mustafa al-Zamori, called Estebanico. The slave of a Spanish conquistador, Estebanico sails for the Americas with his master, Dorantes, as part of a danger-laden expedition to Florida. Within a year, Estebanico is one of only four crew members to survive. As he journeys across America with his Spanish companions, the Old

World roles of slave and master fall away, and Estebanico remakes himself as an equal, a healer, and a remarkable storyteller. His tale illuminates the ways in which our narratives can transmigrate into history—and how storytelling can offer a chance at redemption and survival.

Please note: We are selecting books at the February meeting for the April–September meetings. Books can be fiction or non-fiction. They should be easily available, i.e., out in paperback or available at the public library and probably not excessively long. Send suggestions to catherinekitchell@gmail.com and it helps to come to the meeting if you want your choice selected!

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

FEBRUARY USP SPECIALS



Door Hardware & Locks

- Knocker, Mail slot, Peep hole & Mortise lock—LH: \$350.00
- Knocker, Mail slot, Peep hole & Mortise lock—RH: \$325.00
- Hardware w/ Deadbolt: \$389.00
- Hardware Only: \$182.00
- Mortise Lock Only—LH: \$166.00
- Mortise Lock Only—RH: \$146.00
- Dead Bolt Only: \$84.00

MANAGER'S CORNER

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

Winter Heat Blues

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

- Make sure there is adequate heat in your unit, especially in the kitchen and bathroom.
- Leave baseboard and wall heaters "on" at least 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.

- Look for unsealed cabinet opening or penetrations. Report these to the office and we can investigate and seal.
- Check your windows and doors for drafts and seal or repair if needed.
- If away, have a neighbor, family member or a friend 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" of the wall in their units.
- If you are renting your unit, please be sure your tenants know to contact the office immediately with any leaks.

By following the above suggestions one can greatly increase the efficiency and get ahead of any potential issues.

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.

Maintain Heat in Your Home this Winter

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

- Make sure your heaters are in good working order
- Make sure that there is ample heat in your unit, especially in your kitchen and bathroom: Leave your baseboard and wall heaters "on" at least to Level 2
- Leave your kitchen and bathroom doors open
- Open the doors to any cabinets that house water piping or shut off valves (this is very important during periods of cold weather)
- Have a neighbor check on your unit periodically
- Make sure the main office has an emergency key to your unit (and as required by the Association's governing documents)

Do not use your gas oven as a source of heat under any circumstances! This is not only hazardous to your health, but also contributes damaging levels of moisture to your unit (condensation, paint/plaster/floor damage, mold and mildew). You would also have these same moisture problems if you heat your unit with a kerosene heater, not to mention the potential hazards of improper fuel storage inside your unit. Please keep the safety of you—and your neighbors—in mind.

See 'Maintain Heat' continued on page 6.



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 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 Annual Meeting

Parkfairfax will hold its Forty-Fourth Annual Meeting and Election of the Members of the Board of Directors on Wednesday, April 20, 2022. The election will fill three seats on the nine-member Board: one Ward 2 position, one Ward 5 position and one At-Large position.

On January 12, 2022 the Association Office mailed a letter and election documents to all unit owners soliciting nominations for these positions. Persons wishing to nominate a unit owner or themselves should note that nominees for these vacant seats must be unit owners in good standing or the spouse or a unit owner mortgagee (or designee of mortgage).

Nominees for the Ward 2 seat must be a unit owner in Ward 2, nominees for the Ward 5 seat must be a unit owner in Ward 5 and nominees for the At-Large seat may be a unit owner in any Ward.

All nominating petitions and required accompanying materials must be received by 5 pm, EST, Friday, February 25, 2022. Hard copy and/or electronic versions of the required materials will be accepted. If you have any questions, please call or email Dana Cross at 703-998-6315 or dcross@parkfairfax.info.

Maintain Heat continued from page 5.

To reduce the likelihood of mold, note that closed areas can restrict air flow and encourage mold growth:

- Don't pack closets too tightly
- Keep closet doors slightly open to allow air flow
- Allow at least two inches of space between stored items and exterior walls
- Use fans to create air movement



Budget process continued from page 1.

cost over half a million dollars and we have 21 buildings labeled high priority. So it's imperative we adequately fund our Reserves. We're projected to spend almost \$3.9M in 2022/2023, and at present we are projecting having more than \$6M available next year, which would leave us \$715,000 more (\$3.7M) than the new Reserve Study suggests we should have. The Finance Committee took a comprehensive look at the situation and—if we keep condo fee increases the same as last year (2%) going forward and do nothing else – they think we will have a Reserve Fund shortfall of over \$5,000,000 by 2028. That means insufficient money to repair or replace essentials, even potentially risking a Special Assessment. Special Assessments lead to a depression in sales and marketability that lasts for several years. The Finance Committee recommended several options, mostly centered around raising condo fees at or slightly above the current 7% rate of inflation, including similar increases for several years. They pointed out that condo fee increases were well below inflation for the last five years and could be raised to put the Reserves on a solid footing. Before delving into how we get from there to here, let's look at the last category of the budget, the Capital Improvement Fund.

The Capital Improvement Fund was created by a previous Board of Directors in 2018 to fund improvements that could not otherwise come out of Operations or Reserves. \$100,000 annually was dedicated to this fund and the Board recently voted to renovate the Community Room for about \$200,000—considerably less than initial cost estimates. There is currently about \$120,000 in this fund after paying for projects like the Community Room. Keep in mind that this money was already saved and dedicated, so did not draw from money for Operating or Reserve funding. That brings us up to speed regarding the Capital Improvement Fund.

So where do we go from here? The Board of Directors held its annual Budget Workshop on January 22 and went over the proposed upcoming budget line by line. Residents could attend either virtually or in person. Various Committees submitted their requests and the Board had a robust discussion. While some things remain to be determined (including any condo fee increases or other revenue paths), there was Board consensus on other revenue enhancements, such as raising fees for bike and kayak storage, increasing fees for storage unit rentals, and increasing rent in Association-owned units. There was unanimity among the Board that it is critical to avoid a Special Assessment, because that would materially harm property values and resales—but also because it isn't necessary with careful budgeting. And there was Board consensus in favor of a Finance Committee recommendation to adopt a five-year budget to smooth out sharp year-over-year changes (and giving more predictability to condo fees). The next step will be a March 3, 2022 Town Hall to get resident comments and suggestions on what they think is the best way forward. Then the Board will take a final vote on the budget at the March Board Meeting, where we will also consider feedback, propose budget amendments, and again take owner feedback in Resident Forum.

Residents will no doubt have different opinions on the budget, just as Board members will. But we all have a stake in the well-being of our community, and it's important to be educated and armed with real facts, whether forming opinions or making decisions. Hopefully, this article has raised awareness of the budget process of that historic place we call home, our Parkfairfax.

Note: This article, written by Vice President Lisanick, is intended to provide factual information on the financial issues facing the Association and its Board of Directors.

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=S01RSIZqQzFHODIOOENEWnRpQUtUZz09>

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>

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=MGRnZG5ibDJCeIFzQm43OytDSFM1dz09>

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

Going to Shirlington? Bradlee? Potomac Yard (Target/Best Buy)?

How about Ramparts? RT's? Northside 10? Fort Ward Park? INOVA Alexandria Hospital?

Did you know that DASH Line 36A/B gets you there from Parkfairfax every 15 minutes, seven days a week with service until 11 pm and all rides are now **FREE OF CHARGE?**

No SmarTrip Card required, no passes, no transfers, no cash, no tokens, no money. Just hop on board, say "Hello" to the driver and enjoy a comfortable FREE ride!

If you've never been on a bus, it won't hurt to give it a try.

In addition to Line 36A/B, there are also DASH Lines 103 and 104 with peak-hour non-stop service to the Pentagon and Braddock Road Metro—**also FREE of charge.**

And if that isn't enough, there's hourly Metrobus 22A service to Pentagon City, Pentagon and Ballston and frequent Metrobus 23A/B service to Shirlington, Ballston and Crystal City. When you ride a Metrobus and transfer to or from Metrorail, your bus fare is deducted from your rail fare so, in effect, Metrobus is also **FREE** for many trips.

So why not take a deep breath and declare your independence from your car, even just once in a while? Why not take a nice walk to Shirlington or Fort Ward Park and catch the bus back??

Complete schedule and timetable information can be found at www.dashbus.com and www.wmata.com.

And feel free to contact the Parkfairfax Transportation and Land Use Committee (see p. 2) for assistance.

LINE 36 A/B



CLASSIFIEDS

HEALTH & WELLNESS

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

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.

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

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

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

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

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

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

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

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

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

HOUSE CLEANING

B&A CLEANING SERVICES: 26 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.

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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

3470 Martha Custis Dr.: The tree-house model we call the Monroe. 805 square feet of sunny living space. Call The JohnANDJohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com.

1602 Mt. Eagle Place: Sunny Adams Model facing parkland. You'll want to spruce it up; but completely livable. Call The JohnANDJohn TEAM, RE/MAX Allegiance, 703-820-9723. www.Parkfairfax.com.

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. FSBO mhgolfher@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.

1225 Martha Custis Dr. #1609 –Parc East Penthouse, 1 bedroom, 805 square feet of hardwood flooring. Separate storage unit. Balcony overlooking 132 acre park. SUNNY!! The johnANDjohn TEAM, RE/MAX Allegiance, 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.



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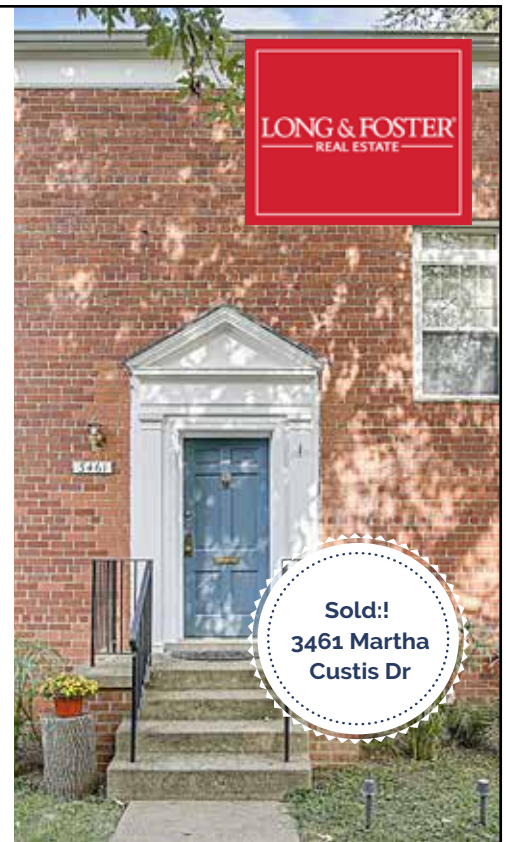


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February 2022

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

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