

# Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association  
[www.Parkfairfax.info](http://www.Parkfairfax.info)

April 2022  
Volume 44, Issue 4

## New Budget Reflects New Strategy

By Scott Buchanan  
Ward 4 Representative, Parkfairfax Board of Directors

On March 16th, the Parkfairfax Board of Directors passed the final budget for the Association which comes into effect in June this year for 2022/23 with a monthly assessment increase of 5.5%. This budget was the result of Board and community discussions starting in January at multiple regular Board meetings, a full day budget workshop, a town hall, and lots of Board conversations with owners. While it is certain that everyone will like and dislike some parts of it, this budget reflects compromise and careful prioritization.

This year's budget starts to address one of the largest new issues, which is the recently redone reserves study findings. Past Boards had been funding the reserves as the last studies recommended, but this new study provides revised information that indicates that we have to save far more to address the aging components of our property: roofs, pipes, building settlements, etc. The Board decided to take a multi-pronged approach, and instead of solely raising condo fees, the Association will convert some real estate into cash investments, will reallocate some owners equity, and also then do a more measured increase to the assessments. In total, this will allow us to meet this year's recommended reserves,

but will also mean that we will continue to need to inject additional resources consistently over the next 5 years from new sources.

Beyond the reserves, the Board worked through many ongoing operational matters. We had staff and our financial management look closely at the impacts of inflation on our material and supply costs to help us know how much more we will need to spend. Decisions were made to begin a pilot program to address water erosion issues so we can begin doing those over the coming years given the increased risk of flooding that is occurring. The Board also agreed to some other tangible resident experience investments like adding in a 20% increase in our tree maintenance budget, investing in work to overhaul our website to make it easier to use, and expanding community events like adding another outdoor movie night. While some of these are big and some are small items, they are all ways the Board has been trying to add value even as we focus on the core infrastructure needs of the community—our top priority.

You will receive formal notice about the change in monthly assessments shortly for the change in June, but please reach out to staff with any questions. We also encourage owners to review the budget which is on the website, and feel free to ask Directors questions or make suggestions about our ongoing plans to manage the property in a way that drives value—monetary and lifestyle—for all owners.



### PARKFAIRFAX NEEDS YOUR HELP TO MAKE QUORUM!!

**We need a Quorum of 25% for the Annual Meeting!**

***If there isn't a 25% quorum, the meeting has to be rescheduled—at a considerable cost.***

Owners recently received a packet of information that included options on how to vote. Please review the election packet and participate by one of the methods suggested. If you have any questions, please call or email Dana Cross at 703-998-6315 or [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info).

## IN THIS ISSUE:

Board Meeting Highlights.....	3
Safe Driving .....	4
Book Club Group.....	4
Grill Reminders .....	4
Manager's Corner .....	5
2022 USP Specials .....	5
Parkfairfax Activities.....	6
Native Plant Sale.....	7
Smoke Alarms .....	8
What Not to Flush.....	12
Join the Meetings Virtually .....	12

# Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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](mailto:akhetequus@earthlink.net)  
A&PB Liaison  
Term Expires: April 2023

### Jeff Lisanick

Vice-President, Ward III  
Representative  
[jlisanick@hotmail.com](mailto:jlisanick@hotmail.com)  
Community Outreach  
Committee Liaison  
Term Expires: April 2023

### Scott Buchanan

Treasurer, Ward IV Representative  
[BuchananWard4@gmail.com](mailto:BuchananWard4@gmail.com)  
Finance and Covenants Liaison  
Term expires: April 2023

### Peter Ferrell

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

### Peggy Clancy

Ward 1 Representative  
[clancymargaret3750@gmail.com](mailto: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).

### VACANT

Ward II Representative

### Robin Woods

Ward V Representative  
703-998-8304  
[robinwoods@comcast.net](mailto:robinwoods@comcast.net)  
Activities Liaison  
Term Expires: April 2022

### Claire Eberwein

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

### James Konkel

At-Large Representative  
[PFx@ourivycottage.com](mailto: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](mailto:jafrankdesign@hotmail.com)

### Architecture and Planning Board

Ann McCord  
[ann@mccordandco.com](mailto:ann@mccordandco.com)

### Building and Utilities Committee

Chuck Lunati

### Community Outreach Committee

Janet Schrader  
[jschrade\\_us@yahoo.com](mailto:jschrade_us@yahoo.com)

### Covenants Committee

Eric Keber  
[covenants@parkfairfax.info](mailto:covenants@parkfairfax.info)

### Finance Committee

Greg Drone  
[Gdrone@comcast.net](mailto:Gdrone@comcast.net)

### Landscape Committee

Robin Davis  
[sororobin@gmail.com](mailto:sororobin@gmail.com)

### Recreation Committee

Paul Friedman  
[paulfriedman@comcast.net](mailto:paulfriedman@comcast.net)

### Transportation and Land Use Committee

Bob Gronenberg  
[bob2@comcast.net](mailto:bob2@comcast.net)

## MAIN OFFICE:

### General Manager

Francisco Foschi, ext. 101  
[ffoschi@parkfairfax.info](mailto:ffoschi@parkfairfax.info)

### Assistant General Manager

Dana Cross, ext. 104  
[dcross@parkfairfax.info](mailto:dcross@parkfairfax.info)

### Administrative Assistant/ Newsletter

Ra'Chelle Carey, ext. 108  
[rcarey@parkfairfax.info](mailto:rcarey@parkfairfax.info)

### Covenants Director

-open-

### Receptionist

Ronette McMurray, ext. 100  
[rmcmurray@parkfairfax.info](mailto:rmcmurray@parkfairfax.info)

### USP/Service Coordinator

Guy Andrew, ext. 103  
[gandrew@parkfairfax.info](mailto:gandrew@parkfairfax.info)

### Service Coordinator

Lolita Clark, ext. 106  
[lclark@parkfairfax.info](mailto:lclark@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](mailto:AAlexander@parkfairfax.info)

Jennifer Jett-Bowling  
[jjett-bowling@parkfairfax.info](mailto: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](mailto: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.

## March Board Meeting Highlights:

### Decisions

The Board approved the removal of the Zoom chat function from Board meetings citing the comments as a distraction to members trying to focus on the agenda and noting that chatting among audience members in in-person meetings would be considered disruptive.

The Board approved the FY 2023 Budget with a 5.5% increase in assessments over the level of Assessments in FY 2022.

The Board approved the appointment of Lisa Harger as the Election Committee Chair for the 2022 Board Elections.

The Board approved January 2022 Reserve Expenditures in the amount of \$38,318.19. The money funded the following projects: waterproofing, building fascia repairs, roof tiles, wood trim repairs, louvres and gable installation, sidewalk and handrail repairs, PEX piping and storm drain installation. For a full breakdown, see January 2022 reserve expenditures.

The Board approved the revised Front Door and Front Door Hardware Specifications submitted by the Architectural Review Board. For a complete description, see the specifications on the website.

The Board approved delegating to Management the authority to execute the recommended Stormwater Management pilot projects and communicate as appropriate those plans and updates to the community as the project progresses.

The Board approved the amended Trash and Recycling Policy including an additional penalty. The policy holds unit owners who have access cards liable for any violation of the trash rules at the Maintenance Yard. A \$50 fine will be levied for every offense. Additionally, the owner's facilities card will be inactivated for 60 days for the second offense and 90 days for the third and later offenses. To read the complete policy, go to [Trash and Recycling Policy](#) on the website.

The Board approved the renewal proposal for the Master Insurance Package and part of the Umbrella Policy. The final proposal, prepared by the Association's insurance agent,

included all current coverages at a modest 10 percent increase—all after our broker solicited multiple carriers for competitive proposals. The umbrella policy was approved for a 50 percent coverage under Greater New York. Preferred Insurance is currently bidding out the other 50 percent and will present a proposal before April 1, 2022. To avoid gaps during the renewal process, this pending proposal has been approved contingent on the premium being in line with our budget.

During the insurance renewal discussion, the Board learned that many Parkfairfax units still carry old Stab Lok breakers. These types of electric boxes are disliked by most carriers, which diminishes the options for finding appropriate insurance coverage. To address this issue, Parkfairfax is working on a plan to survey all units to collect relevant data that will be used later to design a program to motivate our community to upgrade their electrical panels to those who still have the old kind.

The Board approved awards to be made at the April 20 Annual Meeting including: The Citizens Association Outstanding Service Award; The Volunteer of the Year Award; The Edward F. Preston Founders Award; and a special award. Nominations were discussed and recipients approved.

### Discussion

The Board's Parking Work Group, Directors Eberwein and Clancy, met with the principal of Charles Barrett Elementary School to discuss the issue of school staff parking impacting Parkfairfax residents' parking. Principal Brody expressed his strong desire to work with the directors to find a solution to the issue. He indicated that full focus on the problem would probably have to wait until summer.

### Committee Reports

The Election Committee requested permission to create guidelines for the elections so that future committees will have more resources and understanding in conducting the annual election. Board members agreed that such guidelines would be helpful in updating election procedures and making the voting process easier.

For information on what other committees are working on, click on Committee Reports above.



## Safe Driving

### Dear Parkfairfax Residents:



As warmer weather slowly approaches, our common grounds, sidewalks, and streets will start to see kids at play, joggers, strollers, and all those looking to enjoy the outdoors.

Our residential areas, including streets, are where people live, raise their families, and enjoy the comforts of their homes. We want to take a moment to remind all members of our community – pedestrians and drivers—to please be mindful of your surroundings and speed limits while moving throughout our community.

The best way to reduce fatalities is to prevent accidents altogether. Vigilance is key for pedestrians and drivers, and a preventative approach is best. Below are some safety reminders to keep in mind:

As a pedestrian, remember to...

- Use the sidewalk or shoulder to avoid being in the road and face traffic flow.
- Exercise caution and remain alert at all times, limiting any distractions like phones.
- Utilize crosswalks and intersections, if possible, or cross the street in a well-lit area.
- Be visible, wearing bright colors during the day and reflective gear at night.
- Look out for cars reversing in driveways and parking lots.
- Follow all traffic signs and laws for pedestrians.

As a driver, remember to...

- Be on the lookout for pedestrians - they have the right of way!
- Always stop at crosswalks, intersections, and pedestrian crossing signs, and never pass vehicles that may be stopped in those areas.
- Stay focused, slow down, and be prepared to stop when turning or approaching a crosswalk.
- Exercise caution when backing up, as pedestrians may not always be visible in the rearview mirror.
- Limit any distractions, such as cellphones or playing with the radio.
- Abstain from aggressive driving and follow the speed limits and road signs.

Did you know? The National Highway Traffic Safety Administration reports that most people who are speeding through residential areas...actually live in the neighborhood! You might be eager to come home after work or late for work, but that's no excuse if someone is hit and seriously injured.

Be safe, not sorry!

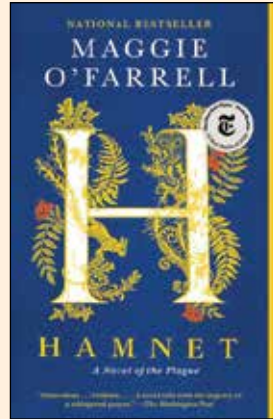
## BOOK GROUP

### *Hamnet*

by Maggie O'Farrell

Tuesday, April 19, 7 pm

**Parkfairfax Party Room**



Novel. Historical fiction. In 1580's England, during the Black Plague, a young Latin tutor falls in love with an extraordinary, eccentric young woman in this 'exceptional historical novel' (*The New Yorker*) and best-selling winner of the Women's Prize for Fiction. Agnes is a wild creature who walks her family's land with a falcon on her glove and is known throughout the countryside for her unusual gifts as a healer, understanding plants

and potions better than she does people. Once she settles with her husband on Henley Street in Stratford-upon-Avon, she becomes a fiercely protective mother and a steadfast, centrifugal force in the life of her young husband, whose career on the London stage is taking off when his beloved young son succumbs to sudden fever.

---

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.

## Grill Reminder

When the warmer weather hits, there's nothing better than the smell of food on the grill. We want to remind residents that grills in front or adjacent to units cannot be more than 24" in height. Grills should be located at least 10 feet from any combustible construction, building or trees and should be located where smoke and cooking odors will not create a nuisance to neighbors. Grills should not be located near a window or door opening where smoke can enter a building.



## MANAGER'S CORNER

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

### Interior Renovations

Please remember that many interior and exterior projects require approvals. This month we would like to remind everyone of some of our basic applicable covenant guidelines:

- Applications are required for both routine (management signs off) and non-routine (goes to Covenants Committee for approval). All contractors must have valid license and insurance.
- **Routine applications not requiring permits:** storm door (front or rear) installation and replacement HVAC through wall units and changing front door paint color (to approved color)
- **Routine applications requiring city permits are:** washer and dryer with vent installs (plumbing, mechanical and electrical), bathroom or kitchen vents (electrical), electrical panel upgrades and patio light and/or receptacle (electrical).
- **Routine applications for wall removal** require plans approved by the city building department and a stamped engineers letter stating the wall(s) are not load bearing.

- **Non-Routine applications requiring Covenant approvals:** new rear patios/decks and walk ways, plantings (front or rear), new split or ductless HVAC systems (require building, electrical and mechanical permits).
- **Partial kitchen upgrades:** no application is needed to replace cabinets and countertops. Parkfairfax staff has been removing cabinets and sealing openings as a courtesy due to rodent issues. However, this is homeowner's responsibility when work is done, and all openings must be sealed prior to re-installing your cabinetry.
- **Full Kitchen upgrades:** If you are doing a full remodel, including any plumbing, gas or electrical work then a Routine application must be submitted with all pertinent permits and contractor information.
- **Bath remodel:** Same as above, any plumbing or electrical changes will require a routine application and all pertinent permits and contractor information.
- **Please remember that this is a shared community with abutting units.** We follow the city noise guidelines for doing any demolition and remodeling. Please respect your neighbors when undertaking a project.

These are the major items and our completed list of Covenants guidelines can be found on our website. You must be registered to view this section. If you are not, please contact Ra'Chelle Carey, [rcarey@parkfairfax.info](mailto:rcarey@parkfairfax.info) to get set up.

Please do not hesitate to reach out to us with any questions or concerns that you may have.

## APRIL USP SPECIALS



Premier Shower Assembly:  
\$115.00 (includes labor)

Non-Special price:  
\$30.00 (labor not included)



Delta Shower Assembly:  
\$148.00 (includes labor)

Non-Special price:  
\$47.85 (labor not included)



Diverter, Tub Handle, Overflow Plate & Flange:  
\$117.00 (labor included)

Shower Box Wall Cap: \$122.00 (labor included)

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

## Mark Your Calendars!

Spend a beautiful afternoon touring the property, visiting participating owner's gardens and patios, viewing Parkfairfax landscaping improvements, checking out our amenities and searching for the famous turtles!



Rain Date—Sunday June 5th

To register for a ticket, please send an e-mail to:

[PFFX2022Tour@gmail.com](mailto:PFFX2022Tour@gmail.com)

Please enter "Ticket Request" in the subject line. Please include:


- Your name
- Your address
- Number of requested tickets
- Your Parkfairfax ID Card No.

Your name will be added to the registration list. Ticket/Program pick up will start at 12:45PM on the day of the event at a location TBD.

---

## Upcoming Activities

- Saturday, June 25th – Summer Concert #1
- Saturday, July 23rd – Summer Concert #2
- Saturday, August 13th – Summer Concert #3
- Saturday, September 10th – Doggie Dip
- Fall Yard Sale (Date TBD)
- Wine & Cheese (Date TBD)
- Sunday, December 4th – Christmas Tree Lighting



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.

*Northern Alexandria*  
**Native Plant Sale**

**Saturday, April 30**  
**9AM to 2PM**

*Largest native plant sale  
in the DC Metro Area!*  
*10 vendors from 3 states & DC*

**1701 N. Quaker Ln. parking lot**  
**Alexandria, Virginia 22302**

**(571) 232-0375**

*[www.NorthernAlexandriaNativePlantSale.org](http://www.NorthernAlexandriaNativePlantSale.org)*

# SMOKE ALARMS

## *Smoke Alarms Save Lives*

### What Are the Different Types of Smoke Alarms?

- Ionization Alarms – These types of smoke alarms sound in a quicker timeframe when there is a fast and flaming fire.
- Photo-Electric Alarms – These types of smoke alarms sound in a quicker timeframe when there is a smoky and smoldering fire.

### What Are the Different Types of Power Sources?

- 9 Volt Battery Power – These smoke alarm batteries must be replaced at least every year, and the entire smoke alarm should be replaced every 8 to 10 years.
- Lithium Battery Power – Long-lasting lithium batteries do not have to be replaced. The manufacturer suggests replacing the entire smoke alarm every 8 to 10 years.
- House Current Power – Smoke alarms that are wired into the home may have a battery back-up if so, The 9 volt back-up battery should be replaced at least yearly. If the back-up battery is lithium powered, it will not need to be replaced. Smoke alarm manufacturers suggest you replace your smoke alarm every 8 to 10 years.

### Five Quick Tips

- Smoke alarms should be installed on every level of your home, as well as inside of all sleeping areas.
- You should test your smoke alarms each month.
- You should lightly dust or vacuum your smoke alarm after each test.
- The entire smoke alarm should be replaced every 8-10 years.
- Your family should plan and practice a home escape plan during your smoke alarm testing routine.

### How to Maintain Your Smoke Alarm

- You should test your smoke alarm regularly.
- You should remove the cover and gently vacuum or dust your smoke alarm annually or when the battery is changed. Follow manufacturer's instructions for cleaning.
- Standard 9 volt battery powered alarms should have the battery replaced each year; do this when you change your clock in the fall.
- Lithium battery powered smoke alarms do not need new batteries each year; instead, replace the entire alarm after 8 to 10 years.
- Never paint over any portion of your smoke alarm.
- If your smoke alarm activates due to a fire in your home, the smoke alarm should be replaced.



### Where to Install Your Smoke Alarm

- *There should be a smoke alarm on every level of your home.*
- *You should place a smoke alarm in each bedroom.*
- *You should not install smoke alarms near fireplaces or wood stoves or in the kitchen; they tend to false alarm more frequently in those areas.*
- *Install smoke alarms at least three feet away from any air return or air vent.*
- *If you have to install your smoke alarm on a wall, it should be placed four to 12 inches below the ceiling.*



# 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](http://www.kingstreetwellness.com)

**BEGINNERS YOGA for MEN and WOMEN:** Our spring outdoor YOGA class will begin on May 7th, Saturday at 8 am. Please phone or txt to sign up and hear additional practice details. Reminder: if you sign up in advance... your first two classes are FREE. We will begin our practice by drawing focus first to: Breath/ Balance/Stretch. Form/Pose will follow. Please phone or txt us if you have any questions. Our class is designed specifically for "beginners." Call or txt Penny at 703-548-1882. NAMASTE!

## 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).

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](mailto: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](http://www.balticconstruction.net).

**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](mailto: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](mailto: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](mailto: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](mailto:mjadaservices@aol.com).

## PET & PLANT SERVICES

**THE GARDEN CONTESSA,** former owner of Contessa's in DelRay is offering April, May, June appointments. We offer planning/ preparation of your beds so you can be ready for spring. We trim/prune bushes, amend soil, deep edge beds, to help prevent weed infestation/clean out old soil and mulch/add new plant nutrition. We refer to this as our "Contessa Signature Service." We can also provide advise on choosing annuals and perennials that you would like to add to your beds. And we are happy to divide current plants and create more. Garden nursery visits available together, by appointment please! Perennial Garden "bed design" is our professional specialty. There is always something to do

in the garden. 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 of completed projects (Before/After). Gardening is our passion. We do it all, large or small. Each year our client base in PFX has grown. We thank you. We are delighted to serve all of you. [ContessasHome@gmail.com](mailto:ContessasHome@gmail.com)

## MISCELLANEOUS/ SERVICES

**Beach House For Rent:** Recently remodeled outer banks cottage has four bedrooms, two baths, enclosed outside shower and dressing room, front and rear decks and a screened dining porch. Next to tennis courts and lake, 300 yards from one of the "Ten Best Beaches" on the east coast ("Washingtonian", 2003). \$2,000 per week. Friday to Friday rental. Call Brigid at (703) 888-6525 or email at [chezbrigid@gmail.com](mailto:chezbrigid@gmail.com).

**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](mailto:info@allegiancepm.com), 703-824-4704, or [www.allegiancepm.com](http://www.allegiancepm.com).

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

*continued next page.*

#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 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.

**1753 Preston Road:** Parkfairfax, PATIO! 1 bedroom, refinished hardwood flooring, new appliances, granite counters, LED dimmable recessed lighting throughout. Separate storage unit. SUNNY! The JohnANDJohn TEAM, RE/MAX Allegiance, 703-8209723. 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.

## REAL ESTATE FOR SALE

**3470 Martha Custis Dr.:** Sunny upper Monroe 1 bedroom end unit with a bank of double pane windows facing parkland and trees. BEAUTIFUL kitchen with pocket door and floor heat. Large size washer/dryer! Pull-down steps to large private attic. The JohnANDJohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com

**1602 Mt. Eagle Place:** The sunny 1 bedroom with front porch needs your loving care and ideas. Plumbing for washer/dryer in unit. Park at your front door. Verdant views. Storage unit. The JohnANDJohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com

**1552 Mt. Eagle Pl.:** Kitchen window/ front door face green courtyard. 2 levels, 2 bedrooms. Abundance of kitchen cabinetry, slate entry foyer, gleaming hardwood floors,

dishwasher. Laundry in building across courtyard. Recessed plumbing in bath. Attic for storage. The JohnANDJohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com

**3752 Gunston Rd.:** You will love this 3 bedroom/2 level with gorgeous patio. White picket fence front yard. Patio back to green space. Close to the Martha Custis pool and tennis courts, the gym and pedestrian bridge to Shirlington. The JohnANDJohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com.

**3103 Valley Dr.:** The most rare & popular of the 1 bedroom/patio models, The Jackson. Sunlight from all 4 directions. Sun-drenched slate patio. Closets galore. All above ground. Extra storage unit. The JohnANDJohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com

## 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!



# Jennifir Birtwhistle

Realtor®

Put a "Different Approach" to Work for You

Trusted Advisor • Respected Peer • Proven Results



## Why You Should Sell This Spring...

**When selling anything, you always hope for high demand for the item coupled with a limited supply. That maximizes your leverage when negotiating the sale.**

*Home sellers are in that exact situation right now. Here's why...*

### YOUR EQUITY IS GROWING IN RECORD AMOUNTS:

According to CoreLogic, current homeowners are sitting on record amounts of equity thanks to recent home price appreciation. That much equity can open doors for you to make a move.

If you've been holding off on selling because you're worried about how rising prices will impact your next home search, rest assured your equity can help fuel your move. It may be just what you need to cover a large portion - if not all - of the down payment on your next home.

### NUMBER OF HOMES ON THE MARKET IS LOW:

A recent report from the National Association of Realtors reveals the year began with supply of available homes at an all-time low.

*"Total housing inventory at the end of January amounted to 860,000 units, down from 2.3% in December and down 16.5% from one year ago (1.03 million). Unsold inventory sits at a 1.6 month supply at the current sales pace, down from 1.7 months in Dec. and 1.9 months in Jan. 2021."*

Source: Existing Home Sales Report, National Association of Realtors

**HOW WILL YOU  
USE THIS  
PERFECT  
STORM TO  
YOUR  
ADVANTAGE?**

**CALL ME  
to discuss  
how I can get you  
top dollar for your  
home.**



703.835.1256 | jennifirbirtwhistle@gmail.com | 1701 Duke St., #100, Alexandria, VA



## What Not to Flush

Toilets should not be used as trash cans—many community water pipes are many decades old and will back up! Don't try to flush used facial tissues, disposable diapers, sanitary napkins, dental floss, cotton swabs, kitty litter, paper towels, disposable cleaning wipes, rags, hair trimmings, plant trimmings, bandages, cigarette butts or paint chips. Put these items out with the trash in plastic bags or in the trash dumpsters at the Maintenance Yard.

## 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

## Individual, Couples & Group Psychotherapy

- ✓ depression & anxiety ✓ relational issues
- ✓ grief & loss ✓ crisis, trauma & PTSD
- ✓ sexual assault & child sexual abuse
- ✓ eating disorders & OCD
- ✓ national & natural disasters



**Kathy Norwine**  
MSW, LCSW, LICSW

703-615-5805

By Appointment

[www.dothework.info](http://www.dothework.info)

*We work with these companies and more to get you the best coverage for the lowest price.*



**Delvin Reed**

(703) 854-1596

[DTReed@aaamidatlantic.com](mailto:DTReed@aaamidatlantic.com)

6715 Backlick Road, Suite 204, Springfield, VA 22150

Auto | Home | Umbrella | Life | Business | Flood



Cleaning homes in Alexandria & Arlington  
Since 1990

Shirley Waller, Owner

703-982-6020

[irishmaidcleaning.com](http://irishmaidcleaning.com)

- Affordable
- Reliable
- Thorough
- Eco-friendly cleaning supplies - great for your family & pets!
- No teams
- Licensed, Insured & Bonded





## Scott's Dog Walks

Dog walking service  
*Bonded & Insured*

Serving Parkfairfax since 2007

571-232-0375  
[cscottknudsen@gmail.com](mailto:cscottknudsen@gmail.com)

## Integrative Touch

Clinical massage with a holistic approach to relieve pain and stress, improve flexibility and posture. Feel better, faster.

Kathy Zwicker, MA  
Certified Neuromuscular & Massage Therapist  
703.304.2827  
[www.amtamembers.com/zwicker](http://www.amtamembers.com/zwicker)

## Marlene Hall

EXP Realty  
Licensed in VA and DC

[marlenehall@gmail.com](mailto:marlenehall@gmail.com)  
703-963-4505



20130 Lakeview Center Plaza Suite 400  
Ashburn, VA 20147



# MAKE YOURSELF COMFORTABLE

## Thinking about switching to a ductless system?

*The Perfect Solution for Cooling and Heating Your Parkfairfax Home!*



### M.E. Flow Can Help You!

**With M.E. Flow You Get:**

- Free In-Home Consultation
- Certified Training & Experience
- Extended Warranties\*
- Quick Expert Installation and Service
- Financing available with approved credit
- Satisfaction Guarantee



LIMITED TIME OFFER

# \$495 OFF

PLUS, 2 YEAR SERVICE AGREEMENT  
*with purchase of complete system - \$320 value!*



## 703-634-5178

[www.NoDuctWorkNeeded.com](http://www.NoDuctWorkNeeded.com)

*\*Go with "The Flow" and increase your warranty to 12 years!  
(parts and compressor)*

M.E. Flow Specializes in Providing Superior Heating, Cooling, and Plumbing Services to Condominiums  
Serving Arlington and Alexandria Since 1951! 703-634-5178 | [www.meflow.com](http://www.meflow.com)

www.Metropawlitansitters.com



Dog Walking & Pet Sitting Services

- \*Daily Dog Walking
- \*Pet Sitting
- \* Overnight Care
- \*Pet Taxi Services

571-365-PAWS (7297)

Serving Northern Virginia Pets for over 10 years

We care for all paws, claws and fins

Licensed, Bonded & Insured

# AB AHMED BROTHERS

**Air Conditioning & Heating**  
Serving Parkfairfax for over 35 years

Installation, Sales and Service, Cleaning by professional mechanics.

- We have new Cooling units only, as well as Heating & Cooling units. Making for a comfortable home.
- New Heating systems.
- Cooling system check up.

**703-642-0001 • 703-642-3349**

For more information call or visit our website

**www.ahmedbrother.com**

**ahmedbrothers@hotmail.com**

Serving the Parkfairfax  
Community for Over 20 Years



**KING STREET**  
Chiropractic  
Wellness Center

*Setting Your Health in Motion*

Bradlee Office Building  
3543 W. Braddock Rd, Suite 200  
(Behind the Safeway)  
Alexandria, VA 22302



Dr. Jeff Borenstein Dr. Steven Trauben

**www.kingstreetwellness.com**

**703.578.1900**

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

At King Street Chiropractic Wellness Center, we believe a full life and healthier you starts with good posture and correct body alignment. From initial evaluation to our personalized treatment plans, our goal is to keep you pain-free and moving confidently at every stage of your life.

Whether you experience headaches, low-back or neck pain, gentle chiropractic care will get you feeling yourself

again. Our comprehensive services including massage, on-site personal training, nutrition and stress management instruction are designed to keep you engaged and enjoying the activities you love.

We invite you to call 703.578.1900 for a complimentary consultation. Experience how our program can keep you pain-free and enjoying life.



## MITSUBISHI ELECTRIC ZONED COMFORT SOLUTIONS™ perfect for keeping every family member happy



- ▶ Room by room temperature control
- ▶ Whisper-quiet operation
- ▶ Odor filtration
- ▶ Allergen filtration
- ▶ No more hot or cold rooms in your home
- ▶ Turn OFF unoccupied rooms
- ▶ Up to 40% more efficient than central air



Wall-mounted indoor unit



Floor-mounted indoor unit



Ceiling-recessed indoor unit



Horizontal-ducted indoor unit



MVZ Multi-position Air Handler



Outdoor Unit



MAKE COMFORT *Personal*

# When You Want it Done Right.



### 1 KNOWLEDGEABLE

For over 100 years in the HVAC & plumbing industry makes us one of the largest and most experienced heating, cooling, and plumbing companies around.



### 2 TRUSTED

Our skilled, trustworthy technicians are continually trained on the newest technologies. We have the know-how to tackle any HVAC or plumbing problem - big or small.



### 3 DEPENDABLE

For over 100 years, we have proudly served over five generations of DC families.

when you want it done right...™

DC (202) 783-6100 | MD (240) 433-1300 | VA (703) 534-0088



info@johngwebster.com | Financing Available!

[www.johngwebster.com](http://www.johngwebster.com)



Each Office Is Independently Owned and Operated

# THE PROOF IS IN MY NUMBERS



When selling your home, it is critical to partner with a real estate professional who has a proven track record and holds themselves accountable to a very high standard.

These numbers depict not only the trajectory of my business, but also the expertise, dedication and commitment that you will receive when I represent you with your real estate needs.

Your property will be sold as quickly as the market allows, with the least amount of hassle and for top dollar. And, as you can see here, the proof is in my numbers.

<p><b>\$359,950</b> COMPETITION AVERAGE \$349,000</p>	<p><b>3%</b> HIGHER</p>	<p><b>MEDIAN LIST PRICE</b></p>
<p><b>3 DAYS</b> COMPETITION AVERAGE 5 DAYS</p>	<p><b>40%</b> FASTER</p>	<p><b>DAYS ON MARKET</b></p>
<p><b>101.3%</b> SOLD PRICE TO LIST PRICE 100.5%</p>	<p><b>.8%</b> HIGHER</p>	<p><b>SOLD PRICE TO LIST PRICE</b></p>

Call Today for a **FREE**  
No Obligation  
Consult!

TerryRaderSellsHomes.com

**Terry Rader**

Your Neighborhood Expert  
TerryRader@kw.com | (703) 887-3735  
Member NVAR Multi-Million Dollar Sales Club







**Your single point contact for a cool and comfortable home**  
**Over 40 years of experience serving the Parkfairfax Community**

**Heating & Air Conditioning**  
**703-683-1996**

*specializing in*



**FUJITSU**

**Affordable Central Split Systems**

**Up to 33 SEER Heating & Cooling Options**  
**12 Year Limited Warranty**

For questions and consultations please contact Dave Gordon at [info@rbincorporated.com](mailto:info@rbincorporated.com)  
**Qualified financing available**



- Air Conditioning
- Heating
- Sheet Metal
- Parts
- UNICO
- PTAC
- Window A/C
- Duct Cleaning

**DAREN BLAKEY SR.**  
 Park Fairfax Specialist

1710 Mount Vernon Avenue  
 Alexandria, Virginia 22301  
 E-mail: [daren@rbincorporated.com](mailto:daren@rbincorporated.com)  
[www.rbincorporated.com](http://www.rbincorporated.com)

Cell: (571) 221-8178  
 Tel.: (703) 683-1996  
 Fax: (703) 683-4751

**LONG & FOSTER** REAL ESTATE | **CHRISTIE'S** INTERNATIONAL REAL ESTATE



**Lisa Floryancic**  
 Realtor®

Cell: 703.568.5136  
 Office: 703.683.0400  
[Lisa.Floryancic@longandfoster.com](mailto:Lisa.Floryancic@longandfoster.com)  
[www.LongandFoster.com/LisaFloryancic](http://www.LongandFoster.com/LisaFloryancic)

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




6363 Walker Lane,  
 Suite 130  
 Alexandria, VA 22310

**Randy Woods**  
 Associate Broker  
 CDPE, SRES  
 703-470-0718  
[RandyBWoods@gmail.com](mailto:RandyBWoods@gmail.com)  
 @RandyWoodsRealtor

**Planning on Buying, Selling or Renting?**  
**Contact me today!**



**BELTRAN & ASSOCIATES REALTY**  
**NEW LISTING! AVAILABLE END OF**  
**MAY/JUNE 1ST**

**3523 Valley Dr \* 2 Bed/1 Bath Lincoln Home**  
**Expanded Patio!! \* Offered for \$1,850**



Boutique firm offering hands-on sales, rentals & property management services.  
Contact us to find out how we can help you, too!

**Repairs \* Cleaning \* Renovations**  
**Sales \* Rentals \* Property Management**



5317 Langston Blvd, Arlington, VA 22207 \* 703-241-8821 office  
[www.beltran-associatesrealty.com](http://www.beltran-associatesrealty.com)

LET THE TASSA  
TEAM GUIDE YOUR  
NEXT MOVE!



Thinking about buying or selling this spring?

Maximize the return on your home by listing with The Tassa Team, trusted Parkfairfax experts for 25 years. We invest in the process to help your home stand out.

**Our services include:**



Expert real estate navigation, from listing to closing.



High-quality and complimentary staging, marketing & photography.



Unmatched local knowledge & passion for **Parkfairfax**.

**Are you preparing to sell your home or find a new space? Contact Rita Tassa or Tim Tassa, Parkfairfax specialists, for a free consultation today.**

[info@thetassateam.com](mailto:info@thetassateam.com)

[www.thetassateam.com](http://www.thetassateam.com)

[tim.tassa@Inf.com](mailto:tim.tassa@Inf.com); 571-722-2534

[brtassa@gmail.com](mailto:brtassa@gmail.com); 703-629-8624



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



# [www.Parkfairfax.com](http://www.Parkfairfax.com)

Simply the BEST way to find out what is "For Sale", "For Rent" or "SOLD" in Parkfairfax. **Call us today (703) 820-9723**



When it comes time to buy or sell, having the RIGHT knowledge can mean thousands of dollars more in your pocket. We have the inside "scoop", we live here. Our insider knowledge can MAKE or SAVE you a BUNDLE!

**We look forward to working with you.**



John, John & Gio - *Se habla Español*

## **#1 in Parkfairfax Sales & Rentals Your Resident Experts**

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006,  
2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014,  
2015, 2016, 2017, 2018, 2019, 2020 & 2021

Call The johnANDjohn TEAM

**[www.Parkfairfax.com](http://www.Parkfairfax.com)**

[johnANDjohnTEAM@Parkfairfax.com](mailto:johnANDjohnTEAM@Parkfairfax.com)



**RE/MAX**  
ALLEGIANCE



703-820-9723

5100 Leesburg Pike, Suite 200

Alexandria, VA 22302

*Each Office Independently Owned and Operated.*

**★ Pet & Plantcare by Gerri LLC**

- WALKING
- SITTING
- PLAYGROUPS
- MEDICATIONS

GERRI HORAN  
SINCE 1999  
BONDED/INSURED

CALL OR TEXT ★ 703-629-1970

**CHELSEA PAINT & PAPER**

Licensed, Bonded & Insured  
References Available

Painting  
Interior / Exterior  
Wallpapering

**Steve Chute**  
chute285@aol.com

Home: 703.912.1450  
Cell: 571.216.9338

# Allegro LLC

Is your electrical system up-to-date?  
Fans, heaters, receptacles  
Light fixtures, electric panels.

**Allegro LLC Electrical Service**  
703.314.1287  
info@AllegroLLC.net  
www.allegrollc.net

Serving the  
Parkfairfax Community

Visa and Mastercard  
Accepted

**What I offer:** 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

**Please text/call:  
703-963-4505  
for a free analysis on  
your home's worth**

*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!**

CLOSED SALES	CLOSED RENTAL	NEW LISTING
<p>3312 Valley Dr, Alexandria, VA 4 offers in a bidding war, got a cash offer over \$30,000 above asking w/ some seller closing costs! *represented the seller \$430,000</p>	<p>5884 6th Street, Falls Church, VA 22041 Closed rental, beat out 3 other applicants! Got application in ASAP and turned it around in 24 hours! *represented the tenants</p>	<p>3200 Ravensworth Pl, Alexandria, VA 22302 End unit Washington model, beautifully updated!!! \$399,900</p>

**Five Star ratings on Zillow**

In all honesty, I would not be able to buy my dream condo in ParkFairfax had it not been for Marlene. Thanks to Marlene's ingenuity, negotiating skills, fast-thinking and actions, I am now the proud owner of a highly sought-after Washington model!

**Yasmeen**  
(buyer)

**Marlene W. Hall, Real Estate Professional, eXp Realty**  
703-963-4505 • Marlene.hall@gmail.com  
Licensed in Virginia and DC • Alexandria Branch Office  
2000 Duke Street, Suite 300, Alexandria, VA 22314  
Toll Free: 866-825-7169 Local: 703-665-3362  
Air Force Veteran

## April 2022

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

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