

Parkfairfax FORUM

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

May 2022
 Volume 44, Issue 5

Three New Board Members Elected

By Lisa Harger, Election Committee Chair

Parkfairfax welcomes three new directors to the Board: Marieke Johnson, Ward 2 Representative; Matt Larson, Ward 5 Representative; and Amanda Mullan, At-Large Representative. Congratulations to the new Board members and thank you to all the candidates for running!

This year 35.62 percent of Parkfairfax owners voted. The percentage of residents casting ballots was notable given that in past election years the Association struggled to get a quorum (25 percent of the electorate).

The election was also notable in that three candidates ran for the At-Large position, while there were no candidates for the open Ward 2 and Ward 5 seats. At the Annual Meeting, five owners nominated themselves from the floor for the vacant seats. Elwood El-Reyes and Marieke Johnson announced their candidacies for the Ward 2 seat and Gary Hucka, Matthew Larson and Robin Woods declared their intention to run for the Ward 5 seat. Voting took place the following day.

The results for the Ward 5 seat are noteworthy. While candidates Huck and Larson received the same number of votes, the weighted percentage for Larson was higher, securing him the win. The weight of your vote is dictated by the square footage of your unit—the same way that your condo fee is. In other words, the vote of a three-bedroom unit owner has slightly more weight than the vote of a one-bedroom unit owner.

Candidate	Electronic Voting Results	Paper Voting Results	Totals
At-Large Representative			
Elwood El-Reyes	138 votes / 0.0825	30 / 0.0179	168 / 10.05%
Jim Konkell	49 votes / 0.0288	12 / 0.0073	61 / 3.61%
Amanda Mullan	268 votes / 0.1605	59 / 0.0343	327 / 9.48%
Quorum Only		5 / 0.0248	5 / 2.48%
Ward 2 Representative			
Elwood El-Reyes		22 / 0.0128	22 / 1.28%
Marieke Johnson		30 / 0.0174	30 / 1.74%
Ward 5 Representative			
Gary Hucka		12 / 0.0067	12 / 0.67%
Matthew Larson		12 / 0.0077	12 / 0.77%
Robin Woods		9 / 0.0053	9 / 0.53%
Quorum Only		1 / 0.0005	1 / 0.05%
TOTALS	455 votes / 0.2719	106 / 0.0843	561 / 35.62%

See **Board Members** continued on page 5.

ADOPT ME!

New Trees Planted in 2021—Available For Adoption Now!

- #176 Dogwood - front corner of bldg. 846
- #177 Dogwood - front of bldg. 844
- #178 Weeping Cherry - front of bldg. 509
- #179 Cherry - in courtyard near bldg. 508
- #180 Weeping Cherry - behind bldg. 532
- #181 Dogwood - front of bldg. 811
- #182 Red Maple - front of bldg. 919
- #183 Redbud - behind bldg. 805

To adopt: Contact Landscape Committee at parkfairfaxlc@gmail.com.



IN THIS ISSUE:

New to Parkfairfax?.....	3
Pet Waste Receptacles.....	3
Resident Reminders.....	3
2023 Assessments.....	3
Covenants and A&PB Committee Volunteers Needed!.....	3
Party Room and Pool Rental Available.....	4
2022 Bike Permits Are Now Due.....	4
Book Club Group.....	4
Manager's Corner.....	5
2022 USP Specials.....	5
Parkfairfax Activities.....	6
Use of Fire Pits and Grills.....	7
Covenants Corner.....	8
Annual Bike Registration Form.....	9
Scheduled Preventative Maintenance.....	10
Ward 4 Painting.....	11
Tennis Courts, Lighting Controls.....	11
2022 Pool Hours.....	12
Join the Meetings Virtually.....	16

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

Website: www.Parkfairfax.info

BOARD OF DIRECTORS

Dave Bush

President, At-Large
Representative
akhetequus@earthlink.net
A&PB Liaison
Term Expires: April 2023

Jeff Lisanick

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

Scott Buchanan

Treasurer, Ward IV Representative
BuchananWard4@gmail.com
Finance and Covenants Liaison
Term expires: April 2023

Peter Ferrell

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

Peggy Clancy

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

Marieke Johnson

Ward II Representative
mjohnsonward2@gmail.com
Term expires: April 2025

Matthew Larson

Ward V Representative
703-998-8304
larsonward5@gmail.com
Term Expires: April 2025

Claire Eberwein

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

Amanda Mullan

At-Large Representative
mullan.atlarge@gmail.com
Term Expires: April 2025

All Board Members can be contacted by emailing BoardofDirectors@Parkfairfax.info. Also, all Board Members, the General Manager and the Assistant General Manager can be contacted by emailing BoardofDirectors-Mgmt@Parkfairfax.info.

COMMITTEE CHAIR CONTACTS

Activities Committee

Joyce Frank
jafrankdesign@hotmail.com

Architecture and Planning Board

Ann McCord
ann@mccordandco.com

Building and Utilities Committee

Chuck Lunati

Community Outreach Committee

Janet Schrader
jschrade_us@yahoo.com

Covenants Committee

Raseana Robertson
rrobertson@parkfairfax.info

Finance Committee

Greg Drone
Gdrone@comcast.net

Landscape Committee

Robin Davis
sororobin@gmail.com

Recreation Committee

Paul Friedman
paulfriedman@comcast.net

Transportation and Land Use Committee

Bob Gronenberg
bob2@comcast.net

MAIN OFFICE:

General Manager

Francisco Foschi, ext. 101
ffoschi@parkfairfax.info

Assistant General Manager

Dana Cross, ext. 104
dcross@parkfairfax.info

Administrative Assistant/ Newsletter

Ra'Chelle Carey, ext. 108
rcarey@parkfairfax.info

Covenants Director

Raseana Robertson, ext. 102
rrobertson@parkfairfax.info

Receptionist

Ronette McMurray, ext. 100
rmcmurray@parkfairfax.info

USP/Service Coordinator

Guy Andrew, ext. 103
gandrew@parkfairfax.info

Service Coordinator

Lolita Clark, ext. 106
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

Jennifer Jett-Bowling
jjett-bowling@parkfairfax.info

1200 W. Glebe Road
Phone: 703-578-3427
Fax: 703-578-9785

HOURS:

Monday - Friday: 7 am - 3:30 pm
After Hours Emergency Number:
1-866-370-2977

Onsite Police Officer

Brian Fromm
Brian.Fromm@Alexandriava.gov

Barkan Management Co.

8229 Boone Blvd Suite 885
Tysons, VA 22182
(703) 388-1005

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.

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.

New to Parkfairfax? A Few Tips to Help You Settle In

Welcome to Parkfairfax—a historic community with a significant future! Parkfairfax is a unique community of 1,684 units carefully nestled into 132 landscaped and wooded acres. This community began as rental units constructed to meet war-time civilian housing needs. Many notable Washingtonians have chosen our community as their first homes when coming to Washington to serve their nation, including Richard Nixon and Gerald Ford. In 1978, Parkfairfax was converted to a condominium and is now home for people of all interests, occupations and ages. Among the amenities Parkfairfax offers are three swimming pools, an exercise facility, tot lots, tennis courts, a car wash, maintenance yard, laundry rooms and woodland trails.

First Steps as a Parkfairfax Resident

Read a recent issue of the condominium newsletter, the *Parkfairfax Forum*.

- Confirm that the front office has a working copy of the key(s) to your condominium (for maintenance and emergency use).
- Get your facilities pass. This picture ID provides access to the maintenance yard, pools, and fitness center. There is a nominal fee to obtain this pass, and owners must show settlement papers; renters must show a lease agreement.
- Register your pets.
- Register your bicycle(s) if you plan to store them in the laundry/storage rooms. They must be locked to the available bike rack. Join the United Services Program (USP) for having routine maintenance tasks performed for your unit. Lower-than-market charges make the program economical, as well as convenient, because the work can be done without your presence in the unit.
- Keep your front light burning at night, for safety. Photo-sensitive outdoor light fixtures are available for installation through the USP program.

For more tips on living in Parkfairfax, go to <http://www.parkfairfax.info/community-info/new-resident-information>.

2023 Assessments, 5.5% Increase

Model Name	FY23	Model Name	FY23
1A Jackson	419.13	2B1 Madison	528.18
1B Jefferson	454.12	2C Washington	512.72
1C Monroe	443.54	2D Cleveland	584.33
1D Adams	413.43	3A Van Buren	613.63
1E Garfield	429.71	3B Harrison	644.55
2A Lincoln	495.64	3C Coolidge	683.62
2A1 Lincoln	515.16	4A Roosevelt	824.42
2B Madison	512.72		

Pet Waste Receptacles

Please do not place household trash bags and household trash in the dog waste receptacles. This causes an unsanitary and unsightly overflow issue. These are not emptied by our trash removal service, but rather by Parkfairfax staff on a less frequent basis.

Please only utilize these receptacles for pet waste bags and small individual trash items such as coffee cups, water bottles, soft drink cans etc. Regular household trash is picked up by our trash removal service 6 days a week and recycling is once a week.

Pet owners: Please do not dispose of your dog waste bags on the ground.

They will not be picked up by our trash removal service and chances are neighbors are picking these up and disposing of them for you.

Covenants and A&PB Committee Volunteers Needed!

The Covenants Committee and A&PB needs volunteers to fill vacancies. The Covenants Committee meets monthly on the second Tuesday at 7 p.m. And A&PB meets monthly on the second Wednesday at 7 p.m.

If you are interested in becoming a member of the Covenants or A&PB Committee, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager. She can be reached at dcross@parkfairfax.info or at 703-998-6315.

The deadline to submit is June 5, 2022.



Resident Reminders

If your mailing address, phone number, email address or any other contact information changes, please let the Association office know.

Also, if you have the locks to your doors changed, please provide the office with a copy. Parkfairfax Condominium Bylaws (article 5 section 9) instructs unit owners to provide a working copy of their unit keys to the Association.

If you are an owner that rents your unit, or if you are a tenant, please remember that you are required to provide the Association office a copy of your lease according to Article 5, Section 8 of the Parkfairfax Bylaws.

Party Room and Pool Rental Available

Any resident of Parkfairfax may reserve Martha Custis Pool A or Party Room. Requests for reservations must be submitted for approval to the General Manager and will be awarded on a first-come, first-served basis.

Hours

The Party Room is available to rent during the day. The lessee may begin entertainment preparation after 8:00 a.m. The room may be used until midnight, Sunday through Thursday; and until 1:00 a.m. on Saturdays. The Party Room may be used until 2:00 a.m. for New Year's Eve functions.

The Martha Custis Pool is available for rent on Wednesday (at any time since the Martha Custis Pool is closed on Wednesday's); from 9:00 a.m. to 11 a.m. on Monday, Tuesday, Thursday and Friday; and from 9:00 p.m. to 12:00 a.m. Friday and Saturday. The resident renting the pool will be required to have lifeguard supervision provided by the current pool contractor, and to pay fees for such supervision.

Fees

A prepaid security deposit of \$200 and a rental fee of \$150 are required to rent the Party Room or the Martha Custis Pool, along with a copy of insurance coverage of \$100,000 at the time of reservation. The deposit will be returned within three weeks of the date of the function, provided that there was no damage done and no clean-up was required.

2022 Bike Permits Are Now Due

If you have not obtained a 2022 bike sticker, please fill out the bike application included in the newsletter (**on page 9**) and stop by the office to purchase a new permit. Please affix the new sticker to the post beneath the riding seat so that it is easily visible. After July 1st, any bicycles in any laundry room that do not have current Parkfairfax 2022 decals will be subject to impoundment.

Stored bikes must be in rideable condition and properly stored in the provided bike racks. Please do not take up more than one bike space in storing your bike. Unregistered or improperly stored bikes will be marked as noncompliant for no less than 14 days. If after 14 days, the bike is still not in compliance, it will be removed and held in locked storage for 60 days. After 60 days, any un-claimed bikes will be disposed of and donated to charity without further notice.

There is a \$70 fee to retrieve a bike once it has been impounded. Registration forms and permit stickers are available from the Association Receptionist at 3360 Gunston Road, on the Parkfairfax website at www.Parkfairfax.info or call 703-998-6315 for more details.

BOOK GROUP

The Secret Token: Myth, Obsession, and the Search for the Lost Colony of Roanoke

by Andrew Lawler

Tuesday, May 17, 7 pm

Parkfairfax Party Room (if this changes we will notify people)



In 1587, 115 men, women, and children arrived at Roanoke Island on the coast of North Carolina. Chartered by Queen Elizabeth I, their colony was to establish England's first foothold in the New World. But when the colony's leader, John White, returned to Roanoke from a resupply mission, his settlers were nowhere to be found. They left behind only a single clue—a "secret token" carved into a tree. Neither White

nor any other European laid eyes on the colonists again. *What happened to the Lost Colony of Roanoke?* For four hundred years, that question has consumed historians and amateur sleuths, leading only to dead ends and hoaxes. But after a chance encounter with a British archaeologist, journalist Andrew Lawler discovered that solid answers to the mystery were within reach. He set out to unravel the enigma of the lost settlers, accompanying competing researchers, each hoping to be the first to solve its riddle. In the course of his journey, Lawler encounters a host of characters obsessed with the colonists and their fate, and he determines why the Lost Colony continues to haunt our national consciousness

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.



MANAGER'S CORNER

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

Enjoying Our Outdoor Spaces with Your Pets

Parkfairfax provides plenty of open spaces to exercise your four-legged friends. However, there are several rules in Policy Resolution #7 (Pet Policy) that need to be heeded. The office has received numerous complaints regarding pet rule violations. The most common complaints are failure to follow the rules below.

- **Leashes:** All dogs must be on a leash per City of Alexandria code. Cats also must be on a leash per Parkfairfax Policy. Parkfairfax does not allow un-leashed free play areas. Therefore, pets must always be on a leash.

- **Pet waste must be removed and disposed of immediately.** We provide collection cans throughout the property.
- **Property Damages:** Owners are responsible for any damages to grass areas, flower beds, shrubbery, etc. done by their pets.
- **Failure to follow the rules** can result in covenant violations.
- **All pets must be registered with the Association.**
- **Additional Pet:** Pet owners must seek and receive approval from the Board of Directors to keep more than one pet per unit.

We ask that everyone please be responsible when out with your pets and respect your neighbors.

Pet Policy PR #7 can be found on our website along with a map showing the location of pet waste receptacles.

MAY USP SPECIALS — SHOWER AND TUB ACCESSORIES



1

Chrome Traditional
Bath Faucet: **\$181.24**
(includes labor)



2

Bronze Traditional
Bath Faucet: **\$191.00**
(includes labor)



3

Capstone Polished
Traditional Chrome
Bath Faucet: **\$136.70**
(includes labor)



4

Premier Muir Chrome
Bath Faucet: **\$141.00**
(include labor)



5

Treme Polished
Chrome Bath Faucet:
\$154.00
(includes labor)



6

Mainline Elite Series—
Prediction: **\$156.20**
(includes labor)



Board Members continued from page 1.

This year there were a lot of questions and conflict surrounding the election, including the use of proxies, what should be allowed (or not) on Facebook, and the enforceability of campaign rules. If nothing else, this year highlighted that it is time to bring our practices into the current century.

The Elections Committee has recommended to the Board that the committee's terms of reference be updated, that a manual

governing elections be created, that the manual include a code of conduct for candidates with clear campaign rules, and that there be real consequences for failure to follow the rules. We also suggest that the possibility of moving to a fully electronic voting platform be considered for future elections. This committee would be happy to continue to serve to see these recommendations through.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee



2022 Summer Concert Series

Concert #1 - Saturday, June 25th, 2022

Tommy Lepson and The Bad Dawgs

A soulful blend of rock, blues and some funky classics, powerful vocals, superb guitar work, and a world class rhythm section that won't quit!

Concert #2 - Saturday, July 23rd, 2022

Mother's Little Helper

"Rolling Stones Tribute Band"

As seen at the State Theater, JV's and O'Sullivan's

Concert #3 - Saturday, August 13th, 2022

Tommy & the Bahamas

"We Cover the Waterfront"

As seen at Blackwall Hitch, Old Dominion Boat Club and Chadwicks

Coryell Lane Pool Lawn Space - 6-8pm

DOGGIE DIP!!!



Saturday

September 10th, 2022

12:00pm to 2:00pm

Lyons Lane Pool

** Dogs must be current with vaccinations and well socialized among groups of dogs**

No adults or children allowed in the pool

Please make sure your dog enjoys being in water

Please no expandable leashes

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.

Use of Fire Pits and Grills

As warmer weather approaches, our common grounds, sidewalks, and streets will start crowding again with kids at play, joggers, strollers, and everyone out and about looking to enjoy the outdoors.

We wanted to take this opportunity to remind all of our residents of a few important community guidelines regarding the use of recreational fire within Parfairfax's boundaries:

- **Grills are permitted without approval.** They may be used on stoops, porches, breezeways, and entrances. One grill per unit (not to exceed 45" in height and 27" in width) can be placed on the common elements immediately adjacent to a stoop or porch, or portico when not in use, provided that a grill cover is used or that the grill is concealed with shrubbery. When in use, grills may be placed directly on the stoop, porch, or portico.



- **Grills on Patios:** larger grills are allowed, with the same placement restrictions as chimineas listed below.
- **Chimineas** are permitted but cannot be within 10 feet of combustible materials and cannot be placed within 15 feet from the building and 4 feet from shrubs and trees and must comply with City ordinance, subject to change by the City of Alexandria.
- Due to their significant fire hazard potential, **Fire pits are not permitted** throughout the community. The sparks and embers can become wind-borne and ignite in other locations, especially in our woodlands. Please see Administration Resolution #2 on our website for more details.

We encourage our community to contact us and let us know if you believe you are witnessing a fire hazard.

Safety First!

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

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.

Covenants Corner

Spring is here and everyone is thinking about being outdoors, sprucing up their homes, planting, and beautifying our community. As you make your plans, remember we all agree to abide by common rules when it comes to making upgrades to our community.

The Covenants Committee wants to remind you of a few important Association policies:

Special Project	Do you need approval?	General Manager	Covenants Committee
Window Replacement	Yes	X	
Air Conditioners or Heat Pumps	Yes	X	
Ceiling Fan	Yes	X	
Kitchen Stoves (may require a gas shut off)	Yes	X	
Washer/Dryer, Dishwasher or Exhaust fan	Yes	X	
Door Hardware	Yes	X	
Storm Doors, Front Doors and Back Doors	Yes	X	
Exterior Front or Back Light Fixtures	Yes	X	
Plant Holder and/or Flag Holders	Yes	X	
Front Stoop Railings	Yes	X	
Kitchen Cabinets, Counter Tops and Flooring	No		
Replace Lavatory Faucet and Toilet	No		
Interior Painting	No		
Replace Interior Lighting/ Heating Fixtures	No		
Resident Installed Walkways	Yes		X
Plantings and Gardens (restrictions may apply)	Yes		X
Exterior Water Spigots	Yes		X

These are just some of the projects residents plan as spring approaches. Applications and specifications for these changes are available on the Parkfairfax website, www.parkfairfax.info, and at the Association office. For additional guidance, you may contact Raseana Robertson, Covenants Director, by phone or by email at rrobertson@parkfairfax.info.

“Covenants” Is Not a Four-Letter Word

Administrative Resolution Number 5 (AR-5) establishes the Covenants Committee and defines its role and operations. “The primary responsibility of the Covenants Committee is to advise and assist the Board of Directors in monitoring and enforcing compliance by owners and residents with the provisions of the Condominium Instruments and the Book of Resolutions.” Whew!

In simpler terms, this means the all-volunteer Covenants Committee is responsible for reviewing applications from owners who wish to make changes to their units or common areas covered by Administrative Resolution Number 2 (AR-2) that could affect their neighbors, either directly or indirectly. Given our diverse residential population, wide variety of talent, skills, and ideas about what makes a home a home—there is always something happening!

Did you know the majority of the applications submitted are approved? As long as we receive the necessary information, detailed sketches, and necessary permits (as outlined in the specifications on the website), review and approval are simple processes.

Be sure to complete all the forms and necessary documentation because if your application is incomplete, we have to disapprove until we have the full package. When the work is being done in your unit, please post the City permits in your window.

Remember that the City of Alexandria may require additional permits so check their website: www.alexandriava.gov.

Keep beautifying Parkfairfax; just keep Covenants in mind when you do.

PARKFAIRFAX CONDOMINIUM
3360 Gunston Road
Alexandria, VA 22302
(t) 703-998-6315 (f) 703-998-8764 (e) www.Parkfairfax.info

ANNUAL BIKE REGISTRATION FORM

Parkfairfax Condominium provides 50 common element laundry rooms throughout the community. There is a bike rack in each laundry room. Resident unit owners and residents are permitted to secure their bikes to the common element bike racks in these common element laundry rooms according to the following terms and conditions:

1. Registration. Each bike must be registered annually using this Annual Bike Registration Form ("registration form"). The annual registration fee is \$10.00 per bike, paid by check or money order only. Each year payment must accompany a completed copy of this registration form returned to the Management Office at 3360 Gunston Road, Alexandria, VA 22302.

You may hand deliver your completed registration form to the Management Office during Management Office open hours and receive your current bike sticker(s) while you wait. You may also either hand deliver your completed registration form to the drop box located to the right of the front door at 3360 Gunston Road or you may mail your completed registration form to the Management Office; in either of these two (2) latter options, allow two (2) weeks for the delivery by mail of your bike stickers good for a respective bike registration year.

2. Time of Registration. Any bike secured to a common element bike rack must be registered by July 1st of each new bike registration year. The bike registration year runs from June 1 to May 31. Bike stickers are issued as a part of the bike registration process. Bike stickers for the upcoming bike registration year are available on April 1. Any bike sticker issued prior to April 1 for the then current bike registration year must be updated during the following April or May for the succeeding bike registration year that commences on July 1st.

3. Bike Stickers. Affix a current bike sticker to each bike you secure to a bike rack. Each bike sticker should be affixed to the post beneath the riding seat (saddle) so that it is clearly visible. Use of any bike rack is on a space available basis.

4. Other Rules. (a) A bike must be secured to a bike rack with a lock or a chain/cable and a lock; otherwise, bike storage in a laundry room is prohibited; (b) gas powered bicycles, mopeds, scooters, etc., are prohibited in laundry rooms and will be removed immediately without prior notice.

5. Notice. Parkfairfax is not responsible for damage to bikes or the theft of bikes from common element storage areas. { SEQ CHAPTER \h \r 1 }

Resident's Name (please print clearly using ink) _____

Address _____

Phone #s (h) _____ (w) _____

Email _____

Bike #1 Make/Model _____ Color _____

Bike #2 Make/Model _____ Color _____

Bike #3 Make/Model _____ Color _____

Enforcement. The permitted bike rack user subscribed below acknowledges his/her understanding and agreement that the Association enforces bike rack usage by placing a 14-day notice on any bike that does not bear a current bike sticker on or after July 1; by various means the Association will attempt to contact the bike owner 2 weeks prior to the removal of a bike from a laundry room using the information given above by the bike owner. If the bike sticker on such bike is not updated during those 2 weeks, staff will remove the bike from the laundry room and a \$70.00 bike removal fee per bike payable to the Association will be required prior to the return of the bike owner's bike(s). If such bike(s) remain(s) unclaimed for 60 days following removal, the bike(s) will be given to charity.

Waiver. The bike rack user subscribed below hereby agrees to be fully liable for and to waive and release the Association, its Board of Directors, employees, agents and members from any and all injuries, costs, damages, causes of action, claims and any consequential and incidental damages, including attorney's fees arising out of or resulting from any loss, injury including death or damage to person or property which the bike rack user may sustain or cause as a result of or related to the bike owner's use of an Association common element bike rack.

Indemnification. The bike rack user subscribed below hereby agrees to indemnify, defend, reimburse and forever hold harmless the Association, its Board of Directors, employees, agents and members from any and all injuries, costs, damages, causes of action, claims and any consequential and incidental damages, including attorney's fees, arising out of or resulting from any loss, injury including death or damage to person or property which the bike storage area user may sustain or cause as a result of or related to the bike owner's use of an Association common element bike rack.

Agreed to as regarding all the above: Resident's Signature: _____ Date: _____

..... **Office Use Only Below** **Official Use Only Below** **Official Use Only Below** **Official Use Only Below**

Bike #1 _____ Bike #2 _____ Bike #3 _____

Account verified in Buildium : _____ Amount Paid: _____ Check/MO #: _____
 Employee Name



Scheduled Preventive Maintenance

The Plumbing Crew will continue snaking the sanitary sewer pipes in the crawlspaces as their schedule permits. To avoid handling of your personal property, and to keep things moving as quickly as possible, please do not store anything on the building's hatch well covers. These are the large, black, steel, half circles normally located at the rear, or ends, of the buildings. Please note that Maintenance needs periodic access to the buildings' crawlspaces for both routine and emergency repairs. Large pieces of equipment and piping might occasionally be brought into the crawlspaces. Keep this in mind if you decide to plant around the crawlspace opening. While the staff tries to be careful, they must have room to enter and exit these spaces. Do not plant or store anything here that you might regret losing.

Warmer Weather is here...

...And after the mild winter we've had, some feel we may now be in for a hot summer. Several years ago, thru the wall A/C units were introduced to Parkfairfax Condominiums. In the ensuing years, a large number of these units were installed. More recently Ductless Units were developed which soon transformed the HVAC industry by providing a broader choice of cooling options for the general public. In an effort to maintain the historic lasting appeal of Parkfairfax, the Board of Directors appointed a committee to develop a set of specifications designed to standardize and guide homeowners and contractors in the process of upgrading to ductless units. If you are among those considering installing a ductless split system, please pick up an application from the main Parkfairfax Office. You will also be provided a copy of the current HVAC Specifications for Central Packaged Split System Electric Heat Pumps. Once you have selected a contractor, we would encourage you to set up an onsite meeting with your contractor and maintenance staff to go over the specification requirements for a smooth installation.

Replacement of a thru-the-wall A/C unit

as the weather warms up you may find yourself needing to replace a thru-the-wall A/C unit, and if you do please be certain that the correct replacement is used. There are contractors out there who are all too willing to use a standard window unit as a replacement for a thru-the-wall unit, however, due to the venting of a standard window A/C unit you will find yourself not only losing part of your cooling ability, but you may also end up paying more to cool you home. Always insist that a thru-the-wall unit is replaced with another thru-the-wall unit. You can tell the difference between a regular window unit and a thru-the-wall unit by simply looking at them, the casing of a thru-the-wall unit will have louvers for venting on the back of the unit only, whereas a window unit will have venting louvers on the side/s as well. Please remember that thru the wall units can be purchased for heating as well as cooling.

IMPORTANT

Please Read This If You Have an Attic-Level Ceiling

Over the years, a small but significant number of attic level ceilings have loosened from their joists, and in some extreme cases have fallen. These attic level ceilings may become unattached from the joists/ceiling structure for many different reasons, roof leaks, improper storage by residents, a possible misstep of a past resident, vibration or workman in the attic that may have loosened the ceiling below from its anchors; and, over time, a ceiling may finally simply yield to gravity.

We have not been able to determine the cause of the failure in every instance. As a precaution, we ask that each resident be watchful particularly of attic level ceilings; and especially if it appears that an attic level ceiling may be "sagging" down, in towards the unit.

There are some things you can do to make sure your attic level ceiling stays in good shape:

- You should make certain that everything in the attic is being supported by the joists (the beams that the ceiling is nailed to). Nothing should be placed directly on the thermal insulation between the joists.
- Boards (or plywood) can be set on top of the joists to provide a more uniform platform for setting items on.
- Ceiling fans (or anything else attached to the ceiling) should be attached to the wooden joists, not just hanging from toggle bolts punched through the plastered ceiling.
- Anyone walking in the attic should stick to the catwalk down the center of the attic. It is potentially dangerous step off of the catwalk onto the tops of the joists; if your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or at some time in the future.
- Avoid jarring/construction types of activities in the attic. Do not use the attic above your unit as a work room.
- If you put flooring down, do not hammer on the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance to fully evaluate the attachment of the ceiling to the underside of the joists in the future. Decking should also not interfere with the ventilation along the eaves (the daylight space along the roof/gutter line).

Ward 4 Painting

Tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 3; touch-up work will be done in-house as needed. Palmer Brother's Painting will perform in Ward 4 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be affected this year by contractor painting and touchup.

Other major in-house and contracted work that is pending this year includes:

- Carpentry repairs and replacements will be done in-house and by contractor again this year.
- PEX piping installation will be done by Plumbing contractor E&G LLC
- Contracted entry stoop replacements and sidewalk replacements will continue as approved. Residents at affected entry stoops will be notified in advance.

Tennis Courts, Lighting Controls

All five of the lighted tennis courts and the basketball court have player-controlled lighting controls. You will find the electrical timer switch at the entry gate to each of the lighted play areas. Turn the switch "ON" once. The play lights must warm up for a few minutes before they reach full brightness. Flipping the switch "off" and "on" will only delay the warm-up Period. When you have completed your play and are leaving, please turn the lights "off" if there are no other players waiting to use the court. Please call Maintenance at 703-998-6315 if any lighting is out or not working properly' or if any other required maintenance is required at the tennis court areas.

Paint Color Request Form

WARD 4 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2022

Date

Name(s)

Building Number

Unit

Address

Phone Number (Home)

Phone Number (Work)

Please check your selected color:

- Bracken Tenement Biscuit Outside White
 Barraud House Green Phillipsburg Blue
 Market Square Dark Green Palace Arms Red
 Levington Kitchen Green
 I wish to stain my front door with one of the following stains. *Do not prepare it for painting:*

Minwax Stains

- 235 Cherry 2718 Ebony
 2716 Walnut 210 B Golden Oak

These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.

Return form to:

Parkfairfax Condominium at 3360 Gunston Road, Alexandria, VA 22302; or FAX to 703-998-8764.

2022 POOL HOURS

(Parkfairfax photo access cards are required to enter the pool. If you don't have a card, you may obtain one from the Association Office. Access cards may not be active for accounts with outstanding balances).

POOL ADDRESS:	MON	TUES	WED	THURS	FRI	SAT	SUN	HOLIDAY HOURS
Pool A 1117 Martha Custis Drive	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	11am-8pm	9am-8pm	9am-8pm	10am-8pm
Pool B 3715-3717 Lyons Lane	CLOSED	12pm-7pm	1pm-8pm	CLOSED	12pm-8pm	11am-8pm	11am-7pm	11am-8pm
Pool C 3314-3316 Coryell Lane	1pm-8pm	CLOSED	1pm-8pm	12pm-7pm	12pm-8pm	12pm-8pm	12pm-7pm	12pm-8pm

1. The swimming pools are for the enjoyment of the residents and occupants of Parkfairfax, who have a current facilities pass. The Association accepts no responsibility for any accident of injury in connection with such use or for any loss or damage to personal property.

2. By using the pool, you agree not to hold the Association liable or responsible for any damages or injuries which you might sustain and, furthermore, hereby agree to indemnify, reimburse and hold the Association harmless from any and all costs, expenses, damages, or injuries sustained by you or incurred by the Association as a result of your use of the pool. Pool users agree to be bound by all provisions of the Association, including those related to the use of the pool, and subject to the Association's enforcement authority. All owners, residents, and guests are responsible for their behavior and that of their tenants, residents, occupants, lessees, invitees, children and guests.

3. A current facilities pass is required to use the pool. The photo ID access card will allow up to 3 guests to be admitted to the pools at no charge. Unaccompanied guests must also present their sponsor's facility pass to gain access to the pool.

4. Lifeguards are in charge of the pool and pool area at all times when the pool and pool area is open and/or operational. All persons using the pool must obey the lifeguards at all times and comply with all instructions, directions, orders, and commands issued by the lifeguards designed to promote the health and safety of the pool users or to enforce compliance with the Association's rules and regulations. Non-compliance with the lifeguards or violation of the Association's rules and regulations shall subject any pool user to immediate ejection from the pool and pool area. There may be other enforcement actions by the Association. The pool is open for use only when the lifeguards are on duty and at their stations. Pool users are to stay clear of the guard stations and should not lounge around the stations or obstruct the guard station or the check-in desk.

5. If you cannot demonstrate to the lifeguards that you can swim, you will not be allowed in water over your head. The lifeguard may test your swimming ability.

6. For safety reasons, children under the age of sixteen (16) years of age must be accompanied by a resident sixteen (16) years of age or older to be admitted to the pools and tennis courts. A children's card (no photograph) shall be required for children between the ages of twelve (12) and sixteen (16). Diaper age children must wear plastic pants to be permitted in the pools.

7. You must take a cleansing shower before entering the pool or after using the toilet. No one will be allowed to swim who has a cold, inflamed eye, a cough, infection, or is wearing bandages. Only swimming suits may be worn in the pool. Cut-off jeans, cotton t-shirts and similar clothing may not be used.

8. Glass containers and breakable objects are not permitted in the pool areas. Non-alcoholic beverages in non-breakable containers (plastic bottles, cups made from paper, plastic or Styrofoam, or metal cans) in sizes not larger than sixteen ounces (16 oz) will be allowed in the pool area during regular pool hours. Containers for the storage of such beverages (such as portable coolers) are permitted. Intoxicated persons will be denied access to the pool area at all times. No facility to prepare or serve food is allowed on the pool deck.

9. Street shoes are not permitted on the pool deck.

10. No pets will be permitted in the pool or on or within the pool area.

11. Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.

12. No running, pushing, dunking, rough play, or profane language will be allowed in the pool area. Standing or sitting on someone's shoulders or spouting water and similar unhygienic actions are not permitted.

13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

14. Suntan oil is not permitted in the pool. Please use a towel to cover your lounge chair, especially if you are using tanning oils or sunscreens.

15. Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.

16. Any person who continues to violate a rule after being warned by a lifeguard is subject to having their facilities pass withheld by the lifeguard and forwarded to the General Manager, who will return it only after the matter of the offending resident is discussed with the General Manager. The rules and regulations of the Association will be enforced by the Manager, violators will be subject to the enforcement authority of the Association.

17. Lap lanes are for active swimming only.

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

Our "BEGINNERS" OUTDOOR HATHA YOGA CLASS... FOR MEN and Women will commence on Saturday, May 21 at 8 am. We will meet every Saturday for ten (10) weeks. Please come to the grassy area, at the "triangle" on Preston and Valley Drive. Bring your Yoga Mat, a towel or small blanket you can roll up, and water for hydration. We are very excited to see all of you. Each class will be 50 minutes. Our first two (2) classes will be FREE. Please call us and sign up in advance, if you wish to take advantage of this FREE, 2-class offering. Our eight (8) remaining classes will be \$15 each/\$120. Checks or cash accepted. If you wish to pay each time you come, just let us know in advance. We encourage you to arrive ten minutes early to sign in and pay before our class begins promptly at 8 am. If you prefer, you can pay for all eight remaining classes at a reduced fee of \$100. Feel free to contact: Penny your resident Yoga Teacher at txt, 703-548-1882. We welcome your weekly attendance and look forward to meeting all of you. Please do phone us in advance if you have any questions. We are Licensed and Insured. See you Saturday, May 21 at 8 am. 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, godsblowing4me@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.

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 MAY, JUNE and JULY appointments. We provide complete cleanup/deep edging of your beds, trimming of bushes, amend/fertilize soil, transplant and divide plants and help you with creating "more" out of what you already have. We haul away all plant debris and clean and tidy well before departure. We always go the extra mile. Every spring and fall you should be doing a garden cleanup, if you want a successful garden experience. If you have not taken advantage of our FREE 30-minute Consultation; we teach, advise, share and encourage, and we enter into an ongoing gardening experience with you. We find our residents who use our service and our knowledge, actually get more excited about their garden areas. Then you each seem to be more confident about selecting and adding new plant life. This is so rewarding, because what we are all doing, is beautifying our wonderful community. New: Nursery visits by appt with us are available. So much fun and most of you need new plants each year. So much of our plant life in PFX is very aged with sparse growth and well beyond the point of saving, but if we can "save" we will. We always honor the guidelines of our community, but you can add new plant life. If we can become your advocate in getting PFX involved in replacing old plants/bushes, we are happy to do so. "Contessa" says...it's a good thing. Take advantage of our knowledge. Txt 703-548-1882. We provide COVID SAFETY and are masked and gloved. References/Photos available. Gardening is our passion. We do it all...and each year, more of you use our services. We build relationships and uniquely serve you and your garden, season to season. Call today and schedule your appointment. Thank you! ContessasHome@gmail.com

continued next page.

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.

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

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

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

3103 Martha Custis Dr.: Sunny 1 bedroom, updated electric, box stainless steel appliances, washer/dryer, dish washer, freshly painted and refinished hardwoods. 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.

REAL ESTATE FOR SALE

3613 Gunston Rd.: HUGE, sleek, contemporary 1 bedroom treetop condo. Renovated kitchen with stainless appliances and granite countertops. New washer/dryer and easy parking! Recessed plumbing in bathroom. The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723. www.Parkfairfax.com

3772 Gunston Rd.: Have you been waiting for a 3 bedroom to make your own? Patio area, easy access to Shirlington's pedestrian bridge taking you to restaurants, bars, post office, library, Harris Teeter grocery. 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

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.

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 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



LONG & FOSTER
REAL ESTATE

ANTHONY N. ATHANASON
MRP®, ASP® -RE, CTT+, Licensed in VA, DC, MD

NVAR Top Producer
C: 703-999-4990 O: 703- 522-0500
Anthony.Athanason@LNF.com
www.LongandFoster.com/AnthonyNAthanason




@ANTHONYSELLSDCMETRO- Arlington Office
4600 Cherry Hill Road, Arlington, VA 22207

Individual, Couples & Group Psychotherapy

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

703-615-5805
By Appointment
www.dothework.info



Kathy Norwine
MSW, LCSW, LICSW

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=S01RSIZqQzFHODI0OENEWnRpQUtUZz09>
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=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

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
6715 Backlick Road, Suite 204, Springfield, VA 22150

Auto | Home | Umbrella | Life | Business | Flood



IRISH MAID

Cleaning homes in Alexandria & Arlington
Since 1990

Shirley Waller, Owner
703-982-6020
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

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

Marlene Hall

EXP Realty
Licensed in VA and DC

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

**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

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



MITSUBISHI ELECTRIC
COOLING & HEATING

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



Each Office Is Independently Owned and Operated

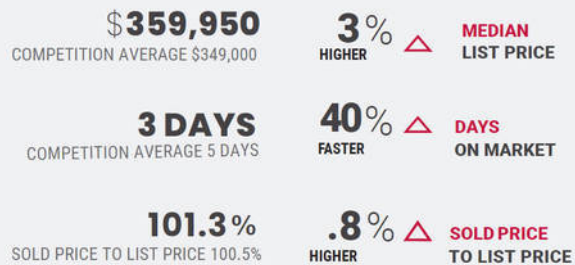
MY NUMBERS ILLUSTRATE MY EXPERTISE

**SOLD!
in
2 Days
Over
List
Price!**



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.



Call Today for a FREE No Obligation Consult!

Terry Rader

Your Neighborhood Expert

TerryRader@kw.com | 703-887-3735
Member NVAR Multi-Million Dollar Sales Club

TerryRaderSellsHomes.com





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




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
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
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@longandfooster.com
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
 @RandyWoodsRealtor

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

MAY 2022

BELTRAN & ASSOCIATES REALTY

COMING SOON



**3245 Martha Custis Drive
Garfield 1 Bed/1Bath Patio Home
Coming Soon for Rent * Not Yet Priced**

Sunny Garfield PATIO home with private back patio and front sitting area. Updated kitchen with newer soft close maple cabinetry, updated countertops and appliances. Freshly painted throughout in modern, neutral wall color. Full size washer and dryer in closet, not kitchen!

COMING SOON



**3430 Martha Custis Drive
Monroe 1 Bed/1 Bath with 805 Sq Ft
Available June 1st * Not Yet Priced**

Updated kitchen and bathroom. Granite counters and generously sized kitchen cabinets that go up to the ceiling and newer appliances! Hardwoods. Washer and dryer. Attic.

**3523 Valley Drive
Lincoln 2 Beds/1 Bath Patio Home
Available June 1st * Asking \$1,850
More Info + Photos:
www.beltran-associatesrealty.com**



Sales * Rentals * Property Management
5317 Langston Blvd (formerly Lee Hwy)
Arlington, VA 22207
www.beltran-associatesrealty.com



Follow us on social media



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
www.thetassateam.com
tim.tassa@Inf.com; 571-722-2534
brtassa@gmail.com; 703-629-8624



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



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

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 (3rd Generation) • 3rd 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




May 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 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	4	5 Finance Committee Meeting, 6:30 pm	6	7
8 Happy Mother's Day	9	10 Covenants Committee Meeting, 7 pm Newsletter Submission Deadline	11 A&PB Committee Meeting 7 pm	12 Transportation & Land Use Committee Meeting, 7 pm Building and Utility Committee Meeting 7 pm Large Item Pick-Up	13	14 Office open 9 am – 12 pm
15	16	17 Book Club 7 pm	18 Board Meeting 7 pm	19	20	21
22	23	24	25	26 Building and Utility Committee Meeting 7 pm Large Item Pick-Up	27	28
29	30 Memorial Day Office Closed	31	1	2	3	4
5	6	7	8	9	10	11

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