

Parkfairfax FORUM

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

June 2022
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Residents Recognized for Community Service

Beth Hand, long-time Parkfairfax resident and zealous advocate for the community's trees, received the Volunteer of the Year Award at the 2022 Annual Meeting for her dedication and determination in ensuring that the community retains its notable tree canopy. Board Director Claire Eberwein and Landscape Committee Chairperson Robin Davis jointly presented the award.

In her presentation, Davis noted that Hand is one of the many residents who walks her dog on Parkfairfax streets and common areas and observes the health or decline of our trees.

"Around seven years ago," Davis said, "Beth started noticing the decline in our tree canopy, specifically along our sidewalks, and decided to take action. As she said to me time after time, 'I want us to take action as a community recognizing what an oasis we have here and how critical it is to invest in tall, shade trees—for property values, mental and emotional health, for run-off abatement, for helping mitigate climate change.'"

"Working with both the City and Management," Davis continued, "Beth has tirelessly pursued improving our tree canopy and maintaining our trees or as she calls it "oasis" here in Parkfairfax." And for that service she received the Volunteer of the Year Award.

Other residents were also recognized for their service to the community.

Former Board member Robin Woods received the Parkfairfax Citizens Association Outstanding Service Award.



Director Claire Eberwein (left) and Landscape Committee Chair Robin Davis (right) with award winner Beth Hand.

Board members Scott Buchanan, Peter Ferrell, and Jeff Lisanick received a Special Award for their work in finding and vetting candidates for the vacant General Manager Position.

Ann McCord received the Edward F. Preston Founders Award for her work as chairman of the Architecture and Planning Board.

Adoption of a Social Media Policy

During the May 18, 2022 Board of Directors meeting, the Board adopted a new administrative policy: AR#43—Acknowledgement of and Agreement to Limited Use of Social Media by Members of the Board of Directors.

To view this policy, please visit the Parkfairfax website.

<https://parkfairfax.info/content/uploads/2022/06/AR43--Acknowledgement-of-and-Agreement-to-Limited-Use-of-Social-Media-by-Members-of-the-Board-of-Directors.pdf>

IN THIS ISSUE:

Gardens in the Park Month begins.....	3
2022 Bike Permits Are Now Due.....	3
2022 USP Specials	3
General Good Neighbor Reminders at Parkfairfax.....	4
Book Club Group.....	4
Manager's Corner	5
Quick Fix for Dripping A/C Units No Longer Allowed	5
Parkfairfax Activities.....	6
Adopt-A-Tree.....	7
Parking Policy Reminders.....	7
2023 Assessments, 5.5% Increase	7
Annual Bike Registration Form	8
Ward 4 Painting.....	9
2022 Pool Hours.....	10
Join the Meetings Virtually	14



Parkfairfax Condominium Unit Owners Association

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Term Expires: 2024

If you need to contact all Board members at once, you can email them at BoardofDirectors@Parkfairfax.info. To reach all board members and our management team at once, email us at BoardofDirectors-Mgmt@Parkfairfax.info.

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.

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-open-

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Barkan Management Co.

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Gardens in the Park Month Begins

From a fairy garden to a native plant garden, the 2022 Parkfairfax Patio and Garden Tour had something for everyone. Gardening enthusiasts and curious newcomers to the wonderful world of plants followed their maps to eight resident patios and personal garden spaces as well as landscape focal points and community gardens.

The tour on June 4 was the opening event in the Gardens in the Park Month, a celebration of our green spaces organized by the Landscape Committee and the Activities Committee. The celebration continues Saturday, June 11, with a Seedling/Garden Care Demo and Plant Share at 2pm at the Valley Drive parking lot. On Thursday, June 16, residents are invited on a Turtle Walk through the property that begins at the Management Office. The activities conclude with a Tree Walk, Saturday, June 25, at 10am starting at the Management Office.

Look for more programming from the Landscape Committee in the Parkfairfax weekly email and on Facebook.



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 8**) 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.

JUNE USP SPECIALS — WATER SAVING TOILETS



1
Premier Toilet Elongated bowl
and comfort height 1.28GPF:
\$225.00

Non-Special Price - \$135.00
(not including labor)



2
Premier Select 2-Piece
1.1/1.6 GPF Dual Flush
Elongated Toilet in White:
\$255.00

Non-Special Price - \$143.50
(not including labor)



3
Premier Select 2-Piece
1.1/1.6 GPF Dual Flush Round
Toilet in White: **\$239.00**

Non-Special Price - \$152.00
(not including labor)



4
Gerber Toilet - 1.6 GPF:
\$210.00

Non-Special Price - \$125.00
(not including labor)

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

General Good Neighbor Reminders at Parkfairfax

Every association—including ours—has a few rules we all need to know about: For instance, where can we park, and where may our guests park? What are the limitations on the number of pets we may keep in our homes?? And what choices—color, styles, materials, landscaping—do we have regarding the décor of our homes' exteriors? These are just a few.

Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it is important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—look for a list of association rules on the community website or use the following link: <http://www.parkfairfax.info/content/uploads/2011/05/Administrative-Resolution-No.-2.pdf>.

The Association By-Laws can also be found on our website or use the following link: <http://www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws.pdf>.

Rules also need to be updated periodically. If you believe a rule is obsolete or needs to be amended or updated, contact a member of the association board to find out how to propose a modification or revision.

Noise: please be mindful that in most buildings you may have someone over or under you. Covenants require that 80% of your floors are carpeted and padded if you are directly over another unit.

Patios, Decks and outdoor areas: Please be considerate when using your outdoor spaces as well, especially when entertaining late in the evenings. Owners and residents are responsible for keeping their immediate patios free of clutter and for maintaining any owner planted greenery or shrubbery. If you recently purchased your home, please remember that any installed patio or deck was conveyed to you. Patio/deck upkeep is the sole responsibility of the unit owner. This includes maintaining the surface areas and the grade to be sure water is not flowing toward the building or worse yet your rear door. Remember here too any changes to the patio or plantings must be submitted for approval

Contracted or homeowner work or renovations: we have a set of guidelines regarding all interior renovations, what is considered routine (applications approved by management) what is considered non-routine (applications submitted to the Covenants committee for approval). There are also guidelines for the hours when this work can be done.

Permits: many items require a building permit from the city. Any electrical work such as moving or replacing the main panel, installation of a bathroom or kitchen exhaust fan, exterior outlets, installation of a split HVAC system or moving of the gas line in the



kitchens all require city permits and applications filed with the management office.

Pets: Parkfairfax follows the City of Alexandria's leash laws and does not allow for any untethered pets, neither cats nor dogs to run free. Please do not allow your pets off their leashes. We have received several complaints regarding this issue recently and follow up with a courtesy reminder through Covenants. You can also find our covenant specifications on the web.

Let's all work together to keep Parkfairfax the lovely oasis it is.

BOOK GROUP

Brooklyn

by Colm Toibin

Tuesday, June 21, 7 pm

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



Novel. Historical (late 1940s). Eilis Lacey has come of age in small-town Ireland in the hard years following World War Two. When an Irish priest from Brooklyn offers to sponsor Eilis in America, she decides she must go, leaving her fragile mother and her charismatic sister behind. Eilis finds work in a department store on Fulton Street, and when she least expects it, finds love. Tony, who loves the Dodgers and his big

Italian family, slowly wins her over with patient charm. But just as Eilis begins to fall in love, devastating news from Ireland threatens the promise of her future. "Written with mesmerizing power and skill" (The Boston Globe), Brooklyn is a "triumph...One of those magically quiet novels that sneak up on readers and capture their imaginations"

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

Safety tips

We've all heard of the dangers of having an open flame, not storing gasoline indoors or staying near the grill while cooking, but an item often overlooked is the dryer vent.

According to the U.S. Consumer Product Safety Commission, there were 15,600 fires associated with clothes dryers in just one year. Of those fires 20 resulted in death and 370 in injuries. It's been determined that fires can occur when lint builds up in the dryer or in the exhaust duct. Once lint has blocked the flow of air, heat can then build-up, resulting in a possible fire. To help prevent fires please heed the following advice.

Clean the lint screen/filter before or after drying each load of clothes. If you find that your clothing is still damp at the end of

a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure a flow of exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Removing a blockage in the exhaust path may require disconnecting the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, this type of duct provides for maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce or stop airflow.

Quick Fix for Dripping A/C Units No Longer Allowed

Perhaps you have seen a metal shelf-like object hanging on an angle on an outside wall while strolling through the neighborhood. Or perhaps you noticed the shelf-like object attached to the outside wall above your front door. These metal drains or diverters have been the quick fix to the problem of condensation from air conditioners dripping on the porch and front entry of the unit below. While these diverters have kept lower-unit owners dry and directed water to gardens, they are no longer used to solve a problem that is created by a resident's faulty air conditioner.

In 2019, the Board passed a revision to the specifications for installation and maintenance of through-the-wall heat pumps, cooling with electric heat units, and straight cooling models installed in existing air conditioner openings. The changes address the positioning of the air conditioner, caulking, and responsibility for maintenance. (The specifications for air conditioning units can be found on the website at [through-the-wall heat-pumps](#).)

Because replacing air conditioners is such a common occurrence, many owners forget that the change must be approved by the Covenants Director or the entire committee. A Covenants Application for a Routine Change must be submitted to the Covenants Director and approved by the General Manager prior to beginning



A metal diverter shown under an air conditioning unit.

any work dealing with replacing the air conditioner. A Covenants Application for Non-Routine Changes must be submitted to and approved by the Covenants Committee prior to beginning any work dealing with enlarging openings, reducing openings, and removing/replacing sleeves. This work must be done by an approved licensed contractor. A copy of the contractor's license must accompany the application. Additionally, the Association Office must be notified (703-998-6508) after installation is completed so an inspection of the outside of the building may take place.

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.

ADOPT-A-TREE

Every year new young trees are planted all over Parkfairfax. In order to thrive they need more water than is usually provided by rain. Parkfairfax is responsible for the upkeep of trees on the property, but volunteers can help by taking care of a new tree, lightening the load on the staff. Adopters take on the job of watering a young tree two or three times a week, depending on the amount of rain we get. Also, the adopter notes if there are any problems with the tree such as mold or fungus, damage, or wilting and puts a work order request in the Buildium system asking Parkfairfax staff to look at it. If the adopter goes out of town for a week or more, she/he should ask a friend or neighbor to water the tree.

When you commit to adopting a particular tree, a tag with your first name and last initial and the tree's number will be attached to it with a zip tie. Then staff can easily see which trees they don't have to water. When most new trees are planted, they are secured with stakes and provided with a gator bag for slow drip watering two or three times a week.

After about a year and a half in the ground, the little tree should be well established and not in need of such frequent watering, except in times of excessive dryness or drought. The adopter waters the established tree three feet out from the trunk where the roots should now extend, as often as he/she thinks necessary, depending on the weather. Once a week is common at that point, except in excessive heat or drought. Gator bags are no longer needed. Also, unless we are having unusually hot or dry weather, trees don't need watering from December through early March.

You have to provide your own hose unless someone has one attached to a spigot and will let you use it. If they don't want to share their hose, you will have to remove it from the spigot and attach your own when you are ready to water. Most of the spigots belong to everyone, and most neighbors are good about sharing them.

Adopt-A-Tree is a partnership between residents and staff that has been working for five years. We currently have 60 adopters taking care of trees. (Some adopters are couples, groups of friends or family members; some have adopted more than one tree). There are 83 trees either being cared for as new plantings or thriving as well established trees in Parkfairfax that have been adopted since the program began in 2017. This is what we call saving our landscape one tree at a time. To find out about trees available for adoption, contact the Landscape Committee at: parkfairfaxlc@gmail.com.



Parking Policy Reminders

As guests come to visit for the summer months, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

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		

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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.

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

Dear Parkfairfax Residents

It has come to our attention that there is some confusion among our community members regarding the newly approved door paint colors and other additional questions and concerns regarding the door painting process.

First, we would like to make you aware that the colors described in the Paint Color Request Form in May's Newsletter are incorrect. We ask you to please disregard the form entirely.

Through this bulletin, we would like to bring some clarity to our community members and address some of the questions and concerns we have received.

The newly approved colors are part of the **Benjamin Moore Williamsburg Color Collection**. This new collection was selected mainly due to its low maintenance requirements, durability, and better quality than our current paint type. It also performs beautifully in both exteriors and interiors. Below is the new palette that includes all eleven colors Parkfairfax will be using from now on:



What happened to the old colors?

The old palette of door colors has been replaced by the one above. However, the new palette includes almost identical colors to the previous ones. Therefore, if you choose to keep your current color, or if you do not select a color at all, your door will be painted to its closest match from the new palette.

You can also see the colors in person by stopping by the management office's lobby located at 3360 Gunston Road, Alexandria, VA 22302, where a palette with the new colors is on display.

Which Ward is getting its doors painted this year?

This year, Ward four (4) is next in our maintenance schedule to be painted.

All other homeowners who live in a different Ward and wish to paint their front door with the new colors, please get in touch with the management office so we can assist you through the process.

When will the painting process start?

We hope to be able to start by the end of June, depending on materials availability.

Will I be notified before they come to paint my door?

Yes, you will receive a notification on your doorstep from the contactor, and we will also notify you via email. The information will include details and logistics on how the process will occur.

For Ward Four residents (4) only:

Please fill out and return the form below at your earliest convenience:

Paint Color Request Form WARD 4 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 10, 2022

Name(s)

Date

Address

Building Number

Unit

Phone Number (Home)

Phone Number (Work)

Please choose one of the three options below:

1. I am happy with my current color and do not wish to change it. I understand my door will be painted with the closest color match.
2. I wish to change my door color to the selected option below:
- | | |
|--|---------------------------------------|
| <input type="radio"/> Waller Green | <input type="radio"/> Finley Blue |
| <input type="radio"/> Palace Green | <input type="radio"/> Washington Blue |
| <input type="radio"/> Buffett Green | <input type="radio"/> Prussian Blue |
| <input type="radio"/> Carter Plum | <input type="radio"/> Carriage Red |
| <input type="radio"/> Mopboard Black | <input type="radio"/> Bracken Biscuit |
| <input type="radio"/> Hardwood Putty (white) | |
3. My door has been stained, and I understand I am responsible for its maintenance.

Return form to:

- Parkfairfax Condominium,
3360 Gunston Road, Alexandria, VA 22302
- **FAX** to 703-998-8764
- **eMail** to jjett-bowling@parkfairfax.info

If you have any questions regarding this form, please contact our management office at 703-998-6315.

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 the enforcement authority of the Association.

17. Lap lanes are for active swimming only.

CLASSIFIEDS

HEALTH & WELLNESS

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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.

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DLC Electrical Contractors, LLC: Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, 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

1601 Mount Eagle Place: Parkfairfax' s most sought after rental unit, The Washington! Two-level, two-bedroom townhome with brand new, renovated kitchen and gorgeous, private patio. RE/MAX Allegiance, The JohnANDJohn TEAM - 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.

3526 Martha Custis: Find exceptional convenience and comfort in this attractive 780 sf one-bed w/ gorgeous kitchen, W/D, extra closet, fresh paint and refinished floors. \$1950. Deborah Hrouda @ 202.527.1314 527.1314 | deborah.hrouda@cbrealty.com Coldwell Banker Realty 202.387.6180

REAL ESTATE FOR SALE

3772 Gunston Rd.: 3-bedroom, ready for you to mold into your new dream home! Across from Shirlington, secluded patio with parkland views! RE/MAX Allegiance - The JohnANDJohn TEAM. 703-820-9723. www.Parkfairfax.com.

1724 Dogwood Drive, Unit C: One-level townhome in Terrace Town Houses of Beverly Hills. 2 bedroom, 2 baths, wood burning fireplace and assigned parking! RE/MAX Allegiance - The JohnANDJohn TEAM. 703-802-9723. www.Parkfairfax.com.

3752 Gunston Rd.: 3-bedroom w/ renovated kitchen & bath, granite counters, big & beautiful slate patio, framed windows w/custom blinds and so much more... RE/MAX Allegiance - The JohnANDJohn TEAM. 703-820-9723. www.Parkfairfax.com.

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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.

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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

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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
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Passcode: 484695
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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>
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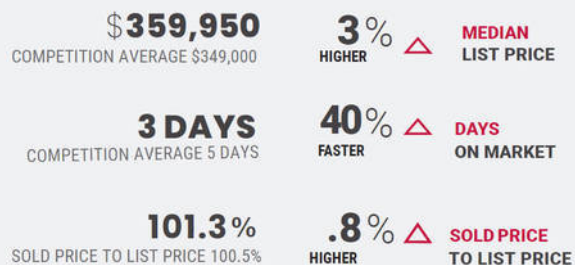
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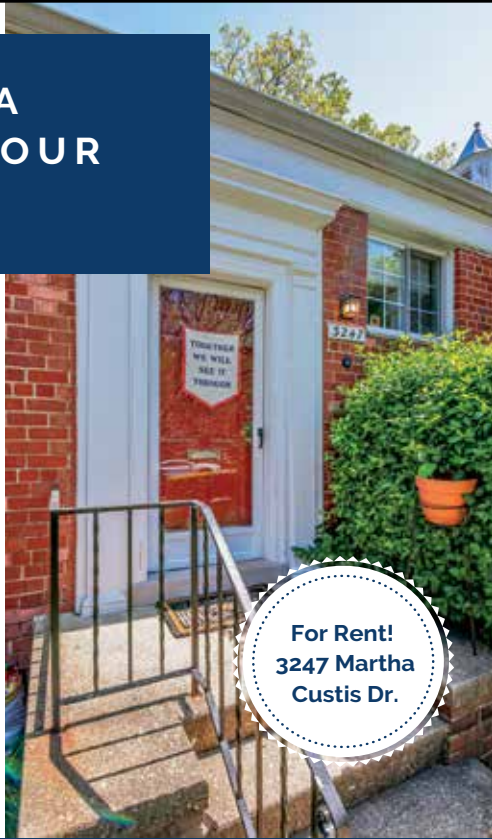
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<p>SOLD</p> <p>Kara Pl, Burke, VA 3BR/2.5BA 7 days on the market \$10,000 above list \$530,000</p>	<p>SOLD</p> <p>3200 Ravensworth Pl, Alexandria, VA Washington Model • 2BR/1BA 4 days on the market • \$400,000</p>	<p>COMING SOON</p> <p>3310 Coryell Lane, Alexandria, VA 1BR/1BA Monroe Model</p>
<p>COMING SOON</p> <p>4632 Conwell Dr Unit #193, Annandale, VA 3BR/2B</p>	<p>COMING SOON</p> <p>3056 S Abingdon St, Arlington, VA Edgewood Model, 1BR/2BA Fairlington</p>	<p>COMING SOON</p> <p>6613 Tenth St B2, Alexandria, VA 2BR/1BA Belle View</p>

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June 2022

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

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