

# Parkfairfax FORUM

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

September 2022  
Volume 44, Issue 9

## Being the Good Neighbor at Parkfairfax

With the recent increase in home sales in Parkfairfax, we find many owners getting underway with both interior (HVAC, kitchens and baths, electrical) and exterior (new patios or plantings) renovations. We would like to remind residents that we have by-laws that clearly spell out the Association's rules and regulations, as well as lists of approved specifications. If you do not have a copy of these, they can be found on our website or you can use the Buildium app to request a copy and we will email them to you. Below are a just a few of these rules. You can also find our covenant specifications on the web or email our Covenants Director, Raseana Robertson, [rrobertson@parkfairfax.info](mailto:rrobertson@parkfairfax.info) directly for information on the below-mentioned items.

**Contracted or homeowner work or renovations:** We have guidelines regarding all interior renovations: What is considered routine (applications approved by management); and 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 the gas line in the kitchens all require permits and applications filed with the 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 followed up with a courtesy reminder through Covenants. And always pick up after your pet. Parkfairfax has pet waste cans placed around the property for this purpose.

**Patios and outdoor areas:** Please be considerate when using your outdoor spaces as well. Owners and residents are responsible for keeping their immediate patios free of clutter and for maintaining any owner planted greenery or shrubbery. Remember here too any changes to the patio or plantings must be submitted for approval.

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

**Trash and Recycling:** Please do not place trash or recycling outside overnight. It should be placed outside by 7 a.m. daily per our policies. Trash is now collected six days, Monday-Saturday,



with recycling collected on Wednesdays. (Remember to put recyclables in paper bags for door pick-up.) Although you can take your recycling to the Maintenance Yard in a plastic bag, we ask that you dump the contents in the recycling bin and place the plastic bag in the trash receptacle. There are now four recycling containers due to high usage. There are also overflow trash containers at the Maintenance Yard. The entrance is on Martha Custis Drive by the pool and tennis courts. You will need your access card to enter. And remember there is no pick-up on Sunday, nor on Thanksgiving, Christmas Day, New Year's Day or Independence Day.

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

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# Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

Website: [www.Parkfairfax.info](http://www.Parkfairfax.info)

## BOARD OF DIRECTORS

### Scott Buchanan

*President, Ward IV Representative*

[BuchananWard4@gmail.com](mailto:BuchananWard4@gmail.com)

*Board Liaison*

Term expires: 2023

### Peter Ferrell

*Vice-President,*

*At-Large Representative*

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

*Building & Utilities Committee*

Term Expires: 2024

### Peggy Clancy

*Secretary, Ward 1 Representative*

[clancymargaret3750@gmail.com](mailto:clancymargaret3750@gmail.com)

*Elections Committee*

Term Expires: 2024

### Amanda Mullan

*Treasurer,*

*At-Large Representative*

[mullan.atlarge@gmail.com](mailto:mullan.atlarge@gmail.com)

*Activities and Finance Committee*

Term Expires: 2025

### Marieke Johnson

*Ward II Representative*

[mjohnsonward2@gmail.com](mailto:mjohnsonward2@gmail.com)

*Covenants Committee*

Term expires: 2025

### Jeff Lisanick

*Ward III Representative*

[jlisanick@hotmail.com](mailto:jlisanick@hotmail.com)

*Recreation Committee*

Term Expires: 2023

### Matthew Larson

*Ward V Representative*

703-998-8304

[laronward5@gmail.com](mailto:laronward5@gmail.com)

*Community Outreach Committee*

Term Expires: 2025

### Dave Bush

*At-Large Representative*

[akhetequus@earthlink.net](mailto:akhetequus@earthlink.net)

Term Expires: 2023

### Claire Eberwein

*At-Large Representative*

[pkffxeberwein@comcast.net](mailto:pkffxeberwein@comcast.net)

*A&PB and Landscape Committee*

Term Expires: 2024

*If you need to contact all Board members at once, you can email them at [BoardofDirectors@Parkfairfax.info](mailto:BoardofDirectors@Parkfairfax.info). To reach all board members and our management team at once, email us at [BoardofDirectors-Mgmt@Parkfairfax.info](mailto: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](http://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](mailto:rcarey@parkfairfax.info).

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board.

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

## COMMITTEE CHAIR CONTACTS

### Activities Committee

Joyce Frank

[jafrankdesign@hotmail.com](mailto:jafrankdesign@hotmail.com)

### Architecture and Planning Board

Ann McCord

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

### Building and Utilities Committee

Chuck Lunati

### Community Outreach Committee

Janet Schrader

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

### Covenants Committee

Eric Keber

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

### Elections Committee

Lisa Harger

[elections@parkfairfax.info](mailto:elections@parkfairfax.info)

### Finance Committee

Greg Drone

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

### Landscape Committee

Robin Davis

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

### Recreation Committee

Paul Friedman

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

### Transportation and Land Use Committee

Bob Gronenberg

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

## MAIN OFFICE:

*Do not hesitate to contact any management team member for comments, concerns, questions, and complaints.*

### General Manager

Francisco Foschi, ext. 101

[ffoschi@parkfairfax.info](mailto:ffoschi@parkfairfax.info)

### Assistant General Manager

Dana Cross, ext. 104

[dcross@parkfairfax.info](mailto:dcross@parkfairfax.info)

### Administrative Assistant/ Newsletter

Ra'Chelle Carey, ext. 108

[rcarey@parkfairfax.info](mailto:rcarey@parkfairfax.info)

### Covenants Director

Raseana Robertson, ext. 102

[rrobertson@parkfairfax.info](mailto:rrobertson@parkfairfax.info)

### Receptionist

Winee Tyson, ext. 100

[wtyson@parkfairfax.info](mailto:wtyson@parkfairfax.info)

### USP/Service Coordinator

Guy Andrew, ext. 103

[gandrew@parkfairfax.info](mailto:gandrew@parkfairfax.info)

### Service Coordinator

Lolita Clark, ext. 106

[lclark@parkfairfax.info](mailto:lclark@parkfairfax.info)

### Hours:

Monday - Friday: 8 am - 5 pm

2nd Saturday: 9 am - 12 pm

## MAINTENANCE OFFICE:

### Director of Operations

Alonzo Alexander

[AAlexander@parkfairfax.info](mailto:AAlexander@parkfairfax.info)

Jennifer Jett-Bowling

[jjett-bowling@parkfairfax.info](mailto:jjett-bowling@parkfairfax.info)

1200 W. Glebe Road

Phone: 703-578-3427

Fax: 703-578-9785

### HOURS:

Monday - Friday: 7 am - 3:30 pm

After Hours Emergency Number:

1-866-370-2977

### Onsite Police Officer

Brian Fromm

[Brian.Fromm@Alexandriava.gov](mailto:Brian.Fromm@Alexandriava.gov)

### Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

## August Board Meeting Highlights:

At the August 17, 2022 Board Meeting the the Board considered several times and took the following actions:

- Agreed to move forward with a TLUC proposal to solicit RFP on the installation of EV charging stations in the community.
- Approved the June 2022 Reserve Expenditures
- Approved an additional pet application.
- Agreed to get our financial management company to develop and prepare a 5 year budget with our staff.
- Agreed to a formal study by a firm to assess the conditions of our roofs for potential replacement strategy.
- Denied a covenant's application.
- Adopted an amended version of AR-12 to establish a modern framework governing Board elections.

### Parkfairfax Activities Committee Event

#### Newsflash: Parkfairfax Yard Sale Open to Parkfairfax Artists and Entrepreneurs Too!

Join in the variety of items for sale at the Parkfairfax Yard Sale! Sign up for a space/table to sell new items, used items, or creative items!



**Saturday**  
**October 1, 2022**  
**8am-12pm**  
Set up starts at 7am

Valley Dr. parking lot  
near the intersection  
Gunston Rd.

#### **\$12 per space/6 ft table**

Space/table sign up is via reservation payable via Venmo, Zelle or check - NO REFUNDS.

To make your reservation, please contact:  
Andrea Drone via e-mail at [andrea.drone@gmail.com](mailto:andrea.drone@gmail.com)

## Laundry Room Doors

To maintain the security of the laundry rooms, please make sure you **close and latch** the door all the way when exiting the laundry room. If you use a laundry room where the door does not completely close on its own when you exit, notify the Office. If you pass a laundry room and the door is propped open, take a moment to see if anyone is inside and then shut the door.

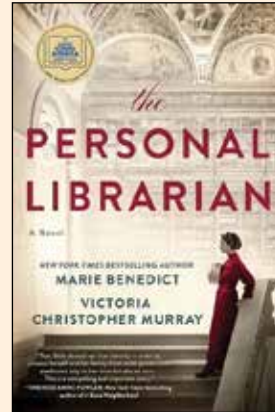
## BOOK GROUP

### *The Personal Librarian*

by Marie Benedict and Victoria Christopher Murray

Tuesday, September 20, 7 pm

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



In her twenties, Belle da Costa Greene is hired by J. P. Morgan to curate a collection of rare manuscripts, books, and artwork for his newly built Pierpont Morgan Library. Belle becomes a fixture in New York City society and one of the most powerful people in the art and book world, known for her impeccable taste and shrewd negotiating for critical works as she helps create a world-class collection. But Belle has a secret,

one she must protect at all costs. She is the daughter of Richard Greener, the first Black graduate of Harvard and a well-known advocate for equality. Belle's complexion isn't dark because of her alleged Portuguese heritage, but because she is African American. *The Personal Librarian* tells the story of an extraordinary woman and the lengths she must go to—for the protection of her family and her legacy—to preserve her carefully crafted white identity in the racist world in which she lives.

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

## 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.

## Classified Ad Form

The following guidelines must be followed when submitting ads:

- Please print clearly.
- **The minimum ad charge covers 30 words.** Each additional 10 or fewer words cost \$3.00. One and two letter words are free.
- Any ads to be repeated must be written out clearly on this form. Ads written on scraps of paper will not be accepted.
- Only paid ads may be repeated without resubmission. A check in full payment of the specified number of months must accompany the ad.

Name: \_\_\_\_\_

Phone number: \_\_\_\_\_

Please check one:  Resident/Owner  Renter

**Parkfairfax Address:**

\_\_\_\_\_

**Other Address** (if applicable):

\_\_\_\_\_

### Ad Information

**Heading:** \_\_\_\_\_

**Word count:**

5 \_\_\_\_\_

10 \_\_\_\_\_

15 \_\_\_\_\_

20 \_\_\_\_\_

25 \_\_\_\_\_

30 \_\_\_\_\_

#### Types of Advertisements:

Real Estate	Parkfairfax property only; give address. <b>\$11 for Parkfairfax owners ; \$20 for all other persons.</b>
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Personal Business	Tutoring, music lessons, etc. <b>\$11 charge for Parkfairfax residents and owners; \$20 for all other persons</b>
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Other	Sale items, lost and found. <b>First 30 words are free to Parkfairfax residents and owners; \$11 for all other persons.</b>
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Amount Paid, total: \$\_\_\_\_\_ Check #: \_\_\_\_\_

## Ad Prices for the Parkfairfax Forum

The *Parkfairfax Forum* is a newsletter serving the Parkfairfax Condominium Community. Circulation is approximately 2,280 with 1684 on-site and approximately 400 additional in the surrounding areas.

The *Forum's* final print size is 8.5" x 11". All terms, such as 1/2 Page, 1/4 page, etc are based on the 8 1/2 x 11 page size, within the margins set by the layout.

Classified ads are charged by word with a 30-word minimum. The deadline for submission is the 10th of each month, unless otherwise noted in the newsletter.

It is up to the advertiser to keep track of when the ad expires. You will not receive notice from Parkfairfax that the ad has expired.

Discounts apply for long-term placement of ads: 10% for 3 months paid in advance; 20% for 6 months paid in advance; 30% for 12 months paid in advance.

Ad size	1/8 Page	1/4 Page	1/2 Page	Full Page
Dimensions	3.92" x 2.25", (horiz.)	3.92" x 4.8", (vert.)	8" x 4.8" (horiz.) <b>or</b> 3.92" x 9.875" (vert.)	8" x 9.875", (vert.)
Monthly Charge	\$49	\$97	\$190	\$270
3 Month, 10% Discount	\$132	\$262	\$513	\$729
6 Month, 20% Discount	\$235	\$466	\$912	\$1,296
1 Year, 30% Discount	\$412	\$815	\$1,596	\$2,268

### Classified Ads

- Real Estate: \$11 for Parkfairfax residents and owners; \$20 for all other persons.
- Personal Business (Tutoring, music lessons, etc.): \$11 for Parkfairfax residents and owners; \$20 for all other persons
- Other (Sale items, lost and found): First 30 words are free to Parkfairfax residents and owners; \$11 for all other persons.

## MANAGER'S CORNER

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

The Board has directed Parkfairfax Management to survey all units and identify the total number of outdated Federal Pacific Stab-Lok breaker panels remaining in the community. This data collection aims to implement a safe upgrade of our electrical infrastructure and prepare the Association for next year's insurance policy negotiations.

The survey process will consist of two phases. First, homeowners and residents will be given the convenience of submitting pictures of their current electric panel, updated or not, along with their unit address to the following email address: [myelectricpanel@parkfairfax.info](mailto:myelectricpanel@parkfairfax.info) starting immediately and **expiring on September 30**.

Please make sure the picture clearly shows the front of the breaker panel opened like the example picture, right.

The second phase will apply only to units that do not submit the requested information via email and will consist of a physical inspection of each unit's electric panel by a Parkfairfax maintenance staff member. We will schedule an in-unit inspection and notify all homeowners and residents when maintenance staff will go into each unit to gather this information.

If there are any questions about the purpose or process, please direct them to the Management team.



Please make sure your photo looks like this, above.

## 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 wartime 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 Unit 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/>.

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

## DOGGIE DIP!!!



### New Date and Time!

**Tuesday**  
**September 6th, 2022**  
**5:00pm to 7:00pm**

**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\*\*

## Newsflash: Parkfairfax Yard Sale Open to Parkfairfax Artists and Entrepreneurs Too!

Join in the variety of items for sale at the Parkfairfax Yard Sale! Sign up for a space/ table to sell new items, used items, or creative items!

\$12 per space/6 ft table—Space/table sign up is via reservation payable via Venmo, Zelle or check - NO REFUNDS.



**Saturday**  
**October 1, 2022**  
**8am-12pm**  
**Set up starts at 7am**

Valley Dr. parking lot  
near the intersection  
Gunston Rd.

To make your reservation, please contact: Andrea Drone via e-mail at [andrea.drone@gmail.com](mailto:andrea.drone@gmail.com)

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.

## When You Hire a Contractor

If the work you undertake inside or outside your unit requires one or more permits from the City of Alexandria, the permit will be issued in the name of the property owner and the requirements imposed under the permit are the legal responsibility of the property owner throughout the construction project, including inspections. The first installation of a clothes washer, for example, requires three city permits: an electrical permit, a plumbing permit, and a mechanical permit. For more information, go to the City website at <http://alexandriava.gov/PermitCenter>. The site also allows homeowners to verify that contractors have pulled permits and that all required inspections have been performed and passed.

The Association has a separate “permitting” process regulated via Covenants applications, approvals, and inspections. For more information, check out the Covenant’s specifications and applications page on the Parkfairfax website at <http://www.parkfairfax.info/resources/covenant-specifications-applications>.

You must have an approved Association application and the necessary city permits in your possession before you start the work, or you may risk receiving a “Stop Work Order” (which will add costs to your fees when you belatedly apply for the permit). Property owners who wish to perform their own work may do so by completing a Property Owners Affidavit with the City along with the normally required permit applications.

Protect your own best interests! If your contractor tells you that they will obtain all required permits and approvals, demand copies of the permits. Always obtain written proposals that detail every aspect of the work. If the contractor’s proposal is not comprehensive or understandable, you should write a separate agreement that clearly details all pertinent aspects of the work. Ask for (and



make sure you receive) copies of the contractor’s insurance, business license, and all paperwork relating to permits required by the City, and also any Covenants submissions and approvals required by the Association. Make sure that required inspections are performed and that you receive copies of the results and file these documents with your permanent papers.

Are you hiring an Association employee to work for you on the side? They are then working as a private contractor, and all of the above applies.

The Association staff cannot make referrals or recommendations for any contractor or contracted service. Our best advice is that you shop around and get competitive bids for any significant project. A couple of good resources are the contractors’ ads in the Parkfairfax *Forum* and the Vendors’ Log in the Parkfairfax Management Office lobby.

**Final words of warning:** If you plan to have a kitchen or bath remodeled, please be sure that walls are properly sealed behind cabinets. Open wall cavities (though hidden from view by cabinetry) may allow rodents and pests to build nests, making it very hard to eradicate them. It’s much easier to seal walls during the remodeling process than to try to get rid of infestations after the fact!

## SEPTEMBER USP SPECIALS



### Door Hardware & Locks

**Knocker, Mail slot, Peep hole & Mortise lock—LH: \$350.00**

**Knocker, Mail slot, Peep hole & Mortise lock—RH: \$325.00**

**Hardware w/ Deadbolt: \$389.00**

**Hardware Only: \$182.00**

**Mortise Lock Only—LH: \$166.00**

**Mortise Lock Only—RH: \$146.00**

**Dead Bolt Only: \$84.00**

## Bike Inspection & Control

During the last week of September, any bikes found in violation will be removed to a secure location in the Parkfairfax maintenance yard for a period of no less than 60 days. There is a \$70 fee to retrieve an impounded bike and bikes may only be retrieved during Association working hours. Those bikes which are not claimed will be given to a charitable organization.

If you haven’t done so already, please stop by the main office to purchase your bike decal today. The cost of each bike decal is \$10.00.

*Northern Alexandria*  
**Native Plant Sale**

Saturday, Sept. 24  
9AM to 2PM

*Largest native plant sale  
in the D.C. Metro Area!  
~10 vendors from 3 states*

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

(571) 232-0375

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



# CLASSIFIEDS

## HEALTH & WELLNESS

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

## 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, [godsblessing4me@gmail.com](mailto:godsblessing4me@gmail.com).

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

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

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

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

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

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

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

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

## HOUSE CLEANING

**B&A CLEANING SERVICES:** 26 years' experience and owner operated. References available, Special SPRING rates. We bring our

own supplies and equipment. For free estimate call 703-501-9007 or e-mail [bc42happy@gmail.com](mailto:bc42happy@gmail.com).

**Flor's House Cleaning Service:** Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

**House Cleaning Services:** With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 [Johanna and Mauricio-dulahu@msn.com](mailto: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](mailto:mjadaservices@aol.com).

## PET & PLANT SERVICES

**THE GARDEN CONTESSA,** former owner of Contessa's in DelRay is once again offering summer gardening appointments for the months of August and September. During the later half of September we will begin setting up times for "fall bed clean up" which can be done even on very cool late fall days. Fair warning...."Book Us Early." Fall for our business is a very robust season. Make sure to add your name to our appt schedule. We garden all the way up to December 20th, weather permitting, and with our more mild seasons in VA it's a very busy time. We will ready your beds for winter; plant your bulbs, trim your bushes and prep/dress your beds for the chilly winter months.....which these days is really only January and February. In March we seem to be busy with spring projects. Please remember that winter bed clean up is still possible on warmer days in December January and February. Keep that in mind as we begin prep for next spring. Spring seems to come earlier every year. It's all about our warmer seasons. We offer (1) FREE 30 minute consult to all PFX residents. Txt - 703-548-1882 for an appointment. References/photos available. Gardening is our passion. We do it all, large or

small. We have been In business since 2005, and as a PFX preferred vendor, our fairly large client base is friendly and generous, and will be happy to provide referrals on us and our variety of services. And "YES" we will be offering "living holiday wreaths" this year, and front door and railing garlands, by: "special order." Stay tuned for these added services during the latter half of Oct. and into early Nov. Contact: [ContessasHome@gmail.com](mailto:ContessasHome@gmail.com)

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

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*continued next page.*

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**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.

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**3134 Martha Custis Drive:** End unit Washington with 2 bedrooms and 2 levels is "just what the Dr. ordered" for a wonderful location, condition and fun! Front porch, columns, painted brick with great sunlight, gleaming hardwood floors and a renovated kitchen with 4 burner gas range, double door refrigerator, and dishwasher. 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

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**1633 Ripon Place:** The 2-bedroom 2-level Washington townhome with perfect patio you've been waiting for. Newly refinished hardwoods, located on a quiet, serene side street. Make this one into anything

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### Board Meetings

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### Covenants Committee Meetings

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### Finance Committee Meeting

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### Landscape Meetings

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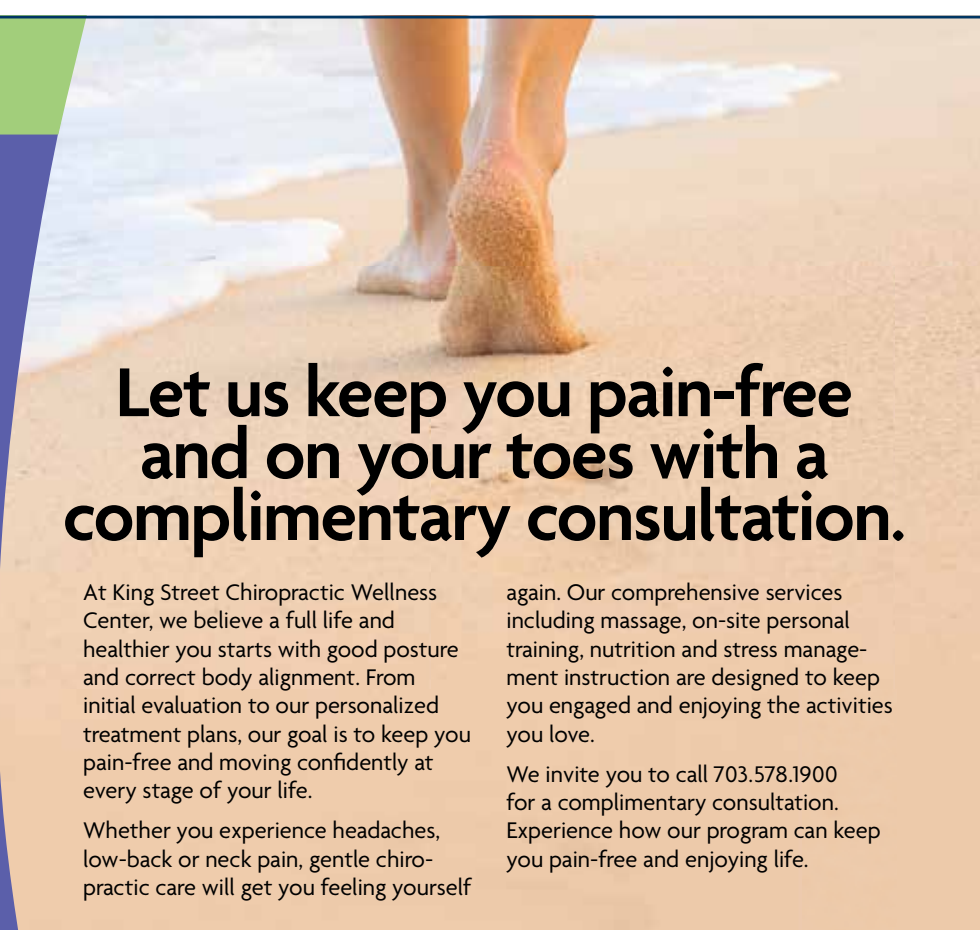
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**Inventory remains low but more new homes are coming on the market**

**Home sales are decreasing as interest rates increase to help counter inflation.**

**Purchaser contingencies are coming back**

## 2023 Expectations

### Annual Sales and Price Growth

Year	Unit Sales	Home Price
2022 forecast	-13%	+7%
2023 forecast	-1%	+4%

Source: National Association of Realtors

**"Soft Landing" of the market with 4% year-over-year growth in home prices from 2022**

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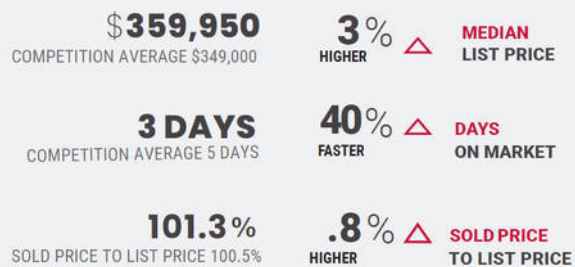
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*Each Office Independently Owned and Operated.*

## September 2022

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

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

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