

Parkfairfax FORUM

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

October 2022
Volume 44, Issue 10

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 recently received a number of complaints regarding rule violations. The most common complaints are failure to follow the rules below.

- All pets must be registered with the Association
- 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. Thus pets must be leashed at all times. However, pets may be leashed to stationary objects in common elements which includes limited common elements for no more than 15 minutes, twice daily.
- 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.



- 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.

Election Signs

Election signs denoting a preference for a candidate, issue or question in a City of Alexandria, state-wide Commonwealth of Virginia, Parkfairfax Board of Director election or locally voted upon Federal election, are permitted, without prior approval, provided such signs are tastefully displayed and are placed inside of a closed storm or screen door or behind a window within a unit.

To accommodate such signs from inside a storm or screen door, no more than one half of the interior space of a full view storm door may be used and when displayed from behind a window the sign may be of no more than a square of 26 inches.

Election preference signs may be installed not earlier than thirty (30) days prior to the day voting is scheduled and must be removed within seventy-two (72) hours after that day.



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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

BOARD OF DIRECTORS

Scott Buchanan

President, Ward IV Representative

BuchananWard4@gmail.com

Board Liaison

Term expires: 2023

Peter Ferrell

Vice-President,

At-Large Representative

ferrellatlarge@gmail.com

Building & Utilities Committee

Term Expires: 2024

Peggy Clancy

Secretary, Ward 1 Representative

clancymargaret3750@gmail.com

Elections Committee

Term Expires: 2024

Amanda Mullan

Treasurer,

At-Large Representative

mullan.atlarge@gmail.com

Activities and Finance Committee

Term Expires: 2025

Marieke Johnson

Ward II Representative

mjohnsonward2@gmail.com

Covenants Committee

Term expires: 2025

Jeff Lisanick

Ward III Representative

jlisanick@hotmail.com

Recreation Committee

Term Expires: 2023

Matthew Larson

Ward V Representative

703-998-8304

laronward5@gmail.com

Community Outreach Committee

Term Expires: 2025

Dave Bush

At-Large Representative

akhetequus@earthlink.net

Term Expires: 2023

Claire Eberwein

At-Large Representative

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. To reach all board members and our management team at once, email us at 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

Lydia Riabtsev

Community Outreach

Committee

Janet Schrader

jschrade_us@yahoo.com

Covenants Committee

Eric Keber

covenants@parkfairfax.info

Elections Committee

Lisa Harger

elections@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:

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

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

- Vacant -

USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.info

Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.info

Receptionist

Winee Tyson, ext. 100

wtyson@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.

September Board Meeting Highlights:

Board Decisions

- The Board approved July 2022 Reserve Expenditures in the amount of \$141,165.10 with funds to come from GL 9901.015, Reserve Expenditures, for the following activities: crawlspace asbestos abatement, carpentry repairs to front door trim, roof tile replacement, stoop replacement, gutter replacement, crawlspace PEX piping, waterproofing and gas line repairs.
- The Board approved the August 2022 Reserve Expenditures in the amount of \$152,764.41 with funds to come from GL 9901.015, Reserve Expenditures, for the following activities: waterproofing stoops, carpentry repairs, building fascia repairs, stoop replacement, tuck-pointing, lighting and electrical repairs, gutter replacement, and water heaters.
- The Board approved Walker Consultants to provide construction documents for the foundation and façade repairs and to provide bidding services for Building 716 with funds to come from GL 9114.210 Building Settlement.
- The Board approved Walker Consultants to develop construction documents for façade repairs and to perform related bidding, contract preparation, and construction phase services for the 20 High Priority buildings with funds to come from GL 9901.006 Building Tuckpointing.
- The Board discussed and passed a technical change to the window specifications to allow for alternate window options for those owners installing slider windows, since the previous spec did not work for some unit layouts. More information at https://parkfairfax.info/pfx_board/september-21-2022-board-meeting-packet-3/.

Board Discussion

- **Laundry Rooms:** The chairman of the Building and Utilities Committee provided recommendations for laundry room closures based on an exhaustive study of the frequency of

use of the rooms and the appliances in them, the financial gain and loss of keeping all rooms open, and the location of the rooms relative to walking distance from units. The Board will consider the information provided to make a decision later. See the full report on the website, <https://parkfairfax.info/wp-content/uploads/2022/09/Tab-6-Presentation-BUC-Laundry-Room-Closure-Recommendation.pdf>.

- **Front Seating Areas:** The Architecture and Planning Board presented a draft of specifications for limited common element front seating areas for upper-level units. The A&PB noted the pros and cons of front seating areas, trying to balance the desire for outdoor spaces with the need to maintain the aesthetics of the community at large. The Board decided that this issue warranted continued discussion. More information on this issue can be found on the website at https://parkfairfax.info/pfx_board/september-21-2022-board-meeting-packet-3/.

Additional Updates

- **Unit Sale:** Unit 3546 Martha Custis Dr. was sold on August 15, 2022, for \$285,000, paid in cash, and sold as-is with no contingencies. After closing costs and agent fees, Parkfairfax received a total of \$267,686.00, recorded on the August Financials
- **Electric Panels:** Management has received approximately 700 responses regarding the information requested on unit electric panels. The office will continue to receive photos of unit panels at myelectricpanel@parkfairfax.info. After September 30, office staff will gather the data and determine which units did not provide information. Owners of units with no electric panel information will be notified of a staff visit to check the panel.
- **Community Room:** Management has received preliminary approval from the city regarding the plans to renovate the community room. Official permits are expected to arrive soon.

For more information, see the monthly Board packet for September, https://parkfairfax.info/pfx_board/september-21-2022-board-meeting-packet-3/.

Bikes Without Current Decals Have Been Impounded

Unregistered bikes have been removed from the laundry rooms and impounded. If you did not purchase a bike decal for the fiscal year, your bike may have been impounded. To retrieve it, call Adam Fried at 703-379-8440 7:00 a.m. to 3:30 p.m. There is a fee of \$70.00 to retrieve an impounded bike plus \$5.00 for proper registration. Bikes not claimed after 60 days will be given to a charitable organization.





Farewell Summer



We say good-bye to another summer in Parkfairfax filled with good times and local beauty. Thanks to our community gardeners who planted lovely flowers which were not only pleasing to the eye but also provided nourishment for the native insects and monarch butterfly caterpillars.

Thanks to the Recreation Committee for providing movie nights and cupcakes. And thanks to Brian Mullins for trading his electrician skills for DJ talent to liven up the movie nights with music.

Thanks to the Activities Committee, which once again booked great bands for outdoor concerts. This year we saw a surprise musical guest, Parkfairfax resident Allison Silberberg who had the opportunity to sit in with Tommy and the Bahamas. Asked about her skill on the harmonica, Silberberg said, "I love the blues and

started playing the harmonica in my mid-20s, mainly by listening to great music like Ray Charles' and Bruce Springsteen's CDs and trying to play along. I was so delighted that Tommy and the Bahamas, one my favorite bands in the region, included me when they played Springsteen's 'Pink Cadillac.'"

The community dogs appreciated the annual doggie dip when they get to use the pools.

As the days grow shorter and (hopefully) cooler, we look forward to watching the colors change in the landscape and seeing our neighbors at indoor events.

Thanks to Parkfairfax shutterbugs—Rob von Schneider, Paul Friedman, Ann Healy, Lisa Ann, Robert Sandy Beck, Anne Marie Castrovinci, and Andrea Drone—for capturing the moments.



MANAGER'S CORNER

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

Autumn Reminders

With the seasonal change now upon us we would like to remind everyone of several issues.

- As it gets darker earlier, please be careful when walking around and through the property.
- Clocks will “fall back” on November the 7th.
- Call in any exterior lights you see out immediately.
- Tree pruning. We have completed a great deal of the property this past few months. However, we want to remind everyone that if you feel there is a dangerous branch, limb or tree, please report it immediately. We will access and take action as needed.
- Also report any branches or limbs that may be blocking any building lights.

- As the leaves begin to change and fall we do our best to remove them as quickly as possible, but remember that they are very slippery when damp or wet.
- We will begin the annual gutter cleaning in November, but in the meantime please report any overflowing or clogged drains as soon as possible. Our staff will respond to clear so as to eliminate any overflow or flooding issues.
- Please check your doors, windows and thru-wall a/c units for any signs of leakage. Unit owners are responsible for sealing any openings around the interior and exterior of upgraded windows, inside door and a/c frames. Parkfairfax is responsible for the exterior caulking of the unit door(s), the exterior of the a/c sleeve and the both the interior and exterior frame of the original casement style windows. Please report any issues that pertain to your unit before the winter months arrive.
- Also please report any cracking of both mortar joints and bricks near your unit.

OCTOBER USP SPECIALS



Premier Shower Assembly:
\$115.00 (includes labor)

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



Delta Shower Assembly:
\$148.00 (includes labor)

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



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

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

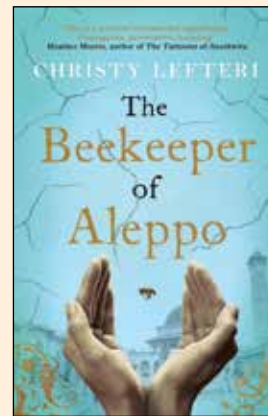
BOOK GROUP

The Beekeeper of Aleppo

by Christi Lefteri

Tuesday, October 18, 7 pm

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



The unforgettable love story of a mother blinded by loss and her husband who insists on their survival as they undertake the Syrian refugee trail to Europe.

Nuri is a beekeeper; his wife, Afra, an artist. They live a simple life, rich in family and friends, in the beautiful Syrian city of Aleppo—until the unthinkable happens. When all they care for is destroyed by war, they are forced to escape.

But what Afra has seen is so terrible she has gone blind, and so they must embark on a perilous journey through Turkey and Greece towards an uncertain future in Britain. On the way, Nuri is sustained by the knowledge that waiting for them is Mustafa, his cousin and business partner, who has started an apiary and is teaching fellow refugees in Yorkshire to keep bees.

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.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

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

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.

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=MGRnZG5ibDJCeIFzQm43QytDSFM1dz09>

Phone Dial-In: 888-788-0099

Meeting ID: 860 7406 8749 **Passcode:** 484695

Find your local number:

<https://us02web.zoom.us/j/kesSVslfLD>

Transportation & Land Use Meeting

Web access: <https://zoom.us/j/91204298577>

Phone Dial-in: 877-853-5247 **Meeting ID:** 912 0429 8577

Buildings & Utilities Committee Meeting

Web access: <https://us06web.zoom.us/j/82057874372>

Phone Dial-in: 888 788 0099 US Toll-free

Meeting ID: 820 5787 4372

A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (walks serving more than one unit). Each Parkfairfax resident is responsible for clearing portions of the walkways that serve only their unit as well as their own stoops. Residents who are unable to clear their own walks due to physical impairments may complete the "Request for Snow Removal Assistance" form below and return it to the main office.

- Please do not use the sand barrels (found near each Laundry Room) as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the snow clearing equipment.
- Please do not "reserve" parking spaces with lawn furniture, cones, etc. All parking lanes will be plowed once the cars move. Please do not ask staff to dig out your car or give your car a jump-start. These requests delays having the walks and roads cleared for everyone's benefit.
- When digging out your car, please do not dump snow in large piles on the streets or sidewalk; snow removal equipment cannot clear them. These piles of (now) compacted snow force someone else to shovel it a second time.
- Please be patient and travel with care. Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.

2022/2023 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

**This request must be renewed each year!
All prior years requests have been destroyed!**

Please return this completed form to:
Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.



We've got this.
So you can relax and ride!

Free Fares. New Network. New DASH.

DASH has made significant changes over the last year focused on improving the safety and comfort of our passengers. From enhanced cleaning to new modified service schedules, we are taking care of the big things so you can just relax and enjoy the ride.

Discover the fare-free New DASH Network today at dashbus.com

**Re-DISCOVER
YOUR RIDE**
at TransitVA.org

DRPT ALEXANDRIA TRANSIT COMPANY **DASH**



Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



FedEx: http://www.fedex.com/ca_english/track/
UPS: http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav
USPS: <https://tools.usps.com/go/TrackConfirmAction!input.action>
DHL: <http://www.dhl.com/en/express/tracking.html>

- Always **lock your doors** when leaving your home
 - Be neighborly—take a moment to get to know your neighbors
 - Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911** for emergencies or **703-746-4444** for non-emergencies.



Have a great holiday season!

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.

HOME IMPROVEMENT

Chelsea Paint and Paper: Professional Painting and Wallpaper—Clean, neat, reliable. 25 years' experience. Painting, plastering, wallpaper hanging and removal. Licensed, bonded and insured. References available. Free Estimates. Contact Steve Chute at 571-216-9338 cell or 703-912-1450 landline.

DLC Electrical Contractors, LLC: Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblissing4me@gmail.com.

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

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

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

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

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

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

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

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 "end of summer" and fall gardening appointments for the months of October, November and December. Our Fall "bed cleanup" has already begun. 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 up to December 20th, weather permitting, and with our more mild seasons in Virginia, 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 winter chill, which these days is really only January and February. In March we start early with spring projects. Please remember that winter bed clean up is still possible on warmer days in January and February. Keep that in mind as we begin prep for next spring. Spring seems to come earlier every year. 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 they will be happy to provide referrals about us and our

variety of services. OF NOTE: Yes we will be offering "living holiday wreaths" again this year, and front door and railing garlands, by; Special Order. Stay tuned for a separate Ad for these added services during early November. Contact: ContessasHome@gmail.com. 703-548-1882. We want to also let you know that you can find us on our BLOG via: Contessas.net. You can find gardening tips and lots of information about plants and gardening, cooking, plant selection, nursery visits with us, and personal reflection and inspiration. And we feature BEFORE and AFTER gardening projects right here in our community. Please do check out the blog. If you "like" us on the blog you will receive notifications of very useful information. Once again that's Contessas.net

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/ Share Information on best local doctors, kids events, and child care solutions.

continued next page.

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

1604 Fitzgerald Lane: Beautiful and sunny with brand new stacked washer/dryer and dazzling kitchen, complete with glorious granite counters and built-in microwave! Renovated bath and up-dated windows. Park in front of your own home on this gorgeous, small tree-lined lane. Just steps to the Shirlington pedestrian footbridge!

3134 Martha Custis Drive: End-unit Washington model with 2 levels and two bedrooms located in a wonderful location, condition! Front porch, columns, painted brick with great sunlight, gleaming hardwood floors and a renovated kitchen, dishwasher. Gorgeous, private patio. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

3384 Martha Custis Drive: Affordable and great location! Inlet parking. Renovated kitchen, new wood-like vinyl flooring, washer/dryer, dishwasher, double-paned insulated windows. Pet ok with \$500 refundable deposit. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

Updated 1-bedroom patio level home on quiet side-street with easy parking! Every amenity you want, including; stacked washer/dryer, dish washer, recently purchased gas stove, garbage dis-poser, beautiful updated

kitchen cabinets, updated electric panel, parquet hardwoods. Outdoor pool just steps away! 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 eliza-beth.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. Annemar-tone@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

1633 Ripon Place: The 2-bedroom 2-level Washington townhome with perfect patio you've been waiting for. Newly refinished hardwoods and brand new gas range located on a quiet, serene side street. Park at your front door. Make this one into anything your heart desires! RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

3752 Gunston Road: Welcome to your large 3-bedroom home, and a large front yard with white picket fence. Professionally designed stone patio in back, overlooking green courtyard. Renovated kitchen with granite/stainless steel! Framed double-hung energy

efficient windows facing patio and courtyard. Front and back door. Large front-loading washer and dryer. No one above nor below you. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

1445 Martha Custis Drive:

1 bedroom w/stunning kitchen renovation opening up to views of living/dining/patio areas. CLOSETS galore plus added storage locker, washer/dryer, dishwasher, stainless steel appliances, granite countertops! 3 pools, 8 tennis courts, basketball & volleyball courts. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

3614 Greenway Place: Park at your door on small tree-line cul-de-sac. Highly sought-after 2 level 2 bedroom end-unit updated with granite countertops, washer/dryer and refurbished bathroom. Washington model with patio is everything your heart desires! RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

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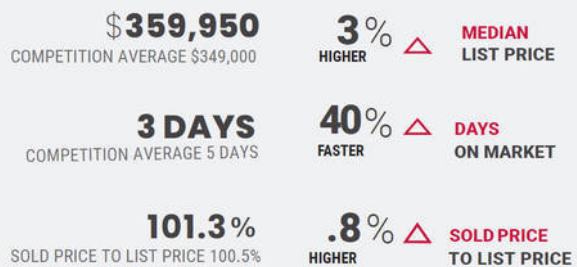
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43599 Barretts Sq, Ashburn, VA
20147-buyer's agent
(need to grab photo)

UNDER CONTRACT

3717 Gunston Rd, Alexandria, VA 22302- listing agent (4 days on the market over asking!! Parkfairfax neighborhood)- highly sought after Washington Model

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I worked with Marlene in July/August of 2022 to sell a rental condo in the Potowmack Crossing community of Alexandria, VA. Marlene communicates well, is very organized, manages a reliable network of contractors and related vendors, and in a word, hustles! My condo flooring was refinished, the entire unit repainted, touched up, and staged for sale in two weeks. Marlene identified the contractors we used and oversaw all the work. I also greatly appreciated that when one or two questions surfaced, Marlene provided me with her initial thoughts, but also asked for time to bounce a few thoughts off of her trusted colleagues for additional guidance. For me, this is another sign of a skilled professional. - Andy G.

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MARKET Update

MAKING SENSE OF TODAY'S MARKET AND WHY IT IS A GREAT TIME TO BUY OR SELL A HOME IN THE CURRENT MARKET

Experts are predicting that after the last few years of rapid appreciation and low rates, the Real Estate Market is coming in for a "soft landing".

Current Real Estate Market

- Sales: Slowed as days on the market increases in a more "normalized" market
- Inventory: Will remain historically low but should be rising after Labor Day which is traditionally the case as Summer comes to an official end.
- Prices: Are predicted to stay stable with a slight increase year over year for 2023 - up to 4%

Mortgage Rate Expectations:

- Today's Current 30 Yr Fixed Rate: 5.50% with 0 pts and 5.125% with 1 pt
- Rates Remainder 2022: Financial Experts predict... Federal Reserve will likely increase the Federal Funds rate another .75 pt in September and an additional .25 pt in November. Resulting in 30 Yr Fixed Rates bouncing between 5.50% & 6.0%
- Mortgage Rates 2023 Rate for 30 Yr Fixed will likely level off between 5.50% and 6.0% for 30 Yr Fixed and remain level for most of 2023.
- Inflation/Recession 2023 Mid to late 2023 Inflation will start to subside and to keep Recession in check... rates will at some point likely improve by .50 pt between 5.0% and 5.50%
- Mortgage Rates in Perspective Historically Mortgage Rates for 30 Year Fixed Loan over the last 40 years have been as high as 16% in the 1980's and as low as 2.75% in 2021. It is not likely we will see 30 Yr Fixed rates as low as 2.75% anytime soon, however, it is likely that the 30 Year Fixed rates level off between 5.5% - 6.0% in the near future which still is in the "Historically Low" range.



Summary: The overall more normalized market will benefit both Buyers and Sellers - by allowing buyers to evaluate new inventory as it comes available with more protections in place for their purchase and for sellers to still cash out on the increased equity received year over year. While rates are higher than last year, the range of 5.5% to 6.0% for a 30 Year Fixed Rate Mortgage is still in the Historically Low range for Mortgage Rates over the past 20 Years.

As always, we are happy to help you explore if now is a good time for you either sell your home or purchase a new home in the current market. Call us for an evaluation and to further discuss!



Colleen McQuillen
Senior Home Loan Consultant
NMLS# 476405
703.864.7369
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- *Higher rates, high home prices, and recession fears are all compelling some buyers to wait.
- *Rental + sale price reductions.
- *The return of buyer contingencies.

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- *Set realistic rental/sale list prices.
- *Anticipate buyer contingencies, including home inspections.
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October 2022

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

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