

Parkfairfax FORUM

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

December 2022
 Volume 44, Issue 12

Board Makes Decision on Laundry Rooms

By Janet Schrader

After an exhaustive study of the Parkfairfax laundry rooms to determine their usage, profitability, need, and location, the Building and Utilities Committee (BUC) provided a final report to the Board of Directors in September with three alternatives for eliminating under-performing rooms while keeping a sufficient number functioning for the benefit of residents. At the November meeting, the Board voted to approve the third recommendation, endorsed by the committee, that will keep 23 active laundry rooms.

The study, which began in October 2021 at the request of the Board, focused on finding the right balance between providing washers and dryers for residents who need them with saving the Association money. Currently Parkfairfax leases 204 machines from Mac-Gray Services Inc. through a contract that ends in November 2023. The vendor has proposed for the next contract terms guaranteeing the vendor \$37.50 per machine per month before any profit sharing with Parkfairfax would begin. According to the committee's calculations using revenue data from October 2018 to August 2021, the average gross revenue per month per machine is \$22.88. If usage of the rooms continues to decline and costs associated with leasing equipment continue to increase, Parkfairfax must evaluate whether or not continuing with the new lease structure with the current vendor is the right decision for the community.

To better enable the Board to make this decision, the committee created a three-phase study to determine the contract and cost analysis; room and machine distribution; and alternative uses for those laundry rooms that are closed. The presentation at the September Board meeting addressed the first two phases of the project with recommendations for the number of laundry rooms to keep open and the number of washers and dryers to maintain.

ALTERNATIVE #3 ROOM AUDIT WEIGHTED

	Goal	Achieved
Decom Rooms Overcrowded with Bikes	13	9
Decom Rooms with no Basements	11	9
Keep Rooms with No Steps	8	7
Decom Large Rooms	2	0
Total Laundry Rooms	20	23

Not all Criteria can be met simultaneously, so room selection attempts to get each as close as possible



The Board agreed with the committee recommendation to keep 94 machines in 23 rooms. The decision on whether to contract with the current vendor or to search for another or to purchase

See **Laundry** continued on page 4.

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Parkfairfax Condominium Unit Owners Association

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

Website: www.Parkfairfax.info

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Term expires: 2023

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Term Expires: 2024

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Elections Committee
Term Expires: 2024

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Activities and Finance Committee
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Covenants Committee
Term expires: 2025

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Recreation Committee
Term Expires: 2023

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laronward5@gmail.com
Community Outreach Committee
Term Expires: 2025

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Term Expires: 2023

Claire Eberwein
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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.

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.

MAIN OFFICE:

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

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ffoschi@parkfairfax.info

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dcross@parkfairfax.info

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AAlexander@parkfairfax.info

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Onsite Police Officer
Brian Fromm
Brian.Fromm@Alexandriava.gov

Barkan Management Co.
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Tysons, VA 22182
(703) 388-1005

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Bob Gronenberg
bob2@comcast.net

November Board Meeting Highlights:

- Approved Building & Utilities Committee recommendation for Laundry Room Alternative #3
- Vote HOA Now was approved to facilitate the upcoming elections for the Association in a move towards online voting
- Approved the formal promotion of Key City Compost program within the Association
- Approved a multi-year contract extension with Capital Services for waste removal and recycling
- Authorized management to begin contractor interviews for building façade repairs

Parkfairfax Transportation Committee Event

Joyride!

to the
Old Town Farmer's Market!



Saturday
December 10th 2022
9:15 AM

Meet at the bus stop at the base of the pedestrian bridge by the corner of Gunston/Martha Custis

Join us for a fun opportunity to shop at the Old Town Farmer's Market and learn how to use the **fare-free DASH bus system**.

Trip Itinerary: Take the DASH 36/B (~0930) towards Mark Center and connect with the DASH 31 OTC at the Bradlee Shopping Center bus stop. Ride the DASH 31 OTC all the way down to the OT Market Square.

Questions & RSVP: Contact Matt Larson at larsonward5@gmail.com



Do you have an extra coat? Donate it!

Parkfairfax Condominium Unit Owners Association is holding a One Warm Coat drive and collecting clean, gently worn coats of all types and sizes.

Donations will be accepted at the management office located at:

3360 Gunston Road, Alexandria, VA 22302

December 1, 2022, through January 1, 2023

Drop-offs are Monday through Friday 9 am to 4 pm

Donated coats will be distributed in our local community!

Learn more at www.onewarmcoat.org

Covenants Committee Volunteers Needed!

The Covenants Committee has **three seats up for appointment** in December. One for a six-month term and two for a one-year term. The Covenants Committee advises and assists the Board of Directors in monitoring and enforcing compliance with the provisions of the Condominium Instruments and the Book of Resolutions. In addition, the Covenants Committee performs functions that include but are not limited to receiving, reviewing, and approving applications for alterations, changes, and additions to units or common elements (subject to appeal to the Board of Directors). The Covenants Committee meets monthly on the second Tuesday at 7 pm.

If you are interested in becoming a member of the Covenants Committee, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, no later than December 12, 2022. She can be reached at dcross@parkfairfax.info or at 703-998-6315.



Happy Holidays
from the Parkfairfax Team

Announcement Regarding Second Phase of Electric Panels Survey

Dear Parkfairfax homeowners and Residents,

As previously notified, Parkfairfax Management is in the process of identifying the total number of outdated Federal Pacific Stab-Lok breaker panels in the community. This data collection aims to safely upgrade our electrical infrastructure and prepare the Association for next year’s insurance policy negotiations.

The first phase of this survey has been completed. A big thank you to all those who emailed us a picture of your electric panel and address!

The second phase of this process is set to begin on January 9, 2023. This stage consists of an in-person inspection of each unit’s electric panel by a Parkfairfax’s maintenance staff member. You can skip this process by simply emailing us a picture of your electric panel to myelectricpanel@parkfairfax.info. Please make sure to include your address in the subject line.

In-person inspections will be scheduled by wards. For your awareness, notifications will be left at your doorstep and via email a week before the inspection starts.

If you have any questions about the purpose of this program or process, please direct them to the Management team.

Thank you! Parkfairfax Management

Laundry continued from page 1.

our own machines is still under discussion. For the final phase of its project, the committee will consider alternative uses for the closed laundry rooms.

The laundry rooms that will remain active are in Buildings 110, 203, 223, 224, 314, 405, 506, 518, 523, 542, 605, 722, 725, 803, 810, 817, 828, 843, 911, 936, 941, 944, and 972.

To see the committee’s presentation to the Board, go to https://parkfairfax.info/pfx_board/buc-laundry-room-presentation/.

BOOK GROUP

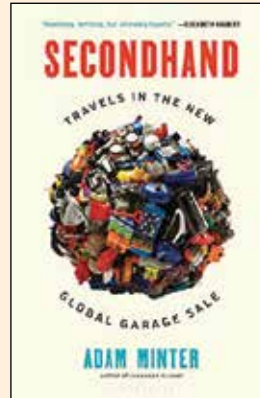
Secondhand: Travels in the New Global Garage Sale

by Adam Minter

Tuesday, December 13, 7 pm

*Note: this is the **second**, not the third, Tuesday of the month*

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



From the author of *Junkyard Planet*, “an anthem to decluttering, recycling, making better quality goods and living a simpler life with less stuff.” –Associated Press

Downsizing. Decluttering. Discarding. Sooner or later, all of us are faced with things we no longer need or want. But when we drop our old clothes and other items off at a local donation center, where do they go? Sometimes across the

country—or even halfway across the world—to people and places who find value in what we leave behind.

In *Secondhand*, journalist Adam Minter takes us on an unexpected adventure into the often-hidden, multibillion-dollar industry of reuse: thrift stores in the American Southwest to vintage shops in Tokyo, flea markets in Southeast Asia to used-goods enterprises in Ghana, and more. Along the way, Minter meets the fascinating people who handle—and profit from—our rising tide of discarded stuff, and asks a pressing question: In a world that craves shiny and new, is there room for it all?

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.



Please Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell—so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.

MANAGER'S CORNER

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

This report is an update of activities throughout the community.

Roof Assessment Work

The roof assessment project is underway. To date, Exterior Medics have completed half of the roofs chosen to be inspected by Walker Consultants. The inspection should be completed by November 18, when Exterior Medics will give their report to Walker.

Management expects to have the full report, including the analysis and recommended replacement roof plan, by mid-December.

Trash contract

The Parkfairfax trash and recycling service provider, Capitol Services, is currently on a month-to-month agreement. Management has contacted other providers that offer the same trash collection format as Capitol Services and requested bids to see if there are opportunities for savings with a change in provider.

After reaching out to several companies, only two offer the same trash pickup format. However, is not able to provide a proposal for 90 days. The other provider submitted a bid close to double our current provider's costs. Management recommends renewing the existing agreement with our current trash and recycling collection provider, Capitol Services.

Note: the Board voted to approve renewing the contract at the November meeting.

Election Voting—HOA Now

The elections committee recommended that Parkfairfax engage with the electronic voting company Vote HOA Now to conduct our elections next year. They committee indicated that VHN offers all the features required to conduct a transparent and hassle-free election process.

Note: The Board approved partnering with VHN for the next election.

Buildium Changes and Training

Management will meet with the Board President to learn what challenges and deficiencies residents have reported to Board members regarding the Buildium work order system.

Simultaneously, Management is scheduling several training sessions to understand what features will suit our community

better and what changes should be implemented to improve its efficiency.

We expect to start this process by the first week of December and will have an update along with proposed changes by the December Board meeting.

Ting—Fiber Optic

The internet service provider, Ting, is installing fiber optics throughout the City of Alexandria, including Parkfairfax. As part of its agreement with the city, Ting is required to put up the A-frame signs before and during construction to inform residents of the nature of the work. The city has asked Ting to use these signs as part of their process for the easement that they have given them for their public managed roads.

These signs are not for marketing but for a safety for all residents in the construction area that is being impacted.

Management has reached out to counsel to make sure that Ting's installation process does not interfere with or breach Parkfairfax's exclusive marketing agreement with Comcast.

Electric Panels Data Collection

Management is working with the Director of Operations to conduct a physical inspection of all electric panels that were not submitted to the office via email during the time window previously provided.

I will reach out to Matt Larson, the Board liaison for this project, to discuss communication strategy and timelines during the first week of December.

Façade and Foundation building #716:

Walker Consultants is developing the construction manual and specifications. The projected timeline for this process is as follows:

- Submittal of the first draft to the Board for review, November 11.
 - Pre-Bid Meeting—December 12
 - Submittal of bids to the Board—January 15
 - Project Start Date—Mid-March

High Priority Building Façade Repairs

The bids for the façade repairs project have been received. Our engineering consultants suggested contractor interviews be conducted with three companies that offered bids. The interview process would allow management to better determine which company would be the best fit financially and in scope of work.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2022 Parkfairfax Upcoming Activities

Holiday Tree Lighting with the Alexandria Choral Society

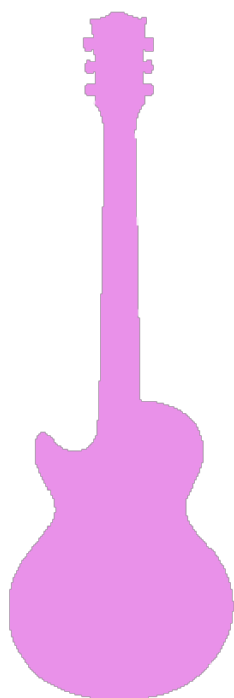


Sunday
December 4th 2022
6-7pm

The Island
Corner of Valley Dr
and Preston Rd.

Join the Activities Committee as we host our Tree Lighting, featuring Pro Coro Alexandria singing a selection of a capella holiday carols. Pro Coro is a select group of singers drawn from the Alexandria Choral Society, which strives to enhance the cultural life of Alexandria and surrounding communities by presenting diverse and engaging musical programs at the highest artistic level.

Parkfairfax Summer Concert Series is Seeking Resident Music Performers!



For one of the concerts in our Summer Concert Series, we would like to host a 4 to 5 piece band where one of the members is a resident of Parkfairfax.

To be considered to perform for the concert, please provide the following:

- Band's website
- Band's upcoming public performance schedule

Please note:

- One band member must be a resident of Parkfairfax.
- Band will audition with all members via their public performance schedule.
- For performance in Parkfairfax, band must provide own sound system.
- This is a paying gig.

For consideration, please send the above requested information via e-mail to: jafrankdesign@hotmail.com. Open January 1, 2023 through February 28th 2023. Deadline February 28th 2023.

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.



Parking Policy: Holiday Reminders

As guests come to visit for the holidays, 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.

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.

Call for Participants!

2023 Parkfairfax Home and Patio Tour—Saturday June 3, 2023

To help owners get ideas for improvements to their units, the Activities Committee is planning a home tour of unit improvements / renovations. Please find a list of suggested improvements below:

- Kitchen renovations
- Bathroom renovations
- Storage solutions
- Small space improvements
- Patio/garden space

The Activities Committee will select 6 to 8 units from submissions.

If you have a space you would like to share with your neighbors, please complete the following:

Name:

Address: (including building no.)

E-mail:

Phone:

Brief Description of renovation / improvement.

Please send 2 to 3 photos of your space.

Please send your photos and information via e-mail to 2023ParkfairfaxTour@gmail.com.

Deadline for submission is February 28, 2023. Notification of participation by March 15, 2023.

DECEMBER 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
Gerber Toilet - 1.6 GPF:
\$210.00

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



3
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)



4
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)

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

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: Painting and Wallpaper—Professional painting and wallpaper hanging and removal. Plaster repair, 25 years' experience. License and insured. References available. Free Estimates. Contact Steve Chute at 571-216-9338 cell.

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 gen-

erous, 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

Bark and Boarding: Bailey's Crossroads Established in 1999, B+B is the one stop shop for all your pet care needs. Love animals? Join our award-winning team! We are hiring in-home Petsitters + dog walkers. Flexible scheduling and hours! Contact employment@barkandboarding.com for more information.

THE GARDEN CONTESSA is offering "live" Evergreen Door Wreaths (28") for the Holidays. Complete with colorful three (3) inch wide festive ribbon, woodland "white tipped" pine cones, small holiday colorful holiday balls, Holly Berries, a string of (50) battery operated "fairy lights" complete with batteries and a wreath hanging bracket. We will arrange personal delivery direct to your door. \$65 complete. Please phone us or txt 703-548-1882, or email: ContessasHome@gmail.com FINAL Order deadline Dec 15th. Payment by check please. By "special order" we can string holiday "live" evergreen garlands on your stair railings or over your front door. Ten days notice required for garlands, with a separate fee, depending on quantity needed. Happy Holidays from CONTESSA!

continued next page.

Classifieds continued.

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

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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.

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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

For Rent Parkfairfax Located Near "The Village at Shirlington"

3749 Gunston Rd, Alexandria, VA: 2- bedroom Madison Model, freshly painted. No smoking and no pets. Located on bus line to Pentagon and points north. Close to shopping, restaurants and entertainment. Owner is licensed Realtor. Call 703-975-6605 or email Gerry at ward.gerry46@gmail.com Avail December. \$2100/mo

Parkfairfax LANDLORDS: The johnANDjohn TEAM rent more properties than all other Realtors combined for over 2 decades. Read about us at www.Parkfairfax.com. We live here. Want big money? We can get it for you. Email us at johnANDjohnTEAM@Parkfairfax.com or call us 703-820-9723. RE/MAX Allegiance.

Parkfairfax RENTERS: We almost always know of upcoming rentals before other Realtors. Email us at johnANDjohnTEAM@Parkfairfax.com or call us at 703-820-9723. www.Parkfairfax.com RE/MAX Allegiance 703-820-9723

3526 Martha Custis Dr. 1BED,1BA in excellent condition features a gorgeous, renovated kitchen, spacious open concept main rooms, convenient in-unit washer & dryer, and exceptional storage. Pets considered on a case-by-case basis. \$1,950/month. Call/text/email Deborah Hrouda, 202.527.1314. deborah.hrouda@cbmove.com. Coldwell Banker Realty.

Three-Bedroom Harrison Model: Newly renovated! 3BR/1BA, brand new bath and kitchen, featuring solid maple cabinets, granite counters, and matching appliances. 1170 square feet; two levels. Recently refinished parquet floors throughout. Upgraded kitchen with matching Whirlpool appliances, including a built-in microwave and dishwasher. New washer-dryer centrally located on the second floor. Beautiful patio, backing into woods. Available late November. Contact Steve Fox phixitphox@gmail.com, 301-956-5324

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.

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 updated 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 disposer, beautiful updated kitchen cabinets, updated electric panel, parquet hardwoods. Outdoor pool just steps away! RE/MAX Allegiance, The johnANDjohnTEAM 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.

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Classifieds continued.

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

Parkfairfax SELLERS: There are buyers wanting your condo. Read about us at www.Parkfairfax.com. Call The johnANDjohn TEAM at 703-820-9723 or email us johnAND-johnTEAM@Parkfairfax.com. RE/MAX Allegiance.

Parkfairfax BUYERS: We often are made aware of properties coming on the market before anyone else. Call us at 703-820-9723 or email us at johnANDjohnTEAM@parkfairfax.com. Read about us www.Parkfairfax.com RE/MAX Allegiance.

Parkfairfax: Do you want Parkfairfax's productive team to get you top price, terms and conditions for the sale of your property? Ask anyone about us—we live here. Or go to www.Parkfairfax.com and read what other have said. RE/MAX Allegiance.

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 johnAND-john 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 johnAND-john 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 johnANDjohnTEAM 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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Meeting ID: 670 641 9056

Passcode: 586277

Board Meetings

Web access: <https://zoom.us/j/95236782815?pwd=S01RSIZqQzFHODIOOENEWnRpQUtUZZ09>

Phone Dial-In: 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=MGRnZG5ibDJCeFZqM43QytDSFM1dz09>

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

Election Committee Meeting

Web access: <https://us06web.zoom.us/j/88456498117>

Phone Dial-in: 301-715-8592

Meeting ID: 884 5649 8117

Passcode: 336001

ALEXANDRIA POLICE DEPARTMENT



PACKAGE THEFT PREVENTION

A CRIME OF OPPORTUNITY

Package thefts are crimes of opportunity. The Alexandria Police Department would like to remind citizens to take extra care this time of year when having mail and packages delivered to their residence. Package thefts from doorsteps and front porches during the day usually increase between the months of October and January. There are steps you can take to be proactive in keeping your package safe from theft.

PACKAGE THEFT PREVENTION TIPS

- Encourage family and neighbors to pick up packages as soon as possible as after they are delivered.
- Track your packages. Try to be present at the time of delivery. Many mail carriers allow you to track your shipment online:
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>
- Be neighborly. If you can't pick up your mail ask a neighbor to do it for you. The U.S. Postal Service can also hold your mail if you travel during the holidays.

Always report any suspicious activity immediately to the Alexandria Police Department. Call 911 for emergencies or call our non-emergency number, 703.746.4444.



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WISHING YOU A JOYFUL HOLIDAY

DEAREST NEIGHBOR,

Can you believe it? Here we are once again, saying goodbye to one year and preparing to welcome another.

Because of you, it has been another successful, exciting year at Parkfairfax. You have again honored me with your partnership in the purchase and sale of your home, as well as telling your friends and neighbors about me. I am humbled by this and thank you for the trust you placed in me throughout 2022.

Parkfairfax continues to be a wonderful place to live, and I love telling her story to people considering a purchase in this community. I am a true believer in all the great things that are Parkfairfax. There is so much offered here, and the amenities become even more valuable when comparing Parkfairfax to other communities in the area.

So many of you have stopped by my Open Houses this year just to say hello or check out the renovations. Your feedback is always welcome and appreciated in continuing our common goal toward improving values and maintaining our sense of community. I have enjoyed watching you jump into my conversations with potential buyers, eager to share all the reasons why Parkfairfax is far and above the best opportunity in Northern Virginia. Nothing sells better than the positive enthusiasm of a current homeowner!

Thank you all for being my friends. You have always made me feel welcome and part of this special community.

It is fitting that during this season we remember the special people who have positively touched our lives. So, to all of you, for all you have done for me, I am truly grateful.

Wishing you the very best this season has to offer, and a safe and prosperous New Year!

YOUR NEIGHBORHOOD EXPERT,

Terry Rader

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holiday season!**

Parkfairfax 2022 Wrap Up

Unit size	# Sold	Avg Days on Market	Avg Sold Price
1br/1+bth	40	15	\$316,663
2 br/1+bth	37	9	\$398,124
3br/1+bth	7	10	\$450,000
4 br/1+bth	1	9	\$432,500

*Information gathered from BrightMLS as of 11/9/22. Information deemed reliable but not guaranteed.



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Happy Holidays

May you and yours have a holiday filled with love, joy and peace.

With warmest wishes,
Your friends at the John and John Team

The johnANDjohnTEAM

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December 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	3
4 Holiday Tree lighting with Alexandria Choral Society 6 – 7 pm	5	6 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	7	8 Transportation & Land Use Committee Meeting, 7 pm Large Item Pick-Up	9	10 Newsletter Submission Deadline Office open 9 am – 12 pm
11	12	13 Book Club 7 pm Covenants Committee Meeting, 7 pm	14 A&PB Committee Meeting 7 pm Building and Utility Committee Meeting 7 pm	15	16	17
18	19	20	21 Board Meeting 7 pm	22 Large Item Pick-Up	23 Office Closing at 1 pm	24 Christmas Eve
25 Christmas Day	26 Office Closed	27	28	29	30 Office Closing at 1 pm	31 New Year's Eve

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