

# Parkfairfax FORUM

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

January 2023  
Volume 45, Issue 1

## Top 3 Benefits of Living in an HOA

By Amy Repke. Published in HOA Resources. Powered by CAI

Many homeowners associations and condominium communities offer a range of amenities that can include swimming pools, tennis courts, fitness centers, playgrounds, lakes and ponds, professional security, and golf courses. The typical association also provides services such as trash pickup, street paving and lighting, snow removal, and the maintenance of common areas—services that were once the exclusive province of local municipalities.

This transfer, or privatization, of services, has become commonplace as the demand for housing has outpaced the ability of many local governments to provide services. Municipalities now require developers and builders to provide these services in new communities. Builders manage these services during the early stages of construction and sales, but eventually, the obligation falls to homeowners. Knowing this, builders need to put an association in place while the community is being built.

Community associations also extend some degree of protection against neighborhood degradation and deterioration—cars on cinder blocks, dilapidated homes, or yards that are not maintained. This requires not only creating reasonable community standards but also enforcing equitable and consistent rules. While rules differ among associations, the goals and benefits are the same: To protect property values, preserve the nature of the community and meet the established expectations of residents.

### Governed by Neighbors

There is usually a correlation between the level of homeowner involvement and the long-term success of a community. While businesses and professionals provide specialized support to many associations, homeowner volunteer leaders are accountable to the neighbors who elect them. The typical community—whether a homeowners association, condominium, or cooperative—is governed by a board of homeowner volunteers who are elected by their fellow owners to set policy. Smaller associations with limited budgets also may rely on resident volunteers for various management responsibilities. Homeowner involvement is essential, whether a community is self-managed or professionally managed. CAI encourages residents to get involved in their communities. There are many opportunities, from leading a specific project to chairing a committee to running for a seat on the board.



Parkfairfax

### Managed by Professionals

Many communities contract with management firms and other product and service providers for selected services, such as general management, maintenance, and legal guidance. Large

See **Benefits** continued on page 3.

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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 Dana Cross, [dcross@parkfairfax.info](mailto:dcross@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. *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.*

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

Lydia Riabtsev

### Community Outreach Committee

-Vacant-

### 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

- vacant -

### Covenants Director

Shellie Calloway, ext. 102

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

### Receptionist

Winee Tyson, ext. 100

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

## December Board Meeting Highlights:

- The Board approved October 2022 Reserve Expenditures in the amount of \$187,689.50.
- The Board appointed three owners to the Covenants Committee. Eric Keber and Kristen Mowery were re-appointed for a one-year term, and Anita Van Brenda was appointed for a six-month term.
- The Board appointed three owners to the Elections Committee for one-year terms: Lisa Harger and Catherine Kitchell were re-appointed, and Karen Elsbury was appointed to her first term.
- The Board provided consensus votes for committee budget proposals to be included in the 2024 draft budget.
- The Board adopted the Communications Policy.

*Benefits continued from page 1.*

homeowners associations and condominium communities typically hire full-time, on-site managers.

Association management has become increasingly specialized as community governance has become more demanding. Successful community managers must possess knowledge and skills relating to finance, strategic planning, maintenance, personnel management, insurance, laws and regulations, communications, and covenants enforcement. These professionals must also provide sound advice and guidance.

### Protecting Property Values

Community association board members and managers are guided by their association's governing documents. Often known as covenants, conditions, and restrictions (CC&Rs), these documents are created to maintain community standards, protect property values and encourage a sense of community stewardship. People living in an association-governed community contractually agree to adhere to these codes. While CC&Rs are developed and enforced to protect all homeowners, they do not eliminate occasional disagreement and discontent. Issues often arise because of unrealistic expectations, misinformation, or misunderstanding. With all their inherent advantages, associations face difficult issues—none more common than the challenge of balancing the best interests of the community as a whole and the preferences of individual residents.

## Budget Workshop

The Board of Director's Budget Workshop will be held on Saturday, January 21st, at 9 am to discuss the proposed FY 2024 Budget in the Board Room at the Main Office. It is open to the public.

**Saturday, January 21st at 9 am**

Topic: Board Meeting

Join Zoom Meeting

<https://zoom.us/j/95236782815>

Dial-In: +1(877)853-5247

Meeting ID: 952 3678 2815

Passcode: 389608

## Announcement Regarding Second Phase of Electric Panels Survey

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 maintenance staff member. This process can be skipped by simply emailing us a picture of your electric panel to [myelectricpanel@parkfairfax.info](mailto: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.

## 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=S01RSIZqQzFHODIOEENEWnRpQUtUZz09>

**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=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

### Election Committee Meeting

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

**Phone Dial-in:** 301-715-8592

**Meeting ID:** 884 5649 8117      **Passcode:** 336001

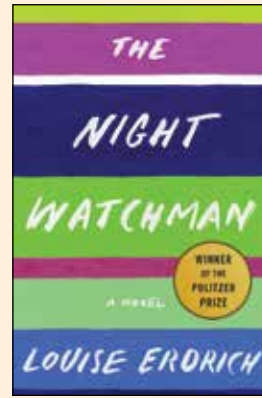
## BOOK GROUP

### *The Night Watchman*

by Louise Erdrich

Tuesday, January 10, 7 pm

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



Winner of the 2021 Pulitzer Prize for fiction. Based on the extraordinary life of National Book Award-winning author Louise Erdrich's grandfather who worked as a night watchman and carried the fight against Native dispossession from rural North Dakota all the way to Washington, D.C., this powerful novel explores themes of love and death with lightness and gravity and unfolds with the elegant prose, sly humor, and depth of feeling of a master craftsman.

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.

## Call for Community Outreach Volunteers

We are seeking volunteers to serve on the Community Outreach Committee.

The Community Outreach Committee serves to improve the effectiveness and efficiency of communication among residents. The committee members comprise up to six unit owners appointed by the Board of Directors. Residents are encouraged to submit statements to explain their interest in serving the community and highlight any experience with newsletters, websites, or other communication activities.

If you are interested in becoming a member of the Community Outreach Committee, please submit your letter of interest and/or your resume to Dana Cross, Assistant General Manager, at [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info).

# MANAGER'S CORNER

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

## Community Updates

### Roof Assessment Work

The assessment and inspections have been completed. Walker Consultants is working on the report, and we expect to have it in by the end of December at the latest.

### Leaf-blowing recommendations/opinions

During early November, we received a number of comments regarding some areas throughout the community that have not been cleared of leaves. Management recommends that we manage residents' expectations by putting out a schedule that shows the dates and areas addressed during every round.

As it stands, CLS does not tackle the whole property at once. Due to the size of Parkfairfax and CLS's staffing restrictions, the leaf-blowing process is done in phases, which may give the impression that some areas have not been done or neglected when in reality, they simply have not gotten to it.

### Invasive Plant Removal Research

Management has been working with the Landscaping committee and Board liaison to find additional alternatives regarding how to deal with the current invasive species situation that presents in our community's woodlands.

In the past month, we have met with Brightview and J&J Landscape Management, Inc. We asked them to provide recommendations regarding how to best manage these areas. We hope to have these two companies provide those by mid-January at the latest.

Management recommends that once recommendations are in, the Board carefully consider their options and decides what approach they want to take, including the timing.

### Buildium Changes

Management has scheduled the first of two training sessions with Buildium support techs.

On January 6, 2023, I will have an online session with a Buildium tech to review our current setup. We will discuss implementing changes and customizing the current software to Parkfairfax's needs.

We will also discuss the incorporation of covenants violations and Billing of USP work orders and storage. Remember that changes will only occur in stages, as we want to be careful and ensure that the staff members are familiarized and trained on each step of the way.

Any changes to our current system will be announced through weekly updates and our FB official page.

### Recycling Pickup Addition

Due to the increased amount of boxes and recycling materials that come with the holidays, management has added additional recycling pickup dates for December, extending to the first week of January.

Regular recycling pickups occur every Wednesday. Starting December 16, our Trash company will be collecting recyclables on the following additional dates:

Friday, December 16, Friday, December 23, Friday, December 30, and Friday, January 6, 2023. Parkfairfax trash and recycling service provider is currently on a month-to-month basis agreement.

### Electric Panels Data Collection (Phase Two)

To this date, we have gathered the following data regarding phase 1 of our survey:

- Total participant units: 738
- Total units with upgraded panels: 537
- Total units with old Stab Lock panels: 201
- Next Steps: Phase 2 is set to start on January 9, 2023.

Physical inspections will consist of one or two (depending on workload) members of our maintenance staff entering each unit and taking a picture of the breaker panel. This is the fastest in-and-out way to gather this data with minimal disruption to residents.

We will organize the inspection by ward and notify each ward a week before coming in addition to the main notification below set to go out in December (Newsletter Dec, FB, and weekly updates); feel free to make changes; suggestions are also welcomed.

### Façade and Foundation building #716:

Walker Consultants is in the process of 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—Completed
- Pre-Bid Meeting – Completed
- Submittal of bids to the Board – January 15
- Estimated Project Start Date – End of March.

### High Priority Building Façade Repairs

Interviews had been scheduled. A list of questions prepared by Walker Consultants will be the main center of the interviews. Once interviews are completed, management and Walker will discuss the results and make final recommendations to the Board on who is the better-suited company to take on the project.

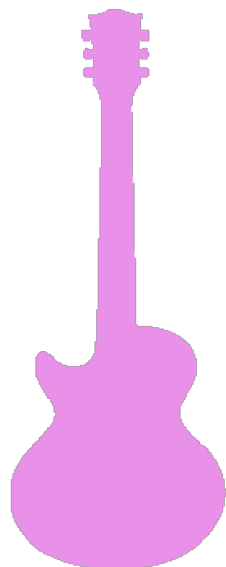
We are aiming to start this project at the end of March 2023.

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

## 2023 Parkfairfax Upcoming Activities

### 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](mailto: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.

### 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.



## 2023 UNIT SERVICES PROGRAM (USP) SPECIALS

January 2023	February 2023	March 2023
<b>Kitchen Faucets</b> 1. Bayview Brushed Nickel: <b>\$177.85</b> 2. Bayview Chrome: <b>\$172.36</b>	<b>Front Entry Door Locks &amp; Hardware</b> <ul style="list-style-type: none"> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, LH: <b>\$300.00</b></li> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, RH: <b>\$280.00</b></li> <li>• Hardware Only: <b>\$180.00</b></li> <li>• Mortise Lock Only: <b>\$195.00</b></li> <li>• Dead Bolt Only: <b>\$84.00</b></li> </ul>	<b>Garbage Disposal</b> <ul style="list-style-type: none"> <li>• 1/3 hp: <b>\$175.00</b></li> <li>• 1/2 hp: <b>\$190.00</b></li> </ul>
April 2023	May 2023	June 2023
<b>Shower and Tub Specials</b> <ul style="list-style-type: none"> <li>• Shower box wall cap: <b>\$125.00</b></li> <li>• Shower assembly: <b>\$115.00</b></li> <li>• Diverter, Handle, Escutcheon, Overflow Plate and Flange: <b>\$117.00</b></li> </ul>	<b>Bathroom Faucets</b> 1. Delta Single Handle: <b>\$147.00</b>	<b>Toilet Replacement</b> 1.28 GPF Comfort Height: <b>\$165.00</b> <i>Includes wax ring, supply tube, &amp; bolts</i> <i>* Comes in round or elongated bowl</i>
July 2023	August 2023	September 2023
<b>Garbage Disposal</b> <ul style="list-style-type: none"> <li>• 1/3 hp: <b>\$175.00</b></li> <li>• 1/2 hp: <b>\$190.00</b></li> </ul>	<b>Kitchen Faucets</b> 1. Bayview Brushed Nickel: <b>\$177.85</b> 2. Bayview Chrome: <b>\$172.36</b>	<b>Front Entry Door Locks &amp; Hardware</b> <ul style="list-style-type: none"> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, LH: <b>\$300.00</b></li> <li>• Knocker, Mail slot, Peep hole &amp; Mortise lock, RH: <b>\$280.00</b></li> <li>• Hardware Only: <b>\$180.00</b></li> <li>• Mortise Lock Only: <b>\$195.00</b></li> <li>• Dead Bolt Only: <b>\$84.00</b></li> </ul>
October 2023	November 2023	December 2023
<b>Shower and Tub Specials</b> <ul style="list-style-type: none"> <li>• Shower box wall cap: <b>\$125.00</b></li> <li>• Shower assembly: <b>\$115.00</b></li> <li>• Diverter, Handle, Escutcheon, Overflow Plate and Flange: <b>\$117.00</b></li> </ul>	<b>Bathroom Faucets</b> 1. Delta Single Handle: <b>\$147.00</b>	<b>Toilet Replacement</b> 1.28 GPF Comfort Height: <b>\$165.00</b> <i>Includes wax ring, supply tube, &amp; bolts</i> <i>* Comes in round or elongated bowl</i>

### Year-Round Everyday Specials!!!!

- Toilet Tune Up (fluid-master, flapper, supply line, and/or flush lever): \$65.00
- Photocell, Brass, Wall-Mounted Light Fixture w/Bulb: \$85.00
- Battery Powered Smoke Alarm: \$40.00, Alarm Battery Only: \$25.00
- Gas Shut-Off: \$45.00
- Special Trash Pick-Up (Per Pick-Up Truck Load): \$70.00

*\*Products subject to availability and prices are subject to change\**



## Scheduled Preventive Maintenance

### A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you will be away from home for any this winter, please:

- Make sure there is ample heat in your unit, especially in your kitchen and bathroom.
- Have a neighbor check on your unit periodically.
- Make sure the Maintenance Office has an emergency key to your unit "just in case."
- The water piping in your unit can freeze if sufficient heat is not maintained. When this frozen pipe ruptures, you can be flooded. Please prevent this needless damage—maintain adequate heat in your unit.

**DO NOT use your oven as a source of home heat... under any circumstances!** This is not only hazardous to your health, but it will also contribute damaging levels of moisture to your unit (condensation, paint/plaster/floor damage, mold, and mildew). You will also have these same moisture problems if you heat your unit with a kerosene heater, not to mention all of the potential hazards of improper fuel storage inside your unit. Another thing to be aware of is that closed areas can restrict air flow and encourage mold growth, so keeping closet doors slightly open to allow airflow, along with not packing closets too tightly and allowing at least two inches of space between stored items and exterior walls will reduce the likely hood of having mold problems, using a fan will also help force air movement to reduce mold growth.

## Gutter Cleaning

The Maintenance Crews have completed this season's gutter cleaning and are finishing checking other gutters throughout the property; part of the process involves checking the gutter nails to make ensure gutters are tight and secure.

Fasteners have been changed to the screw type, which holds very well, however, several gutters still have nails that can come loose over time. While effort is taken to see that the gutters are tight and loose nails are tightened, such issues can still arise throughout the year. Please report a loose gutter to maintenance by calling 703-998-6315.

## Yearly Attic/Alarm Inspections

Each year inspections are made for alarms installed in attics; inspections are also made on a three-year cycle for attics that do not have alarms. This year's schedule includes attics in the 400's, 500's, 600's and part of the 900's. Notices will be given prior to the inspection, and follow-up sheets on what was found.

Please remember not to overload the attic with excess storage. Excessive amounts of storage will restrict airflow and create a favorable condition for mold growth. Remember, a clear path down the "catwalk" of your attic must be maintained so those essential inspections can be quickly performed. Please place storage on the sides of the walkway. You can place boards across the tops of the wooden joists to support the load; do not nail them down. The maintenance staff will do what they reasonably can to maneuver through the attics, but remember, they cannot take the time to make pathways through years of collecting or take risks in attempting to crawl over the tops of boxes.

If you see your ceiling sagging or believe you have a ceiling coming loose from the ceiling joists, please call the office to schedule a free ceiling inspection.

## Help us serve you better

When submitting a request for work to be done inside your unit, trying to get it scheduled often takes additional time. If you would be willing for us to come in and complete the requested work at our earliest convenience, please ask the service provider to type **'Okay to enter'** on the work order. This will allow us to do the work without going through a scheduling process which often results in delays. This applies to any residence without an active alarm or loose dog. When submitting a work request, please also ask that other pertinent information be included, such as 'top lock only,' 'loose cat,' 'keep the door closed, etc. The information you provide helps us get your work request completed more efficiently. Of course, if you have a dog or any other reason requiring the work to be scheduled, we will be happy to schedule it with you.



## 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](mailto:2023ParkfairfaxTour@gmail.com).

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



## 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/](http://www.fedex.com/ca_english/track/)

**UPS:** [http://www.ups.com/WebTracking/track?loc=en\\_US&WT.svl=PriNav](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.**



*The Alexandria Police Department thanks you for your support in keeping our city safe.*

## Be a Good Sport

Lots of residents will be using the exercise facility during the winter. There will be times when the facilities may get very crowded.



- Please be patient and show respect to all other residents using and sharing the facility with you.
- Please limit your use of any cardiovascular machine to 30 minutes.
- Remember Classes/Trainers are not permitted.
- Remember that individuals under eighteen (18) yours of age are prohibited from using the room.

If you witness an incident in the facility—someone not following the rules or behaving badly—please contact the Association Office at 703-998-6315 and give us the information about the incident, the date, and the time so that we can contact those involved.

Enjoy the room, and keep fit.



## Resident Reminders

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

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.

# CLASSIFIEDS

## HOME IMPROVEMENT

**Electrical Services:** Virginia Class A electrical contractor. Electric panels, fans, baseboard heaters, recessed lights. Licensed and insured. ALLEGRO LLC 703-314-1290 info@allegrollc.net.

## REAL ESTATE FOR RENT

3638 Valley Dr.- Parkfairfax's largest 1 bedroom 824 sq ft. Available late January. Pet Ok with deposit. Renovated \$1895. Tucked neatly in enclave with parking and stellar views. LIGHT pours in. Hardwood floors in fantastic condition. The johnANDjohn TEAM. 703-820-9723. RE/MAX Allegiance. 703-820-9723

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

## REAL ESTATE FOR SALE

Parkfairfax SELLERS-There are buyers wanting your condo. Read about us at [www.Parkfairfax.com](http://www.Parkfairfax.com) Call The johnANDjohn TEAM @ 703-820-9723 or email us [johnANDjohnTEAM@Parkfairfax.com](mailto:johnANDjohnTEAM@Parkfairfax.com). RE/MAX Allegiance.

Parkfairfax-Do you want Parkfairfax's most productive Realtor 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](http://www.Parkfairfax.com) and read what other have said. RE/MAX Allegiance. [johnANDjohnTEAM@Parkfairfax.com](mailto:johnANDjohnTEAM@Parkfairfax.com) 703-820-9723.

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



## INTERESTED IN PLACING AN AD?

Real estate and personal business ads are \$11 per month for Parkfairfax Residents, and \$20 per month for all other persons.

Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Ra'Chelle at [rcarey@Parkfairfax.info](mailto:rcarey@Parkfairfax.info) for prices and any questions you may have!

### What I offer:

- Professional Appraisal
- Professional Photos
- Postcards Sent to the Neighborhood on the Listing Broker's Open
- Open Houses
- Door Knocking
- Social Media Outreach
- Education: UVA Undergrad, Three Master's Degrees (Psychology, Management, Public Relations (Georgetown))
- Air Force Veteran
- Northern VA Local (3<sup>rd</sup> Generation)
- 3<sup>rd</sup> Generation NOVA Realtor
- Parkfairfax Resident
- Contractor List
- Transaction Coordinator
- Interior Designer Consult

I DO NOT DO DUAL AGENCY. I REPRESENT YOU IN A TRANSACTION AND NO ONE ELSE.

#### UNDER CONTRACT



3619 Greenway Pl, Alexandria, VA 22302 Parkfairfax  
All contingencies in place! \$2500 in closing costs, \$14,000 below asking price • engaged buyer on Sunday—saw homes Monday—under contract with Greenway Tuesday

#### SOLD



8039 Tanworth Court, Springfield, VA 22152  
\$25,000 in closings costs with all contingencies in place



Adopt Doug! please visit the shelter during adoption hours. <https://www.awla.org/pet/doug>  
2650 S. Arlington Mill Dr., Arlington, VA 2205  
703-931-9241


Marlene is a fantastic realtor who goes above and beyond for her clients. When we first moved to northern Virginia she helped us find a place to rent. She was very patient with us. Then this year when we finally decided we needed to buy and find a bigger place she was the first person we thought of. She set up viewings of places we had found and did searches for us to find comparable places. When she was out of town she set up a back up so we could continue looking. When we found the home we put an offer on she drew up the offer while on her vacation. She guided us through the whole process and gave expert advice. I truly cannot recommend her enough! – Elizabeth

Five Star ratings on Zillow

Marlene W. Hall, Real Estate Professional, eXp Realty  
703-963-4505 • [Marlene.hall@gmail.com](mailto:Marlene.hall@gmail.com)  
Licensed in Virginia and DC • Alexandria Branch Office  
2000 Duke Street, Suite 300, Alexandria, VA 22314  
Toll Free: 866-825-7169 Local: 703-665-3362  
Air Force Veteran



Ashley Smith • SVP, Sr. Loan Officer | NMLS ID #1167353  
The Ashley Smith Team at Atlantic Coast Mortgage  
Office: 571-234-5738 • Mobile: 703-629-7020  
E-Fax: 703-995-4381 • [asmith@acmlc.com](mailto:asmith@acmlc.com)  
<https://www.atlanticcoastmortgage.com/lo/ashley-smith/>

Karen Daily • Counsel to: Ekko Title  
Ashburn Office • 20405 Exchange St.   
Ashburn, VA 20147 • Phone: 703-573-EKKO (3556)  
Cell: 757-761-7074 • Fax: 888-552-EKKO (3556)  
<https://www.ekkotitle.com/index.php/the-ekko-team/>



Please text/call:  
**703-963-4505**  
for a free analysis on  
your home's worth



# HURRY HOME!



## SELLING VIRGINIA'S BEST KEPT SECRET 83 Happy Homeowners and Counting!

A charming, unique community of 1,684 homes nestled on  
132 landscaped, wooded acres with amazing amenities:  
3 Pools / 7 Tennis & 2 Volleyball Courts / Basketball Court  
Tot Lots / Exercise Facility / Minutes to DC



Berkshire Hathaway HomeServices  
PenFed Realty

**Terry Rader, Realtor**  
703-887-3735  
terry.rader@penfedrealty.com  
<http://TerryRaderSellsHomes.com>

300 N Washington St. #100 Alexandria, VA 22314  
1886 Metro Center Dr. #200 Reston, VA 20190

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## January 2023

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b> New Year's Day	<b>2</b> Office Closed	<b>3</b> Activities Committee Meeting, <b>6:30pm</b> Landscape Committee Meeting, <b>7 pm</b>	<b>4</b>	<b>5</b> Finance Committee Meeting, <b>6:30 pm</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>	<b>10</b> Covenants Committee Meeting, <b>7 pm</b> Book Club <b>7 pm</b> Newsletter Submission Deadline	<b>11</b> A&PB Committee Meeting <b>7 pm</b> Building and Utility Committee Meeting <b>7 pm</b>	<b>12</b> Elections Committee Meeting, <b>1 pm</b> Transportation & Land Use Committee Meeting, <b>7 pm</b> Large Item Pick-Up	<b>13</b>	<b>14</b> Office open <b>9 am – Noon</b>
<b>15</b>	<b>16</b> Martin Luther King Day! Office Closed	<b>17</b>	<b>18</b> Board Meeting <b>7 pm</b>	<b>19</b>	<b>20</b>	<b>21</b> Budget Workshop <b>9 am – 2 pm</b>
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b> Large Item Pick-Up	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>

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