

# Parkfairfax FORUM

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

March 2023  
Volume 45, Issue 3

## 2023 Annual Meeting

The Elections Committee wants to call to your attention a few changes in the election process to the Board of Directors for the Parkfairfax Condominium Unit Owners Association. These changes have been made to ensure an easy, fair, and impartial process. The highlights are:

**First** – To modernize voting, communications, and reduce election-related expenses, you will receive only two hard-copy items this year: a letter dated February 17, 2023, and the Annual Meeting announcement (as required by Bylaws). Instructions for voting as well as the election packet will be provided on the Parkfairfax website.

**Second** – The Association has contracted Vote HOA Now to conduct our election electronically. **Please ensure that the office has your preferred email address on file.** Most election-related communications will be made via email through the Vote HOA Now platform.

**Third** – You may only cast your vote **once**.

**Fourth** – A new Elections Manual that will govern the process. All Candidates are expected to follow guidelines outlined within the Manual.



**Fifth** – The timeline for Candidates to submit a Nomination Form has been extended. Forms will be accepted from **February 24 through March 15** (35 days before the Annual Meeting, as per the Bylaws). The Election Committee hopes this change eliminates the need to nominate Candidates from the floor at the Annual Meeting.

**Finally** – The Elections Committee has created an email address for you to send questions and concerns regarding the election process, [elections@parkfairfax.info](mailto:elections@parkfairfax.info).

See **Annual Meeting** continued on page 3.

### Elections Committee Events and Updates

Thank you to those who joined the Candidate Education Session held on March 1. The session included an introduction to the Board, a brief overview of the new Candidate guidelines and election procedures, and a Q&A with six of our current Board members. This session was recorded and will be made available to those who may have missed it.

The Meet the Candidates event will take place March 22 at 7 pm. It is also a hybrid event. This is an excellent opportunity to meet the Candidates for the Board of Directors.

Copies of the "Call for Candidates" packet are available on the community website and the Association office at 3360 Gunston Road. The "Call for Candidates" packet details the eligibility requirements and guidelines for running as a Candidate for the Board of Directors. Please read them carefully if you wish to run as a Candidate.

### IN THIS ISSUE:

|   |   |
|---|---|
| Board Meeting Highlights.....                     | 3 |
| Join the Meetings Virtually .....                 | 3 |
| Notary Services.....                              | 3 |
| Book Club Group.....                              | 4 |
| Scheduled Preventive Maintenance .....            | 4 |
| USP Specials .....                                | 4 |
| Manager's Corner .....                            | 5 |
| Parkfairfax Activities.....                       | 6 |
| Scheduled Preventive Maintenance, Other Work..... | 7 |
| Do You Have an Attic-Level Ceiling?.....          | 7 |
| Classifieds.....                                  | 7 |
| Ward 1 Painting.....                              | 8 |
| Tennis Courts, Lighting Controls .....            | 8 |

# 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

[larsonward5@gmail.com](mailto:larsonward5@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 Shellie Calloway, [ccalloway@parkfairfax.info](mailto:ccalloway@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

Catherine Kitchell

[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)

### Accounting Coordinator

Lisa Jones, ext. 108

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

### Covenants Director/ Newsletter

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

## January Board Meeting Highlights:

- The Board approved a contract with Avon Corporation for the amount up to \$838,855.00, with an additional 20% contingency only if needed, from GL 9114.210 on Foundation and Façade repairs at building 716.
- The Board agreed to adopt the preliminary FY 2024 Draft Budget with a 9.45% increase in assessments.
- The Board approved the December 2022 Reserve Expenditures in the amount of \$238,030.52.
- The Board approved the revised Common Element Patio and Deck Specification Package submitted by the Architectural Review Board.
- The Board approved the Election Manual, Letter to Owners, and the Guidelines for Electronic Meetings, Voting, and Notice Board Directive.
- The Board approved the increase of all resale document fees to the maximum allowed by the DPOR.

**Annual Meeting** *continued from page 1.*

**It is vital that all Owners participate in the Annual Meeting by voting online or through proxy, even if you do not wish to vote for a candidate, so we can achieve the necessary quorum.** If quorum is not met, the meeting will have to be rescheduled at considerable expense to the Association and Unit Owners.

The following Board of Director positions will be on the ballot this year:

- one for a three-year term as a **Ward 3 Representative**;
- one for a three-year term as a **Ward 4 Representative**; and
- one for a three-year term as an **At-Large Representative**.

Here are the ways you can vote in this year's election:

1. **Online Voting** will begin at 12:00 a.m. on March 24, 2023, and end at 11:59 p.m. on April 18, 2023.
2. **Instructed Paper Proxy.** Official proxy forms will be available from the office. They will be accepted from 8:00 a.m. on March 24, 2023, until 5:00 p.m. on April 18, 2023.
3. **In-Person Paper Proxy Ballot.** If you prefer to cast a paper ballot in person, you may do so during normal business hours at the Association office throughout the duration of the voting period. You will be required to present identification, such as a drivers' license, and complete a Paper Proxy Ballot. The Board Secretary shall be the default the proxy for such ballots, and a member of Parkfairfax staff will serve as your witness.

## 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:** 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

## Notary Services

Notary services are available for Parkfairfax Routine Change Applications and Non-Routine Change Applications only.

## Scheduled Preventive Maintenance

### The Plumbing Crew



The Plumbing Crew will continue snaking the sanitary sewer pipes in the crawlspaces as their schedule permits. To avoid handling of your personal property, and to keep things moving as quickly as possible, please do not store anything on the building's hatch well covers. These are the large, black, steel, half circles normally located at the rear, or ends, of the buildings. Please note that Maintenance needs periodic access to the buildings' crawlspaces for both routine and emergency repairs. Large pieces of equipment and piping might occasionally be brought into the crawlspaces. Keep this in mind if you decide to plant around the crawlspace opening. While the staff tries to be careful, they must have room to enter and exit these spaces. Do not plant or store anything here that you might regret losing.

### Freezeless Wall Hydrants

The plumbing crew will also continue upgrading building wall hydrants (exterior hose faucets). Those with more recently replaced hydrants will only need to have the stem replaced and entry into the unit may not be necessary. The new hydrants are "freezeless" and future winterization will no longer be required. You will be reminded to disconnect your garden hoses at the start of freezing weather as your hose could still freeze and cause damage. The car wash is already turned back on and the tennis court rest rooms are open. The Plumbing Crew and the Exterior Crew have completed the final pre-opening work at the swimming pools.

### Problems from moisture intrusion?

From time to time we receive reports from Parkfairfax residents who find moisture intrusion near a thru-the-wall A/C unit, if you find yourself with such a problem please call Parkfairfax 703-998-6315 to have someone from maintenance inspect it. Parkfairfax bears responsibility for maintaining a proper seal between the brick and the metal thru-the-wall sleeve; however, it is the resident's responsibility to maintain a proper seal between the A/C unit and the metal sleeve. We have found instances where the metal sleeve was removed when an A/C was replaced, this should never be allowed to happen, but when it does the resident then becomes responsible not only for possible water intrusion, but also for the re-installation of a new sleeve. If you are not sure that your A/C unit has the proper sleeve you may call Parkfairfax to have it checked.

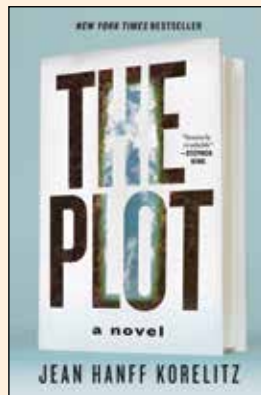
## BOOK GROUP

### *The Plot*

by Jean Hanff Korelitz

Tuesday, March 21, 7 pm

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



Jacob Finch Bonner was once a promising young novelist with a respectably published first book. Today, he's teaching in a third-rate MFA program. He hasn't written—let alone published—anything decent in years. When Evan Parker, his most arrogant student, announces he doesn't need Jake's help because the plot of his book in progress is a sure thing, Jake is prepared to dismiss the boast as

typical amateur narcissism. But then... he hears the plot.

Jake returns to the downward trajectory of his own career and braces himself for the supernova publication of Evan Parker's first novel: but it never comes. When he discovers that his former student has died, presumably without ever completing his book, Jake does what any self-respecting writer would do with a story like that—a story that absolutely needs to be told.

In a few short years, all of Evan Parker's predictions have come true, but Jake is the author enjoying the wave. He is wealthy, famous, praised and read all over the world. But at the height of his glorious new life, an e-mail arrives, the first salvo in a terrifying, anonymous campaign: You are a thief, it says.

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.

## MARCH USP SPECIALS

### Garbage Disposal

1/3 HP: \$175\*

1/2 HP: \$190\*

\*Prices include parts and labor





# MANAGER'S CORNER

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

## Community Updates

### Community Room Update

The Community Room renovations are underway. Demolition and prep work in the kitchen area and the new accessible bathroom is almost complete. We anticipate framing in both areas to begin on Saturday, March 4, when the work will continue until the project is completed, pending materials availability. We expect to open the newly renovated Community Room to the public on the Fourth of July weekend.

### Invasive Plant Removal Management's Recommendation

Management has been working with the Landscaping Committee and Board liaison to find alternatives for dealing with the current pervasive invasive species situation in our community's woodlands.

Treatment and control of invasives must be included in our landscape routine maintenance. The program should be a multi-year, multi-step approach and consider the needs and ideals of our community. I would suggest we consider a stepped-down approach to treatment and continued vigilance in the care of our landscape, not a one-and-done scenario.

After talking with a few experts, I suggest we hire a contractor who could:

#### **In Wooded Areas:**

1. Manually cut overgrowth/invasives in our woodlands and avoid chemical spraying in mass to prevent significant erosion issues.

If the grade is of a low percentage, thoroughly remove the invasive. The goal here is to preserve steep-grade areas, so runoff does not impact residences on the low end of hillsides and slopes.

2. Selectively target invasive vines/plants with herbicide.

Typical invasive management includes a mass overspray of herbicide to remove all unwanted plant material. Given the previous history and results at Parkfairfax, I understand we do not want to repeat mass spraying.

3. Remove debris post-herbicide application and make sure the debris is disposed of properly
4. If a void is created due to the removal of unwanted material, plant new understory plants to aid in erosion mitigation.

### Across the Property

Work with the residents and staff to eliminate non-native honeysuckle and other well-known invaders established across the property and replace them with non-invasive/native alternatives as needed (due to sight lines, safety, slopes, etc).

### Gas Inspection/Compliance

During the month of December, the following inspections were performed by J.D Relleck on all gas supply systems in Parkfairfax:

- Atmospheric Corrosion check for the outside gas distribution lines
- Annual Valve Maintenance Check
- Annual Odorization Check
- Pipeline Patrol

All inspections resulted in finding no abnormal operating conditions, early indications of gas leaks, or other issues that would require an immediate response.

### Buildium Changes

Our initial session reviewed the current setup Parkfairfax did at the beginning when it was installed. We were able to identify several deficiencies in the current format that will have to be addressed by management in addition to the changes already discussed.

There is plenty of room for improvement with Buildium, but it'll take some time to have the system set up correctly and customized for Parkfairfax's needs. We are aiming to make the necessary corrections and customizations by early Spring.

We'll keep updating the Board and community through our monthly reports, and if there are any early changes, we'll announce them via our weekly updates.

### Electric Panels Data Collection (Phase Two)

The second phase of this program began on Monday, January 9, 2023. This stage consists of an in-person inspection of each unit's electric panel by a Parkfairfax maintenance staff member. Homeowners can still skip this process by emailing us a picture of their electric panel.

In-person inspections will be scheduled by wards. We are notifying residents at least a week in advance before the inspection starts.

### Building 716 Foundation Bid/Recommendations

A pre-bid meeting was held on October 13, 2022. The bidders that attended the meeting were Avon Corporation (AVON), C.A. Lindman, Inc. (CAL), Commercial Restoration Group (CRG).

The bid summary report and recommendations will be shared with the Board via email.

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

## **2023 Parkfairfax Upcoming Activities**

**Mark your calendars now for these exciting events!**

**Saturday, May 27th**  
**SnoCones | Martha Custis Pool | 12-2PM**

**Saturday, June 3rd**  
**Home and Patio Tour | 1-5PM | Rain date Sunday, June 4th**

**Saturday, June 24th**  
**Summer Concert #1 | Coryell Pool Lawn Space | 6-8PM**

**Saturday, July 22nd**  
**Summer Concert #2 | Coryell Pool Lawn Space | 6-8PM**

**Saturday, August 12th**  
**Summer Concert #3 | Coryell Pool Lawn Space | 6-8PM**

**Friday, August 25th**  
**Resident Music Evening | Coryell Pool Lawn Space | 4-8PM**

**Saturday, September 9th**  
**Doggie Dip | Lyons Lane Pool | 12-2PM**

**Fall — Yard Sale**

**Fall — 80th Birthday Party**

**Sunday, December 3rd**  
**Tree Lighting | Spruce Island | 6-7PM**

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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.

## Other major in-house and contracted work that is pending this year

- Carpentry repairs and replacements will be done in-house and by contractor again this year.
- PEX piping installation will be done by Plumbing contractor E&G LLC.
- Contracted entry stoop replacements and sidewalk replacements will continue as approved. Residents at affected entry stoops will be notified in advance.
- **Comcast:** Pedestal repairs
- **Verizon:** Exterior Abandoned Equipment Removal
- **City of Alexandria:** Storm Drain Repairs Property Wide

## Do You Have an Attic-Level Ceiling?

Over the years, a small but significant number of attic level ceilings have loosened from their joists, and in some extreme cases have fallen. These attic level ceilings may become unattached from the joists/ceiling structure for many different reasons, roof leaks, improper storage by residents, a possible misstep of a past resident, vibration or workman in the attic that may have loosened the ceiling below from its anchors; and, over time, a ceiling may finally simply yield to gravity. We have not been able to determine the cause of the failure in every instance.

As a precaution, we ask that each resident be watchful particularly of attic level ceilings; and especially if it appears that an attic level ceiling may be “sagging” down, in towards the unit. There are some things you can do to make sure your attic level ceiling stays in good shape. You should make certain that everything in the attic is being supported by the joists (the beams that the ceiling is nailed to). Nothing should be placed directly on the thermal insulation between the joists. Boards (or plywood) can be set on top of the joists to provide a more uniform platform for setting items on. Ceiling fans (or anything else attached to the ceiling) should be attached to the wooden joists, not just hanging from toggle bolts punched through the plastered ceiling. Anyone walking in the attic should stick to the catwalk down the center of the attic. It is potentially dangerous step off of the catwalk onto the tops of the joists; if your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or at some time in the future. Avoid jarring/construction types of activities in the attic. Do not use the attic above your unit as a work room. If you put flooring down, do not hammer on the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance to fully evaluate the attachment of the ceiling to the underside of the joists in the future. Decking should also not interfere with the ventilation along the eaves (the daylight space along the roof/gutter line).

# CLASSIFIEDS

## HOME IMPROVEMENT

**Electrical Services, Allegro LLC:** Virginia Class A electrical contractor. Electric panels, fans, baseboard heaters, recessed lights. Licensed and insured. ALLEGRO LLC 703-314-1287 info@allegrollc.net.

**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 countertops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

**Kitchen and Bath remodel:** Joel Riggs Home Repair LLC. Class A Lic. And Insured. All types of interior repairs. Paint, drywall, tile and more. Call Joel 703-929-4676.

**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 of Parkfairfax experience. Great rates! Morning-Star Plumbing Plus, plumbinghopeplus2@gmail.com, 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

## PET & PLANT SERVICES:

**THE GARDEN CONTESSA:** 703-548-1882, www.Contessas.net. FREE Consultation By Appointment. Serving Parkfairfax since 2005

## REAL ESTATE FOR RENT

**1606 Mt Eagle Pl.:** PARK AT YOUR DOOR, 780 square feet of hardwood floors, sun-splashed views from replaced windows, Washer/dryer. Kitchen window over sink. Available immediately. Pet ok on case-by-case basis with deposit. RE/MAX Allegiance, 703-820-9723. See photos at [www.Parkfairfax.com](http://www.Parkfairfax.com).

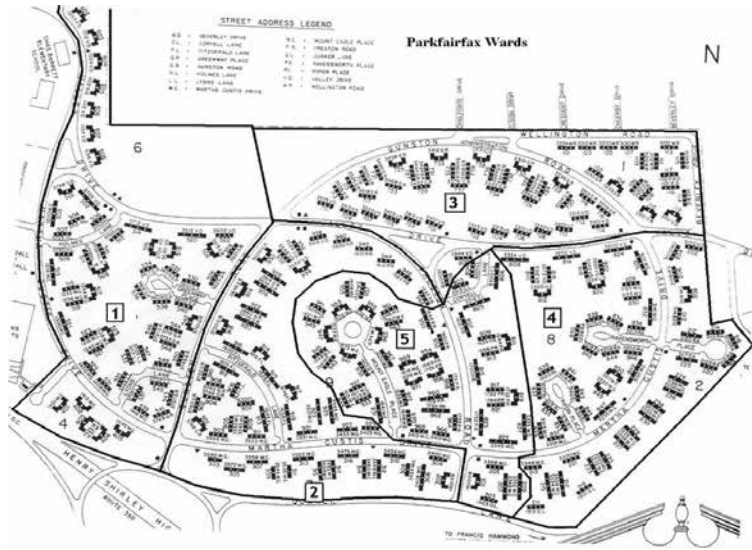
**3623 Gunston Rd.:** 824 square feet of beautiful renovated space. Granite countertops, 3 hall closets, washer/dryer in separate closet. Kitchen with granite, dishwasher, microwave, window over sink. HUGE space with private attic. Pet on case-by-case basis with deposit. RE/MAX Allegiance, 703-820-9723. See photos at [www.Parkfairfax.com](http://www.Parkfairfax.com).

## REAL ESTATE FOR SALE

**Last month we helped 2 Parkfairfax owners** find their next homes. One moved from a smaller condo into a larger one around the corner. The other moved to a big house in Burke. Both got great loans. We know how to help. Get the home you want, now! The johnANDjohn TEAM look forward to working with you. RE/MAX Allegiance 703-820-9723. [www.Parkfairfax.com](http://www.Parkfairfax.com).

## Ward 1 Painting

Painting is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 4; touch-up work will be done in-house as needed. Palmer Brother's Painting will perform Ward 1 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be effected this year by contractor painting and touchup.



## Tennis Courts, Lighting Controls

All five of the lighted tennis courts and the basketball court have player-controlled lighting controls. You will find the electrical timer switch at the entry gate to each of the lighted play areas. Turn the switch "ON" once. The play lights must warm up for a few minutes before they reach full brightness. Flipping the switch "off" and "on" will only delay the warm-up Period. When you have completed your play and are leaving, please turn the lights "off" if there are no other players waiting to use the court. Please call Maintenance at 703-998-6315 if any lighting is out or not working properly or if any other required maintenance is required at the tennis court areas.

### Paint Color Request Form

## WARD 1 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2023

Name(s)

Date

Address

Building Number

Unit

Phone Number (Home)

Phone Number (Work)

Please choose one of the options below:

☐ Please paint my door the selected color below:

- |  |                                       |
|--|---------------------------------------|
| <input type="radio"/> Waller Green           | <input type="radio"/> Finley Blue     |
| <input type="radio"/> Palace Green           | <input type="radio"/> Washington Blue |
| <input type="radio"/> Buffett Green          | <input type="radio"/> Prussian Blue   |
| <input type="radio"/> Carter Plum            | <input type="radio"/> Carriage Red    |
| <input type="radio"/> Mopboard Black         | <input type="radio"/> Bracken Biscuit |
| <input type="radio"/> Hardwood Putty (white) |                                       |

☐ I wish to stain my door with one of the following Minwax stains. Do not prepare it for painting.

- |                                   |  |
|-----------------------------------|--|
| <input type="radio"/> 235 Cherry  | <input type="radio"/> 2718 Ebony       |
| <input type="radio"/> 2716 Walnut | <input type="radio"/> 210 B Golden Oak |

*These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.*

Return form to:

- Parkfairfax Condominium,  
3360 Gunston Road, Alexandria, VA 22302
- FAX to 703-998-8764
- eMail to [jjett-bowling@parkfairfax.info](mailto:jjett-bowling@parkfairfax.info)

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



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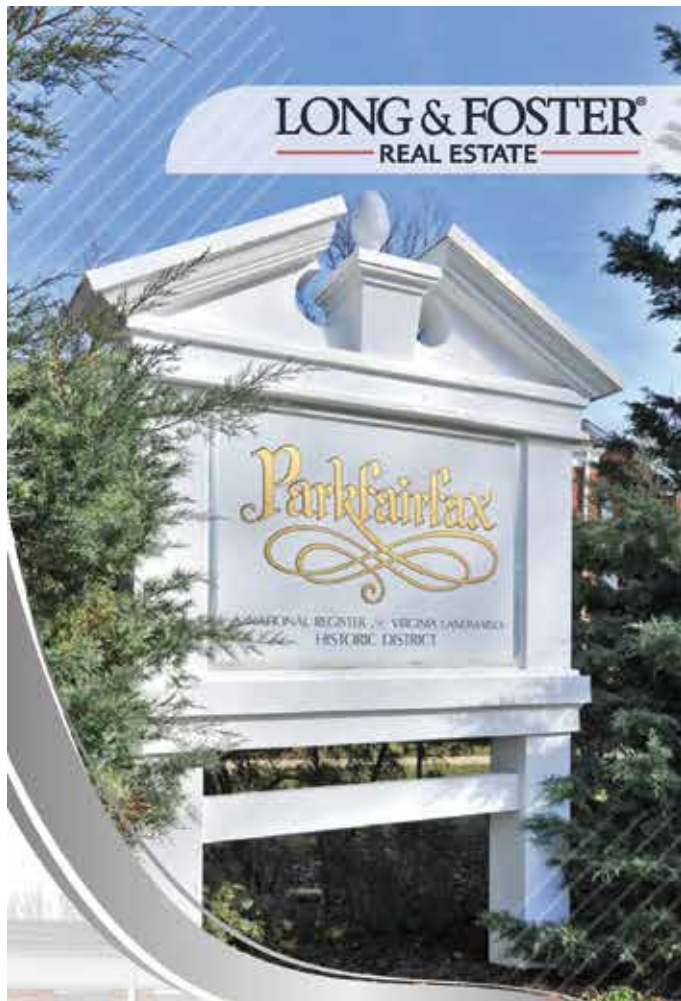
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Alexandria, VA 22302

## March 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><br>Candidate Education<br>Session, <b>7 pm</b>  | <b>2</b><br>Finance Committee<br>Meeting, <b>6:30 pm</b>   | <b>3</b>                                       | <b>4</b>   |
| <b>5</b>  | <b>6</b>  | <b>7</b><br>Activities Committee<br>Meeting, <b>6:30pm</b><br>Landscape<br>Committee Meeting,<br><b>7 pm</b> | <b>8</b><br>A&PB Committee<br>Meeting, <b>7 pm</b><br>Building and Utility<br>Committee Meeting<br><b>7 pm</b> | <b>9</b><br>Elections<br>Committee Meeting,<br><b>7 pm</b><br>Transportation & Land<br>Use Committee<br>Meeting, <b>7 pm</b><br>Large Item Pick-Up | <b>10</b><br>Newsletter<br>Submission Deadline | <b>11</b><br><br>Office open<br><b>9 am – Noon</b> |
| <b>12</b> | <b>13</b> | <b>14</b><br>Covenants<br>Committee Meeting,<br><b>7 pm</b>  | <b>15</b><br>Board Meeting<br><b>7 pm</b><br>Candidate Petitions<br>for Election Due                           | <b>16</b>  | <b>17</b>                                      | <b>18</b>  |
| <b>19</b> | <b>20</b> | <b>21</b><br>Book Club<br><b>7 pm</b>  | <b>22</b><br>Meet the Candidates<br><b>7 pm</b>  | <b>23</b><br>Communications<br>Committee<br><b>7 pm</b><br>Large Item Pick-Up  | <b>24</b>                                      | <b>25</b>  |
| <b>26</b> | <b>27</b> | <b>28</b>  | <b>29</b>  | <b>30</b>  | <b>31</b>                                      | <b>1</b>   |

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