

# Parkfairfax FORUM

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

May 2023  
Volume 45, Issue 5

## 2023 Parkfairfax Elections Results

At the Annual Meeting on April 19, Parkfairfax owners re-elected three Board members—**Dave Bush** (At-Large), **Jeff Lisanick** (Ward 3), and **Scott Buchanan** (Ward 4).

With 40.63% of owners voting, Dave Bush received a weighted total of 18.39 of 290 votes against Paula Martori who received a weighted total of 15.84 of 246 votes. Both Jeff Lisanick and Scott Buchanan ran unopposed.

The Elections Committee notes that the Association uses a weighted voting system based on the square footage of the unit—in the same way owner's condo fees are determined. This means a three-bedroom unit will have somewhat more weight than a one-bedroom, etc. The weighted total determines the winner, not the number of votes.

The Elections Committee spent the last year updating and revamping the Elections Manual and working with staff to evaluate a variety of electronic voting systems. Ultimately, Vote HOA Now was chosen. Most owners found the system of voting by email straightforward and easy to navigate. A few missed emails were handled by Parkfairfax staff. We are proud to announce quorum was met on April 4, 2023—the earliest it has ever been reached and the percentage of owners voting (again 40.63% in the contested



At-Large election) is the highest recorded. Additionally, we believe the new process has saved money for the Association and resulted in less clerical work (stuffing envelopes, etc.) for staff. More voting, less money and hassle is definitely win-win-win!

We will continue to evaluate the communication strategies for elections in the future and will assess “lessons learned” with input from the staff to continue to improve the system. Residents wishing to express their opinions, pro or con, on the system should email [elections@parkfairfax.info](mailto:elections@parkfairfax.info).

The Committee consisted of Karen Elsbury, Lisa Harger and Catherine Kitchell, Chair.

### Covenants Committee Volunteers Needed!

The Covenants Committee needs volunteers to fill three vacancies 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 7pm.

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, by June 12, 2023. She can be reached at [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info) or 703-998-6315.

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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: 2026

### 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 and Activities Committee*  
Term expires: 2024

### Amanda Mullan

*Treasurer,*  
*At-Large Representative*  
[mullan.atlarge@gmail.com](mailto:mullan.atlarge@gmail.com)  
*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)  
*Transportation and Land Use Committee*  
Term expires: 2026

### 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 [boarddirectors@parkfairfax.info](mailto:boarddirectors@parkfairfax.info). To reach all board members and our management team at once, email us at [boarddirectors-mgmt@parkfairfax.info](mailto:boarddirectors-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, [calloway@parkfairfax.info](mailto:calloway@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  
[j frankdesign@hotmail.com](mailto:j frankdesign@hotmail.com)

### Architecture and Planning Board

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

### Building and Utilities Committee

Lydia Riabtsev

### Communications Committee

Mark Lamont  
[marklamont17@gmail.com](mailto:marklamont17@gmail.com)

### 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  
[calloway@parkfairfax.info](mailto:calloway@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

## April Board Meeting Highlights:

- The Board approved a motion appointing Scott Buchanan as President, Peter Ferrell as Vice President, Amanda Mullan as Treasurer, and Peggy Clancy as Secretary.
- The Board approved a motion appointing Board Liaisons to individual committees.
- The Board approved a motion to set the 2023/2024 Budget and Election Schedule with amendments.
- The Board approved a motion to approve AR#14 with amendments.
- The Board approved the February 2023 Reserve Expenditures in the amount of \$213,490.81, with funds to come from GL 9901.015, Reserve Expenditures.
- The Board approved the March 2023 Reserve Expenditures in the amount of \$150,757.85, with funds to come from GL 9901.015, Reserve Expenditures.
- The Board approved the ratification of the Insurance premium.
- The Board approved the Walker Consultant Construction Service Proposal for Building 716 Foundation repairs not to exceed \$45,000, with funds to come from 9114.210 Building Settlement.
- The Board approved including the Capital Improvement Fund line item on the monthly financials.
- The Board approved Administrative Resolution # 7 with revisions and subject to clarification by Counsel.

## Trash Policy & Pick-up

The Association has received many complaints regarding trash being put out after trash pick-up hours or on non-trash days. Trash should be tightly secured in plastic bags, kitchen bags, or heavy-duty trash bags (please do not use containers/bins) and this is to be placed in front of your unit no later than 7am. on trash pick-up days. Please do not put your trash out the night before.

For bulk items please use the maintenance yard for drop-off. Please do not place bulk items or unwanted furniture in the front of the building awaiting pick-up for any reason, as this is against covenants. If you have any questions or would like a copy of the policy, please contact the Covenants Director at ccalloway@parkfairfax.com.

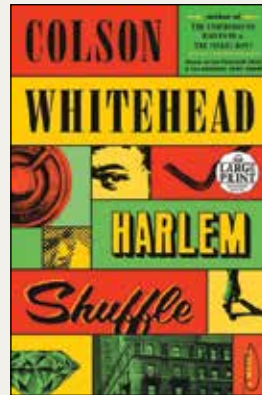
## BOOK GROUP

### *Harlem Shuffle*

by Colson Whitehead

Tuesday, May 16, 7 pm

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



*Harlem Shuffle's* ingenious story plays out in a beautifully recreated New York City of the early 1960s. It's a family saga masquerading as a crime novel, a hilarious morality play, a social novel about race and power, and ultimately a love letter to Harlem.

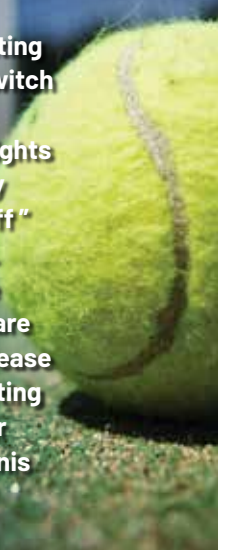
But mostly, it's a joy to read, another dazzling novel from the Pulitzer Prize and National Book Award-winning Colson Whitehead.

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.

**NOTE:** We are picking books for the last half of 2023 at this meeting so please come if you want to vote on books for July-December.

## 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.



## Use of Fire Pits and Grills

As warmer weather approaches, our common grounds, sidewalks, and streets will start crowding again with kids at play, joggers, strollers, and everyone out and about looking to enjoy the outdoors.

We wanted to take this opportunity to remind all of our residents of a few important community guidelines regarding the use of recreational fire within Parfairfax's boundaries:



- **Grills are permitted without approval.** They may be used on stoops, porches, breezeways, and entrances. One grill per unit (not to exceed 45" in height and 27" in width) can be placed on the common elements immediately adjacent to a stoop or porch, or portico when not in use, provided that a grill cover is used or that the grill is concealed with shrubbery. When in use, grills may be placed directly on the stoop, porch, or portico.
- **Grills on Patios:** larger grills are allowed, with the same placement restrictions as chimineas listed below.
- **Chimineas** are permitted but cannot be within 10 feet of combustible materials and cannot be placed within 15 feet from the building and 4 feet from shrubs and trees and must comply with City ordinance, subject to change by the City of Alexandria.
- Due to their significant fire hazard potential, **Fire pits** are **not permitted** throughout the community. The sparks and embers can become wind-borne and ignite in other locations, especially in our woodlands. Please see Administration Resolution #2 on our website for more details.

We encourage our community to contact us and let us know if you believe you are witnessing a fire hazard. Safety First!

## Dockless Mobility Townhall

The Parkfairfax Transportation and Land Use Committee are excited to announce the second Dockless Mobility Townhall on Monday, May 8th at 7 pm! The event will be held in person in the Board Room, 3360 Gunston Road (upstairs) as well as via Zoom.

We will be welcoming the City of Alexandria officials Mr. Sean Martin, Shared Mobility Planner, and Ms. Sheila McGraw, Curbside and Parking Program Manager who will preview program updates effective April 1st, 2023, including changes to permitted operators and additional options for reporting improperly parked dockless vehicles.

The presenters will also update us on a long-awaited Capital Bikeshare station for Parkfairfax. Following the presentations, there will be time for your questions.



Due to space limitations, those attending in person are advised to arrive on time.

For those participating via Zoom, please use the link below.

**Join Zoom Meeting:** <https://us06web.zoom.us/j/5991395308>

**Meeting ID:** 599 139 5308

**Passcode:** 336001

**Dial-in:** 301-715-8592 US (Washington DC)

## MAY USP SPECIALS — BATHROOM FAUCETS



1 Chrome Traditional Bath Faucet: **\$181.24** (includes labor)



2 Bronze Traditional Bath Faucet: **\$191.00** (includes labor)



3 Capstone Polished Traditional Chrome Bath Faucet: **\$136.70** (includes labor)



4 Premier Muir Chrome Bath Faucet: **\$135.00** (include labor)



5 Treme Polished Chrome Bath Faucet: **\$154.00** (includes labor)



6 Mainline Elite Series—Prediction: **\$156.20** (includes labor)

## MANAGER'S CORNER

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

### Monthly Assessments Per Unit Model Effective June 1st, 2023.

Model Name	FY23-24	Model Name	FY23-24
1A Jackson	458.74	2B1 Madison	578.09
1B Jefferson	497.03	2C Washington	561.17
1C Monroe	485.45	2D Cleveland	639.55
1D Adams	452.50	3A Van Buren	671.62
1E Garfield	470.32	3B Harrison	705.46
2A Lincoln	542.48	3C Coolidge	748.22
2A1 Lincoln	563.84	4ARoosevelt	902.33
2B Madison	561.17		

### Laundry Machines Number Recommendation

Parkfairfax laundry usage fees have fallen below the minimum threshold in the past few years. This decrease creates a financial shortfall for our current laundry company, affecting Parkfairfax's usage income. In other words, the current number of machines is becoming an expense rather than an income. Parkfairfax currently has 102 washers and 102 dryers distributed among 48 laundry rooms throughout the community.

In consultation with two regions' most recognized commercial laundry companies, and with a more profitable model in mind, they have recommended the association downsize the number of machines between 47 to 60 washers and the same number for dryers.

Management is working with the BUC Committee to provide a defined and final model that specifies the rooms and number of machines allocated to each so we can start the bid-out process by late summer at the latest.

### Building 716 Foundation Repairs

The Contract with Avon Corporation for the repair of the foundations of building 716 has been signed. We are in the last stages of preparations before the project starts.

Management will meet with the engineering team and the contractor during the second week of May. After that, notifications will be sent out to all residents of building 716, including the scope of work, working schedule, and recommendations.

### Administrative Fees Changes Effective June 1st.

- Community Room: \$300
- Keys:
  - Tennis Court \$15
  - Laundry Room \$15
  - Amenities Card \$30
- Storage Fees:
  - Bins \$357.00 per year
  - Closets \$285.00 per year
  - Outside closets \$214.00 per year
  - ½ Bins \$214.00 per year

Please do not hesitate to reach out to us with any questions or concerns that you may have.

## The Community Room and Pool Rentals

Any residents of Parkfairfax may reserve Martha Custis Pool A or The Community Room. Requests for reservations must be submitted for approval to the General Manager and will be awarded on a first-come, first-served basis.

### Hours

The Community Room is available to rent during the day. The lessee may begin entertainment preparation after 8am. The room may be used until midnight, Sunday through Thursday; and until 1am. on Saturdays. The Community Room may be used until 2am. for New Year's Eve functions.

The Martha Custis Pool A is available for rent on Wednesday (at any time since the Martha Custis Pool is closed on Wednesdays); from 9-11am. on Monday, Tuesday, Thursday, and Friday; and from 9pm-midnight Friday and Saturday. The resident renting the pool will be required to have lifeguard supervision provided by the current pool contractor and to pay fees for such supervision.

### Fees

A prepaid security deposit of \$250.00 and a rental fee of \$300.00 are required to rent the Community Room or the Martha Custis Pool, along with a copy of insurance coverage of \$100,000 at the time of reservation. The deposit will be returned within three weeks of the date of the function, provided that there is no damage, and no clean-up was required by Parkfairfax staff.

# 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 | Washington 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 Community Room (Mgmt Office), 3360 Gunston Road.

## Covenants Corner

Spring has arrived and everyone is thinking about being outdoors, sprucing up their homes, planting, and beautifying our community. As you make your plans, remember we all agree to abide by common rules when it comes to making upgrades to our community.

Unsure if an item needs an application? Below are a few items that are commonly applied for and their level of approval.

Special Project	Do you need approval?	General Manager	Covenants Committee
Window Replacement	Yes	X	
Air Conditioners or Heat Pumps	Yes	X	
Ceiling Fan	Yes	X	
Kitchen Stoves (may require a gas shut off)	Yes	X	
Washer/Dryer, Dishwasher or Exhaust fan	Yes	X	
Door Hardware	Yes	X	
Storm Doors, Front Doors and Back Doors	Yes	X	
Exterior Front or Back Light Fixtures	Yes	X	
Plant Holder and/or Flag Holders	Yes	X	
Front Stoop Railings	Yes	X	
Kitchen Cabinets, Counter Tops and Flooring	No		
Replace Lavatory Faucet and Toilet	No		
Interior Painting	No		
Replace Interior Lighting/ Heating Fixtures	No		
Resident Installed Walkways	Yes		X
Plantings and Gardens (restrictions may apply)	Yes		X
Exterior Water Spigots	Yes		X

Applications and specifications for these changes are available on the Parkfairfax website, [www.parkfairfax.info](http://www.parkfairfax.info), and at the Association office. For additional guidance, you may contact Shellie Calloway, Covenants Director, by email at [ccalloway@Parkfairfax.info](mailto:ccalloway@Parkfairfax.info).

### “Covenants” Is Not a Four-Letter Word

Administrative Resolution Number 5 (AR-5) establishes the Covenants Committee and defines its role and operations. “The primary responsibility of the Covenants Committee is to advise and assist the Board of Directors in monitoring and enforcing compliance by owners and residents with the provisions of the Condominium Instruments and the Book of Resolutions.” Whew!

In simpler terms, this means the all-volunteer Covenants Committee is responsible for reviewing applications from owners who wish to make changes to their units or common areas covered by Administrative Resolution Number 2 (AR-2) that could affect their neighbors, either directly or indirectly. Given our diverse residential population, wide variety of talent, skills, and ideas about what makes a home a home—there is always something happening!

Did you know the majority of the applications submitted are approved? As long as we receive the necessary information, detailed sketches, and necessary permits (as outlined in the specifications on the website), review and approval are simple processes.

Be sure to complete all the forms and necessary documentation because if your application is incomplete, we have to disapprove until we have the full package. When the work is being done in your unit, please post the City permits in your window.

Remember that the City of Alexandria may require additional permits so check their website, [www.alexandriava.gov](http://www.alexandriava.gov).

Keep beautifying Parkfairfax; just keep Covenants in mind when you do.

## Scheduled Preventive Maintenance



The Plumbing Crew will continue snaking the sewer pipes. You can speed this process, and avoid possible damage to your belongings, by not storing anything on the building's steel hatch wells. These half circular plates are provided solely to gain access to the utilities under the buildings and are not intended for storage. Storm drain maintenance will continue property wide. Contracted carpentry repairs and replacements will continue, primarily in Ward 1

- The contracted exterior painting in Ward 1. Palmer Brothers has this project. Parkfairfax in-house

painters will do the entry doors. All affected residences will receive notification in advance of the work.

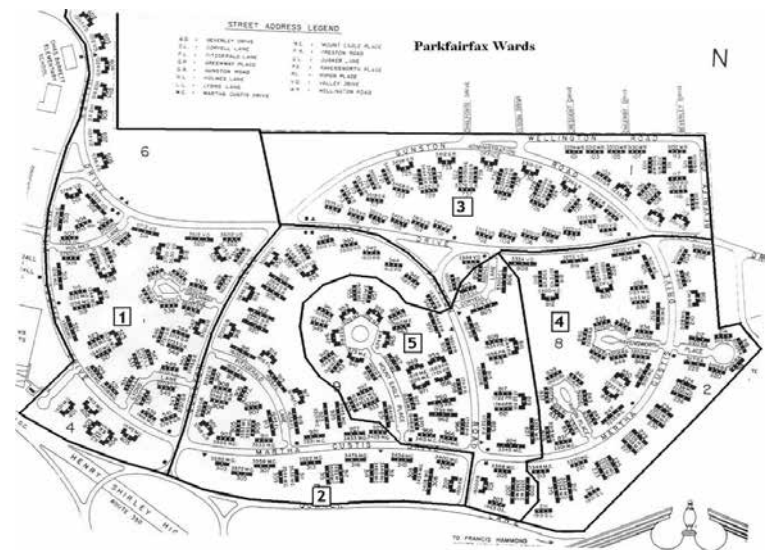
- Carpentry repairs and replacements in Ward 5 will continue in-house and with contracted assistance.
- Entry stoop replacements and sidewalk replacements will continue as approved. The in-house Exterior Crew will also be making sidewalk repairs as well as mortar joint tuck point repairs at various locations around the property, some funding has been established for contracted assistance in these other areas should the need arise.

### Replacement of a thru-the-wall A/C unit

As the weather warms up you may find yourself needing to replace a thru-the-wall A/C unit, and if you do please be certain that the correct replacement is used. There are contractors out there who are all too willing to use a standard window unit as a replacement for a thru-the-wall unit, however, due to the venting of a standard window A/C unit you will find yourself not only losing part of your cooling ability, but you may also end up paying more to cool your home. Always insist that a thru-the-wall unit is replaced with another thru-the-wall unit. You can tell the difference between a regular window unit and a thru-the-wall unit by simply looking at them, the casing of a thru-the-wall unit will have louvers for venting on the back of the unit only, whereas a window unit will have venting louvers on the side/s as well. Please remember that thru the wall units can be purchased for heating as well as cooling.

## 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.



See page 11 for the paint color request form.

## 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



# 2023 POOL HOURS

## Opening Memorial Day Weekend

*(Parkfairfax photo access cards are required to enter the pool. If you don't have a card, you may obtain one from the Association Office. Access cards may not be active for accounts with outstanding balances).*

POOL ADDRESS:	MON	TUES	WED	THURS	FRI	SAT	SUN	HOLIDAY HOURS
<b>Pool A</b> 1117 Martha Custis Dr.	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	12pm-8pm	10am-7pm	10am-7pm	11am-7pm
<b>Pool B</b> 3715-3717 Lyons Ln.	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm
<b>Pool C</b> 3314-3316 Coryell Ln.	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm

1. The swimming pools are for the enjoyment of the residents and occupants of Parkfairfax, who have a current facilities pass. The Association accepts no responsibility for any accident of injury in connection with such use or for any loss or damage to personal property.

2. By using the pool, you agree not to hold the Association liable or responsible for any damages or injuries which you might sustain and, furthermore, hereby agree to indemnify, reimburse and hold the Association harmless from any and all costs, expenses, damages, or injuries sustained by you or incurred by the Association as a result of your use of the pool. Pool users agree to be bound by all provisions of the Association, including those related to the use of the pool, and subject to the Association's enforcement authority. All owners, residents, and guests are responsible for their behavior and that of their tenants, residents, occupants, lessees, invitees, children and guests.

3. A current facilities pass is required to use the pool. The photo ID access card will allow up to 3 guests to be admitted to the pools at no charge. Unaccompanied guests must also present their sponsor's facility pass to gain access to the pool.

4. Lifeguards are in charge of the pool and pool area at all times when the pool and pool area is open and/or operational. All persons using the pool must obey the lifeguards at all times and comply with all instructions, directions, orders, and commands issued by the lifeguards designed to promote the health and safety of the pool users or to enforce compliance with the Association's rules and regulations. Non-compliance with the lifeguards or violation of the Association's rules and regulations shall subject any pool user to immediate ejection from the pool and pool area. There may be other enforcement actions by the Association. The pool is open for use only when the lifeguards are on duty and at their stations. Pool users are to stay clear of the guard stations and should not lounge around the stations or obstruct the guard station or the check-in desk.

5. If you cannot demonstrate to the lifeguards that you can swim, you will not be allowed in water over your head. The lifeguard may test your swimming ability.

6. For safety reasons, children under the age of sixteen (16) years of age must be accompanied by a resident sixteen (16) years of age or older to be admitted to the pools and tennis courts. A children's card (no photograph) shall be required for children between the ages of twelve (12) and sixteen (16). Diaper age children must wear plastic pants to be permitted in the pools.

7. You must take a cleansing shower before entering the pool or after using the toilet. No one will be allowed to swim who has a cold, inflamed eye, a cough, infection, or is wearing bandages. Only swimming suits may be worn in the pool. Cut-off jeans, cotton t-shirts and similar clothing may not be used.

8. Glass containers and breakable objects are not permitted in the pool areas. Non-alcoholic beverages in non-breakable containers (plastic bottles, cups made from paper, plastic or Styrofoam, or metal cans) in sizes not larger than sixteen ounces (16 oz) will be allowed in the pool area during regular pool hours. Containers for the storage of such beverages (such as portable coolers) are permitted. Intoxicated persons will be denied access to the pool area at all times. No facility to prepare or serve food is allowed on the pool deck.

9. Street shoes are not permitted on the pool deck.

10. No pets will be permitted in the pool or on or within the pool area.

11. Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.

12. No running, pushing, dunking, rough play, or profane language will be allowed in the pool area. Standing or sitting on someone's shoulders or spouting water and similar unhygienic actions are not permitted.

13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

14. Suntan oil is not permitted in the pool. Please use a towel to cover your lounge chair, especially if you are using tanning oils or sunscreens.

15. Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.

16. Any person who continues to violate a rule after being warned by a lifeguard is subject to having their facilities pass withheld by the lifeguard and forwarded to the General Manager, who will return it only after the matter of the offending resident is discussed with the General Manager. The rules and regulations of the Association will be enforced by the Manager, violators will be subject the enforcement authority of the Association.

17. Lap lanes are for active swimming only.

## When You Hire a Contractor



If the work you undertake inside or outside your unit requires one or more permits from the City of Alexandria, please be aware that the permit will be issued in the name of the property owner and the requirements imposed under the permit(s) are the ultimate responsibility of the property owner throughout the construction project.

The first installation of a clothes washer, for example, requires three (3) city permits: an electrical permit; a plumbing permit; and a mechanical permit. A contractor may serve as the agent of the property owner and may obtain permits for the owner. However, the permit is still issued in the name of the property owner(s) and the legal responsibility for ensuring that (sub) contractors perform the work and that required inspections are obtained remains with the property owner(s).

You must have an approved Association application and the necessary City permits [<http://www3.alexandriava.gov/city/codeenforcement>] in your possession before you start work, or you may risk receiving a "Stop Work Order" (which will add costs to your fees when you belatedly apply for the permit). Property owners who wish to perform their own work may do so by completing a Property Owners Affidavit with the City along with the normally required permit applications. For much more information on this, check out the City website at <http://alexandriava.gov/Code>.

Homeowners can also verify that contractors have pulled permits, via the City website, by clicking on the Permit Tracker button and typing in their address. Additionally, homeowners can check that all required inspections (i.e. close-in and/or final inspections) are performed and passed. The Association has a separate "permitting" process regulated via Covenants applications, approvals, and inspections. When Covenants approval is required, you must obtain it before starting the work. For more information, check out the Parkfairfax website at <http://www.parkfairfax.info/>. Protect your own best interests!

If your contractor tells you that he will obtain all required permits and approvals, demand copies of the permits. Always obtain written proposals that detail every aspect of the work. If the contractor's proposal is not comprehensive or understandable,

## Join the Meetings Virtually

### A&PB Meetings

**Web access:** <https://us06web.zoom.us/j/87615605296>

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

**Meeting ID:** 876 1560 5296      **Passcode:** 586277

### 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

### Board Meetings

**Web access:** <https://zoom.us/j/95236782815?pwd=S01RSIZqQzFHODI0OENEWnRpQUtUJz09>

**Phone Dial-In:** 877-853-5247

**Meeting ID:** 952 3678 2815      **Passcode:** 389608

### Communications Committee

**Web access:** <https://us06web.zoom.us/j/88203254521>

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

**Meeting ID:** 882 0325 4521      **Passcode:** 215818

### 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

### Election Committee Meeting

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

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

**Meeting ID:** 884 5649 8117      **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

## 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

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

# 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.

**Home Improvement:** 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.

**DLC Electrical Contractors, LLC:** Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblessing4me@gmail.com.

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**1606 Mount Eagle Pl.:** 1 bedroom w/loads of storage space on glorious, quiet, arborous cul-de-sac. RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723. www.Parkfairfax.com.

## REAL ESTATE FOR SALE

**1522 Mount Eagle Pl.:** 2 level, 2 bedroom town home on beautiful, peaceful cul-de-sac. RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723. www.Parkfairfax.com.

**3735 Lyons Lane:** 2-bedroom, 2-level town home located on quiet, serene lane, park at your front door. RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723. www.Parkfairfax.com.

**3251 Martha Custis Dr.:** Brooklyn chic, 1 bedroom, exposed brick, stainless steel appliances, cool updates throughout. RE/MAX Allegiance, The johnANDjohn TEAM 703-820-9723. www.Parkfairfax.com.

**Contractor** continued from page 10.

write a separate agreement that clearly details all pertinent aspects of the work. Ask for (and make sure you receive) copies of the contractor's insurance, business license, and all paperwork relating to permits required by the City, and also any Covenants submissions and approvals required by the Association. Make sure that required inspections are performed and that you receive copies of the results and file these documents with your permanent papers.

*(A note from the Virginia Department of Professional and Occupational Regulation: "Anyone who tries to talk you into getting your own building permit is not doing you any favors. Licensed contractors should obtain all building permits, not the consumer. The permit holder becomes the general contractor and assumes responsibility for the overall job – which may include taxes, workers' compensation, and other legal liabilities. Unless you are very experienced in construction, it is best to leave these matters to your licensed contractor—and insist the contractor obtains all necessary building permits.")*

If you hire an Association employee to work for you on the side, he is working as a Private Contractor, and all of the above applies. Association staff cannot and do not make referrals or recommendations for any contractor or contracted service. Our best advice is that you shop around and get competitive bids for any significant project. Do your homework! A couple of good resources are the contractor's ads in the *Parkfairfax forum* and the Vendor's Log in the Parkfairfax Management Office lobby (ask the Receptionist). Hiring an Association employee to work for you on the side? They are then working for you as a private Contractor and all of the above applies.

The Association staff cannot make referrals or recommendations for any contractor or contracted service. Our best advice is that you shop around and get competitive bids for any significant project and that your understanding with whoever you engage is explicit and unambiguous in each matter important to you.

**Please do your homework!** Good resources are contractor's ads in the *Parkfairfax Forum*, the Vendor's Log in the administrative building lobby (ask the Receptionist), and by posting queries at the Parkfairfax Owners Yahoo Group found on the web at <http://groups.yahoo.com/group/ParkfairfaxOwners>.

MAY 2023

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

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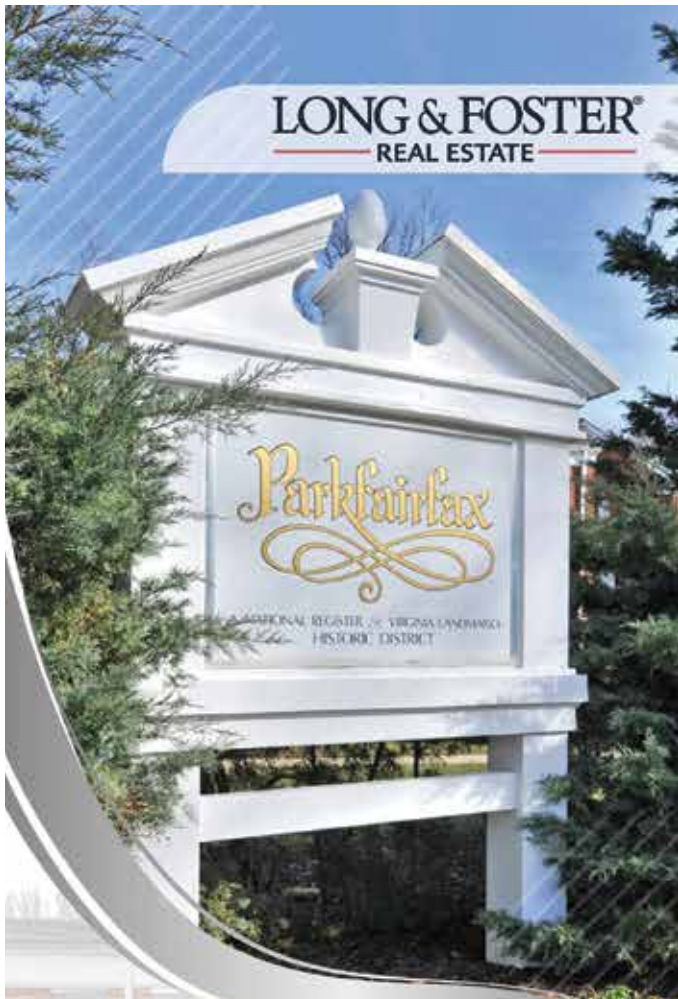


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Parkfairfax Condominium  
 Unit Owners Association  
 3360 Gunston Road  
 Alexandria, VA 22302

## May 2023

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

Please see "Join the Meeting" section inside for Zoom and call-in details. Please call office if you have any questions, (703) 998-6315.