

Parkfairfax FORUM

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

June 2023
 Volume 45, Issue 6

Historic Parkfairfax

Part 1

Parkfairfax is the product of the combined talents of an accomplished team with a great deal of experience in the design and construction of housing projects: developer Metropolitan Life Insurance Company; architect Leonard Schultze and Associates; landscape architects Gilmore D. Clarke and Michael Rapuano; and builder Starrett Brothers and Eken. The development of the neighborhood reflects the commitment of private businesses like Metropolitan Life both to enter the rental housing arena, and to create rental housing of enduring quality. Located on the Shirley Memorial Highway, which was designed in this same period to connect the newly built Pentagon with Fort Belvoir, Parkfairfax is an excellent representative example of rental garden apartment complexes constructed during World War II to house employees of the expanding federal government and military operations. Significant as the home of two future American presidents, Richard M. Nixon and Gerald R. Ford, and numerous other public figures, Parkfairfax was converted to condominiums in the 1970s, reflecting the search for new means of home ownership in the modern era.

How it Began

In 1940, the need for affordable housing in the Washington metropolitan area, both for natives and newcomers, had become acute. It is rumored that, prior to World War II, President Roosevelt contacted his close friend Frederick Ecker, Chairman of the Board of the Metropolitan Life Insurance Company, and asked if he could do something to help ease the severe housing problem in the nation's capital. The Metropolitan Life Insurance Company was one of the best-known and most successful private developers



of housing complexes in the United States. The company had entered the housing arena because of its desire for permanent investment projects that would possess public value. The company espoused a "policy of making investment not only sound and enduring but valuable from the standpoint of public service."

Sometime that same year, Andrew Eken, of Starrett Brothers and Eken, a well-known construction company, confidentially asked Miles Colean to find a suitable site in the Washington, D.C. metropolitan area for a large housing development. Colean was the director of the Rental Housing Division of the Federal Housing Administration from 1935 to 1940, and in this capacity, was very involved in local housing activities. Eken told Colean "that the War Department had asked the Metropolitan Life to invest its own money in this vicinity to take care of the large influx of officers that was expected to come as a result of the building of the

*See **Historic Parkfairfax** continued on page 4.*

2024 Assessments, 9.45% Increase

Beginning June 1, 2023

Model Name	FY24	Model Name	FY23
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	4A Roosevelt	902.33
2B Madison	561.17		

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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

Website: www.Parkfairfax.info

BOARD OF DIRECTORS

Scott Buchanan

President, Ward IV Representative
BuchananWard4@gmail.com
Board Liaison
Term expires: 2026

Peter Ferrell

*Vice-President,
At-Large Representative*
ferrellatlarge@gmail.com
Building & Utilities Committee
Term expires: 2024

Peggy Clancy

Secretary, Ward 1 Representative
clancymargaret3750@gmail.com
*Elections and Activities
Committee*
Term expires: 2024

Amanda Mullan

*Treasurer,
At-Large Representative*
mullan.atlarge@gmail.com
Finance Committee
Term expires: 2025

Marieke Johnson

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mjohnsonward2@gmail.com
Covenants Committee
Term expires: 2025

Jeff Lisanick

Ward III Representative
jlisanick@hotmail.com
Recreation Committee
Term expires: 2023

Matthew Larson

Ward V Representative
703-998-8304
laronward5@gmail.com
Community Outreach Committee
Term expires: 2025

Dave Bush

At-Large Representative
akhetequus@earthlink.net
*Transportation and
Land Use Committee*
Term expires: 2026

Claire Eberwein

At-Large Representative
pkffxeberwein@comcast.net
A&PB and Landscape Committee
Term expires: 2024

*If you need to contact all Board
members at once, you can
email them at [boarddirectors@
parkfairfax.info](mailto:boarddirectors@parkfairfax.info). To reach all
board members and our manage-
ment 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.

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.

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

Architecture and Planning Board

Ann McCord
ann@mccordandco.com

Building and Utilities Committee

Lydia Riabtsev

Communications Committee

Mark Lamont
marklamont17@gmail.com

Covenants Committee

Eric Keber
covenants@parkfairfax.info

Elections Committee

Catherine Kitchell
elections@parkfairfax.info

Finance Committee

Greg Drone
Gdrone@comcast.net

Landscape Committee

Robin Davis
sororobin@gmail.com

Recreation Committee

Paul Friedman
paulfriedman@comcast.net

Transportation and Land Use Committee

Bob Gronenberg
bob2@comcast.net

MAIN OFFICE:

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

General Manager

Francisco Foschi, ext. 101
ffoschi@parkfairfax.info

Assistant General Manager

Dana Cross, ext. 104
dcross@parkfairfax.info

Accounting Coordinator

Lisa Jones, ext. 108
lisajones@parkfairfax.info

Covenants Director/ Newsletter

Shellie Calloway, ext. 102
calloway@parkfairfax.info

USP/Service Coordinator

Guy Andrew, ext. 103
gandrew@parkfairfax.info

Service Coordinator

Lolita Clark, ext. 106
lclark@parkfairfax.info

Receptionist

Winee Tyson, ext. 100
wtyson@parkfairfax.info

Hours:

Monday - Friday: 8 am - 5 pm
2nd Saturday: 9 am - 12 pm

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander
AAlexander@parkfairfax.info

Jennifer Jett-Bowling
jjett-bowling@parkfairfax.info

1200 W. Glebe Road

Phone: 703-578-3427

Fax: 703-578-9785

HOURS:

Monday - Friday: 7 am - 3:30 pm
After Hours Emergency Number:
1-866-370-2977

Onsite Police Officer

Brian Fromm
Brian.Fromm@Alexandriava.gov

Barkan Management Co.

8229 Boone Blvd Suite 885
Tysons, VA 22182
(703) 388-1005

May Board Meeting Highlights:

- The Board PASSED a motion to approve the April 2023 Reserve Expenditures in the amount of \$85,464.14, with funds to come from GL 9901.015, Reserve Expenditures.
- The Board PASSED a motion approving a Non-Routine Change application to install a handicapped parking space.
- The Board PASSED a motion to modify Policy Resolution #6 Parking Policy.

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 7 pm.

If you are interested in becoming a member of the Covenants Committee, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, by June 12, 2023. She can be reached at dcross@parkfairfax.info or 703-998-6315.

JUNE USP SPECIALS



Toilet Replacement

1.28 GPF Comfort Height: **\$240.00**
Includes wax ring, supply tube, & bolts

*** Comes in round or elongated bowl**

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

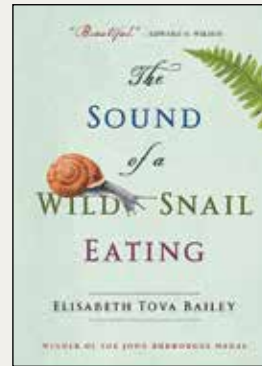
BOOK GROUP

The Sound of a Wild Snail Eating

by Elisabeth Tova Bailey

Tuesday, June 20, 7 pm

Parkfairfax Board Room (upstairs from the office)



In a work that beautifully demonstrates the rewards of closely observing nature, Elisabeth Tova Bailey shares an inspiring and intimate story of her encounter with a *Neohelix albolabris*—a common woodland snail.

While an illness keeps her bedridden, Bailey watches a wild snail that has taken up residence on her nightstand. As a result, she

discovers the solace and sense of wonder that this mysterious creature brings and comes to a greater understanding of her own place in the world.

The Sound of a Wild Snail Eating is a remarkable journey of survival and resilience, showing us how a small part of the natural world can illuminate our own human existence, while providing an appreciation of what it means to be fully alive.

We meet the third Tuesday of every month; everyone is welcome. Light snacks will be available. Please contact Catherine Kitchell at catherinekitchell@gmail.com to be added to the mailing list or for any additional information.

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 7:00 a.m. 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](mailto:calloway@parkfairfax.com).

Safety Tip: Clean Your Dryer Vent

According to the U.S. Consumer Product Safety Commission there were 15,600 fires associated with clothes dryers in just one year, of those fires 20 resulted in death and 370 in injuries. It's been determined that fires can occur when lint builds up in the dryer or in the exhaust duct. Once lint has blocked the flow of air, heat may then build-up, resulting in a possible fire.



To help prevent fires please follow this advice:

- **Clean the lint screen/filter before or after drying each load of clothes.** If you find that your clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.
- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure a flow of exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Removing a blockage in the exhaust path, may require disconnecting the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, this type of duct provides for maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce or stop airflow. Following the above advice will help insure that the possibility of fire resulting from accumulated lint is kept at a minimum.
- **Be sure exterior weather cap and screen is secure.** An open dryer vent can be an attractive nesting area for birds or rodents, with easy access to your dryer vent their nesting activities could cause serious damage by blocking air flow which could possibly result in a fire.

Historic Parkfairfax continued from page 1.

Pentagon as the center of all military-naval activity." Colean did find a suitable site consisting of 201.7 acres in northwest Alexandria, and he worked with local lawyer Gardiner Booth to

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=S01RSIZqQzFHODI0OENEWnRpQUtUZz09>
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=MGRnZG5ibDJCeFZ0m43QytDSFM1dz09>
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

purchase the property for \$282,150, and to obtain the necessary zoning." The Alexandria City Council agreed to rezone the site for rental apartments.

Read more in next month's newsletter.

MANAGER'S CORNER

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

Being a Good Neighbor at Parkfairfax

We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads-up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

Covenants Corner— General Reminders

Just a friendly reminder that we all as residents of Parkfairfax must do our part to maintain the cohesive, pleasant appearance of our community. Owners and tenants are asked to be sensitive to the appearance of items that are visible to surrounding units when planning changes to the exterior of a unit and placing items on a stoop, porch, or anywhere around your unit.

Listed below is a portion of Administrative Regulation #2 which provides guidelines regarding the outside of your unit. If you do not have a copy of the Administrative Regulation #2, please stop by the office and obtain one. You can also find it on the website at <http://www.parkfairfax.info/about/governing-documents/administrative-resolution/>. It provides a multitude of information regarding Parkfairfax rules and regulations

Common Elements, Stoops, Porches, Porticos, and Breezeways

Items left overnight on the General Common Elements (which does not include the limited or reserved common elements) shall constitute a violation and will be removed by the Association, with notice, at the expense of the unit owner. Nothing may be placed on the common elements which will present an eyesore, hazard, cluttered appearance, or would otherwise be disharmonious with the common elements.

Any items which are not properly maintained or are improperly stored on the common element may be removed by the Association, with notice, at the expense of the unit owner. Any material or items that may be considered a hazard may be removed immediately by the Association without notice.

Except for an express few, no items may be placed on the common or limited or reserved common elements without first obtaining approval. The following are examples of items that will not be permitted to be installed or to be left on any part of the general, limited, or reserved common element, unless otherwise expressly approved by the Board of Directors. Such Items will be removed by the Association, with notice, at the expense of the unit owner.

- Permanently installed outdoor barbecues
- Monolithic concrete slab paving
- Empty flower pots and other gardening supplies and equipment not in use
- Storage sheds
- Playhouses, dog houses or similar structures
- Free standing flag poles
- Campers/RV's
- Boats (including canoes and kayaks)
- Tents/awnings
- Rugs/carpets

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2023 Parkfairfax Upcoming Activities

2023 Summer Concert Series



Concert #1 - Saturday, June 24th, 2023

Tommy and the Bahamas

Playing beach tunes!

Concert #2 - Saturday, July 22nd, 2023

Mother's Little Helper

"Rolling Stones Tribute Band"

Concert #3 - Saturday, August 12th, 2023

Holly Montgomery Band

Just played at the SXSW Festival

Coryell Lane Pool Lawn Space – 6-8pm

Parkfairfax Activities Committee Event

Parkfairfax Palooza

A concert event featuring Parkfairfax residents!!

Grief Cat featuring resident **Louisa Hall**
Musical Comedy Duo

Ice Out featuring resident **David Barker**
Ambient Instrumental Trio with Nods to Movie
Soundtracks and Surf Music

Space Otters featuring resident **Erin McDonald**
Energetic 80s to 2000s, top 40s cover band!

Friday, August 25th
[rain date Saturday, August 26th]
4:30pm – 8pm
Coryell Lane Pool Lawn Space

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

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.

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
Pool A 1117 Martha Custis Dr.	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	12pm-8pm	10am-7pm	10am-7pm	11am-7pm
Pool B 3715-3717 Lyons Ln.	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm
Pool C 3314-3316 Coryell Ln.	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Street shoes are not permitted on the pool deck.
- No pets will be permitted in the pool or on or within the pool area.
- Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.
- 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.
- 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.
- 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.
- Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.
- 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.
- Lap lanes are for active swimming only.

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.

Chelsea Paint and Paper, Professional Painting: 25 years experience painting, plastering wallpaper, and drywall repairs reference available free estimates license, insured. Steve Chute 571-216-9338.

B&A House Cleaning: We cleaned houses for 40 years and we provide excellent references. We pride ourselves for being honest and having reasonable prices. Call for the free estimate (703)501-9007 or email bc42happy@gmail.com

PET & PLANT SERVICES:

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

REAL ESTATE FOR RENT

3539 Martha Custis Drive: The 930 square feet of living space, Madison. Two bedrooms/2 levels. Washer/dryer, double-pane insulated windows. Easy stroll to non-stop bus service to Pentagon and pedestrian bridge to Shirlington's shoppes, restaurants, bars, movie theatre, LIVE Tony-winning theatre, library, Harris Teeter grocery. www.Parkfairfax.com The johnANDjohnTEAM 703-820-9723.

1905 N. Quaker Lane: This Madison model has a quiet juxtaposition within the 132 acre park we call Parkfairfax. Two bedrooms/2 levels, hardwood floors throughout. Great kitchen. Granite countertops, stainless steel appliances including dishwasher and built-in microwave. Washer/dryer upstairs. www.Parkfairfax.com The johnANDjohnTEAM 703-820-9723.

REAL ESTATE FOR SALE

3778 Gunston Road: The Jefferson has 824 square feet and light from all 4 sides. Fabulous kitchen cabinetry, under counter lighting. Hardwood floors throughout. Expanded kitchen. No car needed. Non-stop bus to Pentagon. View pedestrian bridge from Parkfairfax to Shirlington from bedroom/kitchen windows. See photos: www.Parkfairfax.com The johnANDjohnTEAM 703-820-9723.

3735 Lyons Lane: The Madison Model, 2 bedrooms/2 levels, 930 square feet. Refinished hardwoods throughout. All white kitchen with dishwasher., expanded storage space. Washer/dryer upstairs. Condo fee includes water, sewage, daily trash pick-up (except Sunday), recycle day, pools, tennis courts, basketball courts. Park at your door on this one way tree-lined lane close to the pedestrian bridge to Shirlington. Non-stop bus to Pentagon. See photos: www.Parkfairfax.com The johnANDjohnTEAM 703-820-9723.

3251 Martha Custis Drive: Front porch to people-watch. 750 square feet end unit with sunlight. Insulated double-pane windows. Exposed brick wall extended art wall, refinished hardwoods, great kitchen, easy stroll to pools, tennis and the sidewalks through 132 acres of Parkland. See photos: www.Parkfairfax.com The johnANDjohnTEAM 703-820-9723.

ATTENTION SELLERS: We have a VERY qualified ex-Parkfairfax owner who returned and wants a well renovated Lincoln Model. Contact us at www.Parkfairfax.com The johnANDjohnTEAM. 703-820-9723.

2023 Bike Permits Are Now Due

If you have not obtained a 2023 bike sticker, please fill out the bike application and stop by the office to purchase a new permit. Please affix the new sticker to the post beneath the riding seat so that it is easily visible. Any bicycles in any laundry room that do not have current Parkfairfax 2023 decals will be subject to impoundment.

Stored bikes must be in rideable condition and properly stored in the provided bike racks. Please do not take up more than one bike space in storing your bike. Unregistered or improperly stored bikes will be marked as non-compliant for no less than 14 days. If after 14 days, the bike is still not in compliance, it will be removed and held in locked storage for 60 days. After 60 days, any unclaimed bikes will be disposed of and donated to charity without further notice.

There is a \$100 fee to retrieve a bike once it has been impounded. Registration forms and permit stickers are available from the Association Receptionist at 3360 Gunston Road, on the Parkfairfax website at www.Parkfairfax.info or call 703-998-6315 for more details.

General Reminders continued from page 5.

- Appliances
- Trash cans and recycling bins
- Furniture (other than outdoor lawn furniture)
- Excessive or poorly maintained outdoor lawn furniture
- Bicycles, motorcycles or mopeds
- Building materials
- Electronic insect traps
- Solar collectors
- Flammable materials, including gas, kerosene, or propane tanks unless attached to a grill, etc.
- Wading pools
- Motorcycles or mopeds, except on lanes and cul-de-sacs
- Fire pits

All exterior changes or additions not specifically prohibited in Section IV.B.2, require written application and approval. Written specifications for most changes are available at the Association Office.

The following are permitted without approval, on the stoops, porches, breezeways and porticos:

- Potted plants.
- Statuary (natural, ceramic, unpainted, no more that 24" in height).
- 1 grill per unit (not to exceed 24" in height) can be placed immediately adjacent to the stoop on the common elements.
- 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.
- On stoops, outdoor furniture of a size appropriate to the stoop. (Indoor furniture is not permitted on the stoops overnight.)
- On breezeways, porticos and porches: 1 free standing swing, or 1 bench, or 2 outdoor chairs and a table not to exceed 24" in diameter are permitted for each unit.

Should you have questions concerning covenants issues please contact Covenants Director Raseana Robertson at 703 998-6315 or via email at rrobertson@parkfairfax.info.

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3344 Gunston Rd,
Alexandria, VA 22320
Parkfairfax!
2BR/1BA, Lincoln model
\$400,000
Beautiful & private outdoor patio, remodeled kitchen!

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DO YOU KNOW...

What Buyers and Sellers Pay at Closing?

At the closing of a real estate transaction, all fees associated with the home purchase are paid by the buyer and seller. Then the property title is transferred from seller to buyer. Closing costs vary widely depending on where the home is located, the home itself and the type of loan. Although some items can be negotiated as to who pays what, the table below explains how the fees are generally split.

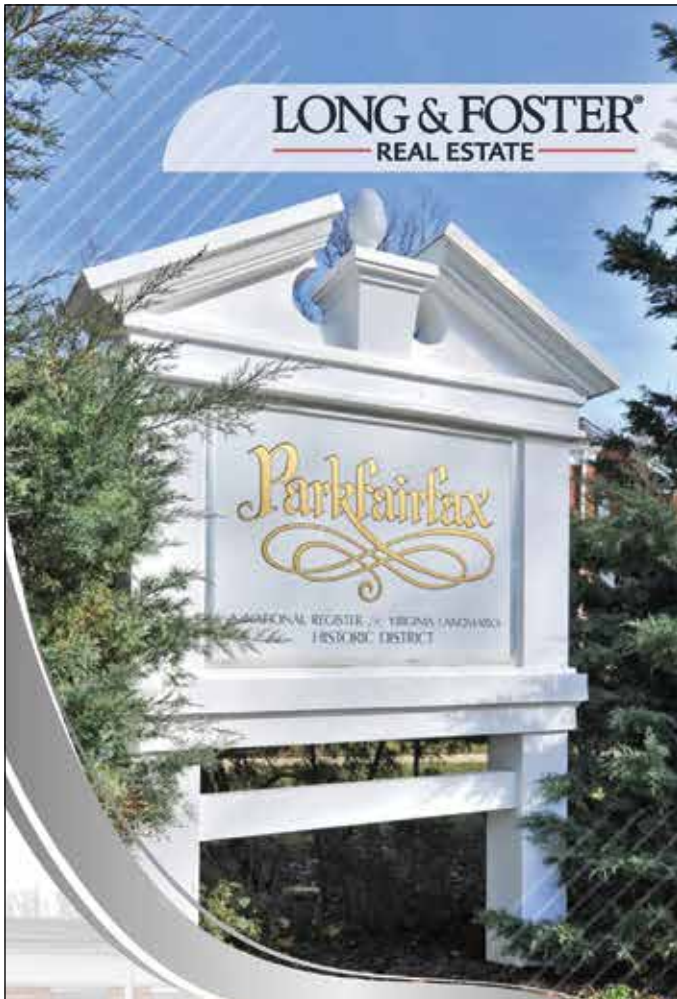
	Buyer	Seller
Real Estate Commissions Usually 5-6% of the sales price, however this can be negotiated. (Paid to the listing agent who shares half with the buyer's agent.) Cost: On a \$400,000 home, the cost would be \$20,000-\$24,000 with each agent receiving \$10,000-\$12,000.		✓
Loan Origination Fees Lender's admin costs. Cost: Usually 1% of the loan amount. For a \$350,000 loan, buyer would pay \$3,500.	✓	
Title Search To make sure the home is "free and clear" i.e., no liens or ownership by a third party. Proves seller has the right to sell the home. Cost: \$150-250		✓
Home Inspection The buyer can choose to have an inspection done to determine any defects in the home that may affect its value, make it unsafe or require expensive repairs. Cost: \$250-\$700 on average.	✓	
Pest Inspection (for termites and dry rot) Cost: \$75-\$150		✓
Home Appraisal To confirm the fair market value of the home. Usually required by lenders. Cost: \$350 on average.		✓

	Buyer	Seller
Title Insurance Owner's Title Insurance: Paid by seller to protect the buyer. Lender's Title Insurance: Protects lender's investment in the home. Cost: \$500-\$1000	✓	✓
HOA Transfer Fees Makes sure dues paid are current. HOA provides a copy of the association's financial statements, CC&Fs, plans for any special assessments, etc. 50/50 split or seller pays. Cost: \$200-\$250	50% or 0%	50% or 100%
Home Warranty (1 year) Not required but may be offered to attract buyers and give protection on major systems e.g., appliances, electrical and plumbing. Cost: \$300-\$500		✓
Real Estate Transfer Tax Charged by city, county, state or a combination. Cost: Varies by area.		✓
Escrow Deposit for Property Taxes and Mortgage Insurance (2 months) Cost: Varies by home price and area.	✓	
Homeowners Insurance (minimum for first year) Covers possible damage to the home. Cost: Averages around \$1,300. Depends on area and home.	✓	
Closing Fee or Escrow Fee Paid to title company, escrow company or attorney for handling closing. Cost: Typically 1% of the sales price. For a \$400,000 home, the buyer and seller would each pay \$2,000.	50%	50%

Other fees charged in the transaction may include: Loan application fee, underwriting fee, survey fee to determine property lines or natural hazard disclosure reports.

Notes:
*Not all fees in this table may apply to every transaction.
**Buyer and seller may negotiate who pays what.
***Escrow Company fees vary based on the transaction.
****Buyer or seller may require a third party.
*****Not all closing costs are disclosed in this table.






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June 2023

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

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