

# Parkfairfax FORUM

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

October 2023  
Volume 45, Issue 10

## The History of Parkfairfax: Times of Change

### Fourth in a series

For more than two decades Parkfairfax remained a rental property owned and operated by Metropolitan Life. Then during the Sixties, changes came. First Metropolitan Life hired a realty company to manage the community for two years, and then in 1968 Metropolitan sold the buildings to Arlen Realty Corporation for \$9.8 million while granting Arlen a 99-year lease on the land.



Gerald Ford, the 38<sup>th</sup> President, dines with his wife Betty Ford, and their children in their Parkfairfax apartment. Ford resided here from 1951-1955. Former President Richard Nixon also lived here from 1943-1944 and 1947-1951. Both men lived here while they served in Congress.

Arlen Realty, a New York development company, improved the property in numerous ways from 1970 to 1978, including installing new harvest gold stoves and refrigerators, boilers, in-wall air conditioners, and the Martha Custis Drive swimming pool. The changes were welcomed until Arlen announced its plans to demolish a section of the complex so that high-rise apartment buildings could be constructed. (Actually, Arlen intended to replace the entire neighborhood with high-rise buildings surrounding a lake and park with bridle paths.)

This plan did not sit well with the tenants. So, with the help of Vola and David Lawson, relatively new residents and a couple with a calling for activism, the residents formed the Parkfairfax Civic

See *Historic Parkfairfax* continued on page 3.

### Election Committee Volunteers

The Elections Committee Needs Volunteers as required by the Bylaws. The Board of Directors must appoint an Elections Committee of at least three-unit owners no later than 90 days prior to the Annual Meeting. The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining, please send a letter of interest or resume to Dana Cross at [dcross@parkfairfax.org](mailto:dcross@parkfairfax.org) by December 8, 2023.

### Covenants Committee Volunteers

The Covenants Committee needs two volunteers to serve for a one-year term. Current members may be reappointed.

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 p.m. 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 December 8, 2023. She can be reached at [dcross@parkfairfax.org](mailto:dcross@parkfairfax.org).

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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.org](http://www.Parkfairfax.org)

## 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*  
[pclancyward1@parkfairfax.org](mailto:pclancyward1@parkfairfax.org)  
*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: 2026

### 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.org](mailto:boarddirectors@parkfairfax.org). To reach all  
board members and our manage-  
ment team at once, email us at  
[boarddirectors-mgmt@  
parkfairfax.org](mailto:boarddirectors-mgmt@parkfairfax.org).*

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.org](http://www.parkfairfax.org).

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to Shellie Calloway, [calloway@parkfairfax.org](mailto:calloway@parkfairfax.org).

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.org](mailto:covenants@parkfairfax.org)

### Elections Committee

Catherine Kitchell  
[elections@parkfairfax.org](mailto:elections@parkfairfax.org)

### 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.org](mailto:ffoschi@parkfairfax.org)

### Assistant General Manager

Dana Cross, ext. 104  
[dcross@parkfairfax.org](mailto:dcross@parkfairfax.org)

### Covenants Director/ Newsletter

Shellie Calloway, ext. 102  
[ccalloway@parkfairfax.org](mailto:calloway@parkfairfax.org)

### USP/Service Coordinator

Guy Andrew, ext. 103  
[gandrew@parkfairfax.org](mailto:gandrew@parkfairfax.org)

### Service Coordinator

Lolita Clark, ext. 106  
[lclark@parkfairfax.org](mailto:lclark@parkfairfax.org)

### Receptionist

Winee Tyson, ext. 100  
[wtyson@parkfairfax.org](mailto:wtyson@parkfairfax.org)

### Hours:

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

## MAINTENANCE OFFICE:

### Director of Operations

Alonzo Alexander  
[AAlexander@parkfairfax.org](mailto:AAlexander@parkfairfax.org)

Jennifer Jett-Bowling  
[jjett-bowling@parkfairfax.org](mailto:jjett-bowling@parkfairfax.org)

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

## September Board Meeting Highlights:

- The Board APPROVED the July 2023 Reserve Expenditures in the amount of \$258,387.49 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board APPROVED a contract with Caldwell & Gregory for Laundry Services.

### *Historic Parkfairfax continued from page 1.*

Association. David Lawson was the president and he is credited with persuading the city to create a landlord-tenant relations board. (Vola Lawson went on to become the assistant director for community outreach for the city and later to become the city's first female city manager.)

Through lobbying and politicking, the association was able to convince city officials that a high-rise community was not in the best interest of the city nor the tenants. Arlen's project was eventually defeated by the City of Alexandria, which would not grant permits for the high-rise buildings due to an insufficient sewer system. The City also imposed a four-story height limit on the project, which made development unattractive. Only one fifteen-story building, the Parc East Condominium on Martha Custis Drive, was ever built, in 1970-71.

As a result of its failed project, Arlen Realty lost interest in Parkfairfax, and allowed the property to fall into disrepair. Vola Lawson recalled in an oral history interview with the Office of Historic Alexandria, that "the grass wasn't being cut regularly, the flowers weren't being planted. They weren't changing the screening on the boilers. Ash was coming out and ruining people's cars. There were a number of issues that we could organize around, because people were used to it being run well, and all of a sudden it was being run so poorly." And, once again, members of the Parkfairfax Civic Association mobilized and took their concerns this time to Metropolitan Life for assistance.

The solution was the sale of Parkfairfax. In 1977, Arlen Realty and Metropolitan Life sold a 141-acre property containing Parkfairfax and Parc East to the PIA-IDI Corporation for \$30 million. PIA-IDI then sold Parc East as a separate property, thus reducing the acreage of Parkfairfax to its current 132 acres.

**Janet Schrader**

*Compiled from various sources*

*If you or your parents grew up here, or just lived here for a few years, and have memories or photos of the time, please consider sharing.*

## 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

## Resident Response to Gas Leaks

By Alonzo Alexander, Director of Operations

As required by State Regulations, we wish to inform our residents as to the procedures for reporting a suspected Natural Gas Leak.

We consider the smell of gas an emergency, so we request prompt notification from you if you experience a gas leak. We can be reached by telephone during regular business hours (7 am – 5 pm) at 703-998-6315, After hours at 866-370-2977, or visit the Main Office at 3360 Gunston Rd, Alexandria VA 22302). We will dispatch maintenance personnel immediately to discover the origin of the Natural Gas odor.

If the maintenance staff determines the Natural Gas Leak presents a hazard of life and property, then the staff of Parkfairfax UOA will issue instructions to the residents. These instructions could include evacuating the affected building until the hazard is removed. We will be responsible for contacting the authorities and the local gas company.

This notification is meant to inform you and prepare you for the appropriate actions during a Natural Gas Leak.

REMEMBER: Natural Gas is not dangerous, but its misuse is.

TEACH YOUR CHILDREN to about the risks of gas leaks—play it safe—and know what to do in an emergency.

DON'T TRY TO MAKE YOUR OWN REPAIRS. KNOWLEDGE plus CARE equals SAFETY.

### Recognizing and Responding to Natural Gas Pipeline Emergencies

#### IF YOU SMELL GAS:

- **NO FLAMES OR SPARKS!**—Immediately put out all smoking materials and pre-existing open flames. DO NOT operate lights, appliances, telephones, or cell phones. Flames or sparks from these sources can trigger an explosion or a fire.
- **LEAVE THE AREA IMMEDIATELY!**—Get everyone out of the building or area where you suspect gas is leaking.
- **REPORT THE LEAK**—Call your Management Company immediately from a neighbor's home or other nearby building away from the gas leak. If you cannot reach your Management Company, call 911 or your local fire department.
- **DO NOT RETURN TO THE BUILDING OR AREA**—Until your Management Company advises that it is safe to do so.
- **GET YOUR SYSTEM CHECKED**— Before you attempt to use any of your natural gas appliances, your natural gas supplier or a qualified service technician must check your entire system to ensure it is leak-free.

**Call the following numbers to report any suspected leaks or problems:**

**On-Site Personnel:** Normal Business Hours: 7:00 am – 5:00 pm, 703-998-6315

**After-hours:** 866-370-2977

**Emergency Number:** 911

**Gas Supply Company:** Washington Gas, 703-750-1400

*You will be asked several questions and may be instructed to leave the building. If you are told to leave the building for your safety, you must comply.*

**You can determine if gas is causing an unsafe condition by:**

- **SMELL:** A distinctive odor has been added to the natural gas in the distribution system so that gas can be smelled long before it reaches a hazardous level. You will probably smell this odor whenever you light a stove burner because a small amount of gas escapes before ignition. If you smell this odor at any other time, there is a gas leak somewhere.
- **HEARING:** Sometimes, a gas leak will make a hissing noise. Please do not mistake the noise normally made by the heating system for leaking gas.

See **Gas Leak** continued on page 5.

## Finance Committee Seeks Volunteers

The Finance Committee, which is responsible for advising the Board of Directors in planning and managing the Association's finances, is seeking new members who are passionate about contributing to the financial well-being of our community.

The Finance Committee plays a crucial role in overseeing the financial aspects of our Association. This committee collaborates closely with the Board, management, and fellow residents to ensure transparency, financial accountability, and prudent budgeting. The committee's responsibilities include:

- **Budget Development:** Supporting our annual budget planning process, working closely with property management and the board to allocate resources effectively.
- **Reserve Budget Planning:** Supporting the development of a 5-year Reserve budget to fund future projects and maintenance needs.
- **Financial Analysis:** Reviewing monthly financial statements, audit reports, and financial forecasts to ensure the community's financial health.
- **Financial Education:** Helping to educate residents about financial matters and the importance of financial responsibility within the community.

**Qualifications:** Members shall have demonstrated experience, expertise and/or credentials in finance, accounting, budgeting, or a related field, and ideally be able to attend the annual budget workshop on January 20, 2024.

If you want to join the committee, please contact Dana Cross, Assistant General Manager, at [dcross@parkfairfax.org](mailto:dcross@parkfairfax.org).



## MANAGER'S CORNER

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

### Updates and Autumn Reminders

#### Bikes Without Current Decals Have Been Impounded

Unregistered bikes have been removed from the laundry rooms and impounded. Your bike may have been impounded if you did not purchase a bike decal for the fiscal year. To retrieve your bike, call Inventory Control Specialist Adam Fried at 703-379-8440 between 7:00 a.m. and 3:30 p.m. There is a fee of \$100.00 to retrieve an impounded bike, plus \$20.00 for proper registration. Bikes not claimed after 60 days will be given to a charitable organization.

#### Autumn Reminders

With the seasonal change now upon us we would like to remind everyone of several issues.

- As it gets darker earlier, please be careful when walking around and through the property.
- Clocks go "fall back" on November the 7th.
- Call in if you see any exterior lights out immediately.

- Tree pruning. We have completed a great deal of the property this past few months. However, we want to remind everyone that if you feel there is a dangerous branch, limb or tree, please report it immediately. We will access and take action as needed.
- Also report any branches or limbs that may be blocking any building lights.
- As the leaves begin to change and fall we do our best to remove them as quickly as possible, but remember that they are very slippery when damp or wet.
- We will be beginning the annual gutter cleaning in November, but in the meantime please report any overflowing or clogged drains as soon as possible. Our staff will respond to clear so as to eliminate any overflow or flooding issues.
- Please check your doors, windows, and thru-wall a/c units for any signs of leakage. Unit owners are responsible for sealing any openings around the interior and exterior of upgraded windows, inside doors, and A/C frames. Parkfairfax is responsible for the exterior caulking of the unit door(s), the exterior of the a/c sleeve, and both the interior and exterior frame of the original casement-style windows. Please report any issues that pertain to your unit before the winter months arrive.
- Also please report any cracking of both mortar joints and bricks near your unit.

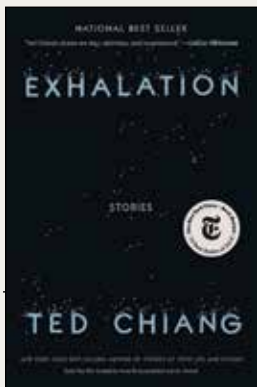
### BOOK GROUP

#### *Exhalation: Stories*

by Ted Chiang

Tuesday, October 17, 7 pm

**Parkfairfax Board Room** (upstairs from the office)



Short stories (science fiction). This "carefully curated" collection of nine "beautiful" stories, our reviewer Amal El-Mohtar wrote, many of which explore the "material consequences" of time travel, was one of the *New York Times* Book Review's 10 Best Books of 2019.

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.

**Gas Leak** continued from page 4.

#### Safety tips

The safety tips below will help prevent natural gas from becoming a hazard:

1. TEACH CHILDREN not to turn on or light appliances.
2. KEEP COMBUSTIBLES (curtains, paper, cleaners, etc.) away from open flames.
3. KEEP BURNING SURFACE CLEAN. Do not allow dirt, matches, or grease to build up on the burning surface.
4. IF YOUR PILOT GOES OUT, contact Maintenance.
5. REPAIR AND INSTALLATION is a job for experts only.
6. USE THE RIGHT EQUIPMENT FOR THE JOB Don't try to use an oven to heat a room.

**DAMAGE PREVENTION:** Call before you Dig; it's the Law.

As a resident of a Master Meter Operator property, it is the law that before any excavation activity, you contact MISS UTILITY by dialing 811. You will have to provide the location of where excavation is planned for at that time. Additional information may be asked by MISS UTILITY personnel. DO NOT PERFORM ANY EXCAVATION UNTIL YOU HAVE RECEIVED THE AUTHORIZATION TO DO SUCH.

# CLASSIFIEDS

## HOME IMPROVEMENT

**Electrical Services, Allegro LLC:** Virginia Class A electrical contractor. Electric panels, fans, base-board 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.

**Latworks, Carpentry and Handy Work.** 28 years of experience, 30 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

**Jada's Cleaning LLC:** Reliable experienced and good references we are licensed and insured weekly, bi-weekly, monthly, occasionally, move-in/out, windows, and other services: carpet steam cleaned. Call for the free estimates at 571-643-8371 or mjadaservices@aol.com.

## MISCELANEOUS

**Violin and Viola Lessons:** Classically trained violinist teaching Suzuki and traditional violin and viola lessons in Parkfairfax. Kids and adults, all levels welcome! Individual or partner lessons. www.annaweddington.com. 859-948-4765.

**SALE ITEMS:** Vintage Mahogany Dining Table and Chairs. Rway Furniture Moreau Empire Series, Pedestal Rectangular Extension Table w/leaf/pad upholstered. 4 side chairs 2-armchairs seats dimensions are good for PKFX \$2900 . Contact gdmathomas@earthlink.net.

## PET & PLANT SERVICES:

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

## REAL ESTATE FOR SALE

**3209 Gunston Road:** The Jefferson has 824 square feet and light from all 4 sides. Move in or update to your liking. Non-stop bus to Pentagon. See photos: www.Parkfairfax.com The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723

**3209 Ravensworth Place:** End-unit Madison Model, 2 bedrooms/2 levels, 930 square feet. Dazzling hardwoods throughout. Washer/dryer upstairs. Condo fee includes water, sewage, daily trash pick-up (except Sunday), recycle day, pools, tennis courts, and 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 johnANDjohn TEAM of RE/MAX Allegiance: 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 johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

## REAL ESTATE FOR RENT

**3525 Valley Drive:** Rare Bayfront Lincoln model. 2 bedrooms on 1 Level, 936 square feet, Renovated kitchen with granite countertops and stainless steel. Handsome parquet hardwood floors, Light-

filled bay window. Close to Shirlington's shops, restaurants, bars, movie theatre, LIVE Tony-winning theatre, library, and Harris Teeter grocery. See photos: www.Parkfairfax.com The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

**3627 Gunston Road:** Spacious end-unit Madison model with front porch, blessed with sunlight and ready for you. Windows galore with custom shades. Two bedrooms/2 levels, washer/dryer upstairs. See photos: www.Parkfairfax.com The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

**1603 Fitzgerald Lane:** This updated Adams model has a quiet juxtaposition within the 132 acre park we call Parkfairfax. Gleaming hardwood floors throughout. Great kitchen. Granite countertops, stainless steel appliances including dishwasher and built-in microwave, washer/dryer and more. Parking at your front door. See photos: www.Parkfairfax.com The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

## OCTOBER USP SPECIALS



Premier Shower Assembly:  
\$115.00 (includes labor)

Non-Special price:  
\$30.00 (labor not included)



Delta Shower Assembly:  
\$148.00 (includes labor)

Non-Special price:  
\$47.85 (labor not included)



Diverter, Tub Handle, Overflow Plate & Flange:  
\$117.00 (labor included)

Shower Box Wall Cap:  
\$122.00 (labor included)

**MITSUBISHI ELECTRIC ZONED COMFORT SOLUTIONS®**  
 perfect for keeping every family member happy

- ▶ Room by room temperature control
- ▶ Whisper-quiet operation
- ▶ Odor filtration
- ▶ Allergen filtration



- ▶ No more hot or cold rooms in your home
- ▶ Turn OFF unoccupied rooms
- ▶ Up to 40% more efficient than central air



Customize your comfort, customize your look.  
 Choose from different styles of ductless and ducted indoor units. Our solutions can be customized for any home.



**KNOWLEDGEABLE**

With over 100 years of experience in the HVAC and Plumbing industry, we are one of the largest and most experienced heating, cooling, and plumbing companies in the area.



**TRUSTED**

Our skilled, trustworthy technicians are continually trained on the newest technologies. We have the know-how to tackle any HVAC or plumbing problem - big or small!



**DEPENDABLE**

Proudly serving over 5 generations of local families and businesses since 1912.



MD - (240) 433-1300  
 DC - (202) 783-6100  
 VA - (703) 534-0088

[www.johngwebster.com](http://www.johngwebster.com)





**UNDER CONTRACT**

1742 L St NE, Washington, DC  
Under contract on the first day on the market!  
2BR/1BA with beautiful front and back porch. Staged, deep cleaned, freshly painted, power washed, and landscaped!

**FOR RENT!**

**\$1800**  
3598 Martha Custis Dr  
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# Parkfairfax is STILL Talking...



**Did you Hear?  
Terry sold THREE more PFF  
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tough market, too!**



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"Terry is single handedly  
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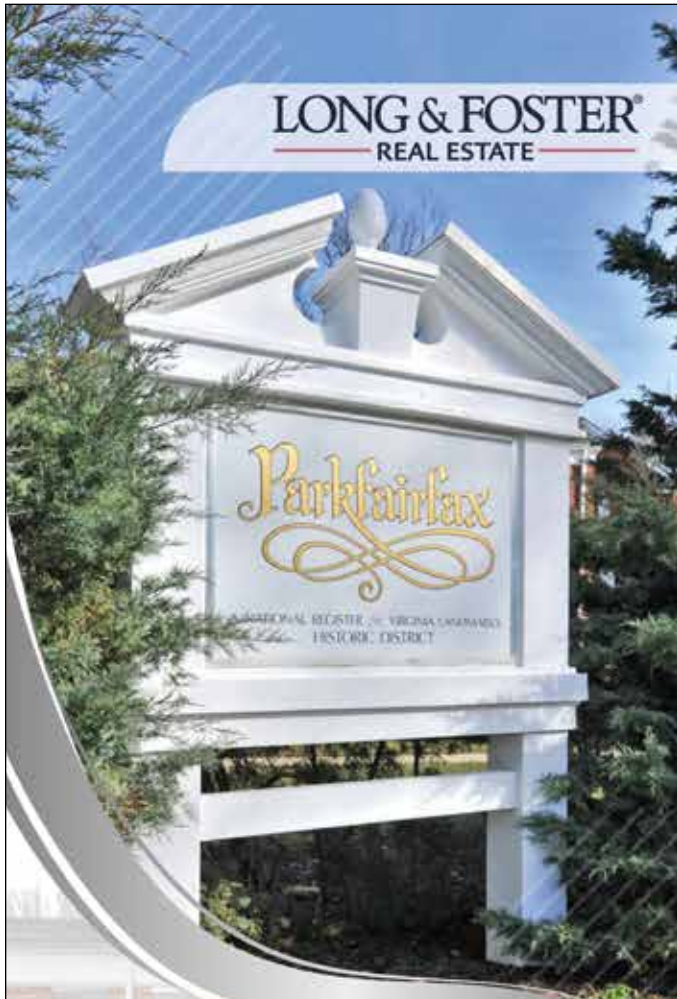
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## Homeowners Have a Lot of Equity Right Now

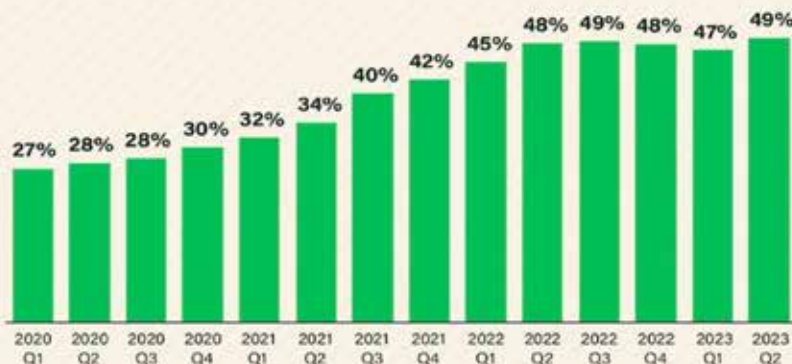
Your equity grows as you pay down your home loan and as home prices increase. With home prices rising again, your equity is getting an extra boost.



Almost half of homeowners are equity rich because they have at least 50% equity in their homes.

### Equity Rich Homes at 4-Year High

Mortgaged Homes with at Least 50% Equity



If you've been in your home for a while, you might have gained a considerable amount of equity, too.

This Market is  
Anything but  
**SPOOKY!**

Remember...

- Your equity grows as you pay down your home loan and as home prices increase. With home prices rising again, your equity is getting an extra boost!
- Almost half of homeowners are equity "rich" because they have at least 50% equity in their homes today.
- If you've been in your home for a while, you might have gained a considerable amount of equity these last few years too!

Call me **TODAY** to learn  
more!

Source: Data: ATTOM and info: Keeping Current Matters



703.835.1256 | jennifirbirtwhistle@gmail.com | 1701 Duke St., #100, Alexandria, VA





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

## October 2023

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

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