

Parkfairfax FORUM

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

November 2023
Volume 45, Issue 11

The History of Parkfairfax: Conversion to Condominiums

Last in a series

Shortly after the sale of Parkfairfax land and buildings to PIA- IDI, Giuseppe Cecchi, the head of Parkfairfax Improvement Association (the developer), announced his intention to convert Parkfairfax into a condominium community.

Many tenants were outraged, but Cecchi attempted to win them over by sharing his conversion plans with the Parkfairfax Citizens Association. Cecchi planned for an ordered conversion in phases, in which each of the four sections of the neighborhood would undergo minimum renovations before being offered for sale in several stages.

Units that were purchased by their current tenants underwent a limited renovation, in which the kitchen and bathroom were painted, a new tile floor was laid in the kitchen, and electric baseboard heaters were installed. Tenants were permitted to live in their units during most of the renovations. Each apartment was renovated in 10 days, and cleaning crews were sent in as soon as the work was completed. Renovation costs totaled \$18 million, and included some new plumbing, electrical wiring, storm windows, and interior painting. Adjacent units were combined into single, larger units, only when both were empty or were not to be purchased by their tenants. The fifteen floor plans were renamed for American presidents; for example, a three-bedroom unit with a certain arrangement was named a "Van Buren."

Over 80 percent of the tenants renting at the time their "village" was converted chose to purchase condominium units in Parkfairfax. One reason may have been the discounts Cecchi offered to current tenants to induce them to remain. All current tenants were given a 90-day grace period in which to decide whether or not they would purchase a unit. Tenants were given first option to buy their units (or other units in the neighborhood) before they were released to the public and were offered discounts from \$3,000 to \$6,000 to help them do so. Tenants who wanted to purchase a unit other than the one they were currently renting were offered lesser discounts or no discounts at all. At the time of the conversion, it was discovered that 25 to 30 families had been living in the community since its completion in 1943. These long-time tenants and also elderly residents were offered an additional \$2,000 discount. As another concession to moderate-income and elderly residents, tenants could continue to rent in the community for five years, provided they paid rent to an actual unit owner.



Parkfairfax unit owners cast their ballots in the second annual election of Board of Directors. As part of the evening's activities, Board President Ed Moses (inset photo, left) presented a plaque to developer Giuseppe Cecchi, president of International Developers, Inc. The plaque reads "In recognition of your strong, personal interest in our community and its residents." (This photo appeared in the Alexandria Gazette Packet, November 5, 1980.)

Life in Parkfairfax was also seen as desirable by people outside the community. Without advertisements, hundreds of potential purchasers came to Parkfairfax. One rainy night in November 1977, more than 50 people waited throughout the night to purchase 130

See *Historic Parkfairfax* continued on page 7.

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Parkfairfax Condominium Unit Owners Association

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

Website: www.Parkfairfax.org

BOARD OF DIRECTORS

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President, Ward IV Representative

BuchananWard4@gmail.com

Board Liaison

Term expires: 2026

Peter Ferrell

Vice-President,

At-Large Representative

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Building & Utilities Committee

Term expires: 2024

Peggy Clancy

Secretary, Ward 1 Representative

pclancyward1@parkfairfax.org

Elections and Activities

Committee

Term expires: 2024

Amanda Mullan

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Finance Committee

Term expires: 2025

Marieke Johnson

Ward II Representative

mjohnsonward2@gmail.com

Covenants Committee

Term expires: 2025

Jeff Lisanick

Ward III Representative

jlisanick@hotmail.com

Recreation Committee

Term expires: 2026

Matthew Larson

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703-998-8304

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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.org. To reach all board members and our management team at once, email us at 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.

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.

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

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Ann McCord

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Communications Committee

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Elections Committee

Catherine Kitchell

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Finance Committee

Greg Drone

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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.org

Assistant General Manager

Dana Cross, ext. 104

dcross@parkfairfax.org

Covenants Director/ Newsletter

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USP/Service Coordinator

Guy Andrew, ext. 103

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Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.org

Receptionist

Winee Tyson, ext. 100

wtyson@parkfairfax.org

Hours:

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2nd Saturday: 9 am - 12 pm

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander

AAlexander@parkfairfax.org

Jennifer Jett-Bowling

jjett-bowling@parkfairfax.org

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Phone: 703-578-3427

Fax: 703-578-9785

HOURS:

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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

October Board Meeting Highlights:

- The Board APPROVED the August 2023 Reserve Expenditures in the amount of \$343,415.01 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board APPROVED the amended Administrative Resolution Number 15 Use of Common Elements, specifically the section relating to the Community Room.
- The Board APPROVED an additional pet application at 1733 Preston Road.
- The Board APPROVED an amended Playground Survey.

PLAYGROUNDS SURVEY— We Need Your Feedback!

Dear Parkfairfax Residents,

Our Board of Directors is considering reorganizing our playground areas (aka Tot Lots) to make them more user-friendly, performing upgrades, and consolidating some playgrounds.

We encourage all residents to participate in a brief survey to help us determine the current condition, use, and suggestions for our playgrounds.

You can find this survey on the homepage of www.parkfairfax.org under “Announcements and Events.”

We look forward to your feedback.



Volunteers Needed!

The 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 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 December 8, 2023. She can be reached at dcross@parkfairfax.org.

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 by December 8, 2023.

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.

Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72-hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

NOVEMBER USP SPECIALS — BATHROOM FAUCET



Delta Single Handle: **\$147.00**
(includes labor)

BOOK GROUP

Small Things Like These

by Claire Keegan

Please note we usually meet the third Tuesday of every month but have changed the schedule for the holidays. **There is no meeting in November, and our next meeting is the first week of December.** We will pick books for the first half of 2024 at this meeting. Please submit book suggestions to Catherine Kitchell at catherinekitchell@gmail.com. Books should be probably no more than 350 pages long and easy to find in a local library.

****Tuesday, December 5, 7 pm****

Parkfairfax Board Room (upstairs from the office)



Novel. It is 1985 in a small Irish town. During the weeks leading up to Christmas, Bill Furlong, a coal merchant and family man faces into his busiest season. Early one morning, while delivering an order to the local convent, Bill makes a discovery which forces him to confront both his past and the complicit silences of a town controlled by the church.

Already an international bestseller, *Small Things Like These* is a deeply affecting story of hope, quiet heroism, and empathy from one of our most critically lauded and iconic writers.

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.



MANAGER'S CORNER

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

Staying Safe and Secure: Our Annual Reminders

Seeing it gets darker earlier and we set the clocks back on the November 5th, we ask that residents take care and follow these simple steps listed below:

- Make sure your windows are secured and the locks function.
- Do not leave ground floor windows open unless you have window security locks. Many types are available, and these allow a window to remain open a few inches and will not allow the window to be forced open.
- Take care when using our laundry or storage rooms, be sure to close the door upon existing and report any door issues to the office or via buildium (our web-based task system). If you are new to Parkfairfax, please contact Guy Andrew at gandrew@parkfairfax.org, who can provide you with log into information for buildium.

- Report any exterior building lights that are out.
- Check your porch and rear lights (if applicable) and replace any bulbs that have burnt out.
- Install either a dusk-to-dawn fixture or bulb. Our USP program can provide both. Again, please contact Guy Andrew at gandrew@parkfairfax.org for options.
- Make sure you lock your vehicles.
- Do not leave your keyless fob in your car.
- Make sure not to leave valuables out in the open in your vehicles.
- Report any suspicious persons to the Alexandria Police Department (non-emergency number 703-746-4444)

Taking a little extra time can make all the difference in the world. And remember, if you see something, say something.

Please Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell— so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.

PARKFAIRFAX TENNIS & PICKLEBALL SOCIALS

PICKLEBALL 11/05

**1:00-2:30PM
UPPER COURTS**

**PLAY WITH
US**

Come out and enjoy some play time with coaches from [Advantage Tennis](#).

- Tennis play for all ages and levels
- Tennis games and success-oriented activities for kids
- Pickleball play for adults of all levels

Tennis is the sport for your longer, healthier lifetime and pickleball is so much fun it might be illegal. Both tennis and pickleball are social.

Come play and socialize with your Parkfairfax neighbors.

This event is limited to owners and residents of Parkfairfax.

Hosted by Paul Friedman, Recreation Committee Chair

NEW DATE!

Join Us!

Parkfairfax
80th Anniversary
Reception

Light snacks, desserts and beverages

Saturday, November 18, 2023 | 5pm–7pm

**Parkfairfax Party Room
3360 Gunston Rd., Alexandria, VA 22302**

Historic Parkfairfax continued from page 1.

units the next morning. At this point, prices ranged from \$29,500 for a one-bedroom unit to \$45,000 for a three-bedroom unit. Later, a lottery system was used to sell the few remaining units, which were quickly sold. Purchasers during the conversion were mainly single, professional men and women, with a few young, married couples and retired couples with grown children included. A number of units were bought by investors for long-term rental properties or for short-term investments. Often these units were then resold at a higher price within the next year by owners who had never lived in Parkfairfax.

Wayne Williams, president of the Smith-Williams Group of California, a firm that specialized in recreational planning, was considered to be a pioneer in this field. He was the landscape architect for the Parkfairfax developer. Williams had grand plans for Parkfairfax. He wanted to divide Parkfairfax into four “theme” villages, each focusing on a specific interest, such as arts and crafts or cooking. Plans were also made for the construction of an amphitheater, gourmet kitchen, fitness center, craft workshop, and golf course.

Williams, a native of Los Angeles, had devised similar plans for communities in his hometown which were well received, but these plans were quickly dismissed by Parkfairfax residents, who had no desire to be told what their interests should be. These grandiose plans were eventually abandoned for a simpler approach. The Coryell Lane and Lyons Lane swimming pools were built, and two volleyball courts and eight tennis courts were constructed. Building 309 at 3554 Martha Custis Drive was renovated into a woodworking shop and fitness center with a sauna. The former rental office was remodeled into a community center with a new kitchen, administrative offices, and rooms for social gatherings and meetings.

The conversion proved to be a complete success when the final condominium unit was sold in 1979. Only a year later the value of most units had doubled their purchase price. The complex became totally self-governing in July 1979, when the first Board of Directors of the Parkfairfax Condominium Unit Owners Association was elected.

Parkfairfax's conversion to condominium units was representative of a larger social trend towards new forms of home ownership. As the cost of living and housing increased dramatically in the Washington metropolitan area, many people still possessed a strong desire to own their own homes. To meet this need in a new way, many rental garden apartment complexes turned to this form of ownership in the late 1970s and early 1980s. Some of these complexes included Fairlington and Colonial Village in southern Arlington County, and McLean Gardens in northwest Washington, D.C. In these cases, conversion to condominiums was an excellent way to keep the complexes intact and operating in good condition.

Compiled from various sources

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=S01RSIZqOzFHODI00ENEWnRpQUtUZz09>

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=YmttSjZlbkZFRU1YaHJaNXMvVnZ2Zz09>

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

Scheduled Preventive Maintenance



IMPORTANT: Please Read This If You Have an Attic-Level Ceiling

Over the years, a small but significant number of attic-level ceilings have loosened from the roof joists and bowed significantly, and in some cases have fallen. Since the earthquake in August, there has been a heightened concern for ceiling compromise.

It is possible for attic-level ceilings to become unattached from the joists/ceiling structure for many different reasons: roof leaks, improper storage by residents, a possible misstep of a past resident or workman in the attic that may have loosened the ceiling below from its anchors. Over time, a ceiling may finally yield to gravity.

We have not been able to determine the exact cause of each failure. As a precaution, we ask that each resident be alert to sudden or severe cracking that may appear in their unit, particularly at an attic level ceiling, and especially if it appears that an attic-level ceiling may be “sagging” in towards the unit. There are some things you can do to make sure your attic-level ceiling stays in good shape.

- Make certain that everything in the attic is supported by the joists (the floor beams to which the ceiling is nailed).
- Don't place anything directly on the thermal insulation between the joists. Boards (or plywood) can be set on top of the joists to provide a more uniform platform for storing items.
- Ceiling fans (or anything other ceiling mounted fixture) should be attached to the wooden joists, not just hanging from toggle bolts punched through the sheetrock ceiling.

- If walking in the attic, stay on the catwalk down the center. It is potentially dangerous to step off the catwalk onto the tops of the joists; if your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or in future.
- Avoid jarring/construction types of activities in the attic. Do not use the attic above your unit as a work room.
- If you put flooring down, use self-tapping screws – do not hammer on the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance staff to fully evaluate the attachment of the ceiling to the underside of the joists in the future. Decking should not interfere with the ventilation along the eaves (the daylight space along the roof/gutter line).
- Storage should not make it impossible to safely move around on the provided catwalk.
- Any significant modifications in the attic require Covenants approval.
- **If you have any reason to suspect that your attic-level ceiling might be coming loose from the ceiling/roof structure, or if you would like Maintenance to inspect it as a precaution, please call 703-998-6315 or 703-578-3427 to have a work order generated for this free service.** Please keep in mind that excessive storage in your attic may prevent staff from performing an effective inspection.

A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you are going to be away from home for any period of time this winter, please:

- Make sure there is adequate heat in the unit, especially in the Kitchen and bathroom.
- Leave baseboard and wall heaters “on” at least at the number “2” (low/mid) level.
- Leave kitchen and bathroom doors open.
- Open doors to any cabinets that house water piping or shut-off valves.
- Have a neighbor check the unit periodically.
- Make sure the Maintenance Office has an emergency key on file “just in case.”

Do you occasionally or routinely use drain cleaning chemicals?



Some drain chemicals are extremely caustic, and others contain high percentages of acid. Either of these materials can damage any “weak spot” in the drain piping within your unit. These stronger drain cleaners may even cause a leak. Maintenance staff is aware of this risk and is careful to thoroughly check the piping whenever they use a chemical drain cleaner. Critical points are the trap or “J-bend” immediately beneath the sink (this is the most thinly walled portion of the drain piping), and at the connecting pipe where the horizontal plastic/PVC pipe enters the wall (the developer did not replace the galvanized “nipple” that connects to the

See **Chemicals** continued on page 10.



Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



FedEx: http://www.fedex.com/ca_english/track/

UPS: http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav

USPS: <https://tools.usps.com/go/TrackConfirmAction!input.action>

DHL: <http://www.dhl.com/en/express/tracking.html>

- **Always lock your doors** when leaving your home



- **Be neighborly—take a moment to get to know your neighbors**
- Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911 for emergencies** or **703-746-4444 for non-emergencies.**

Have a great holiday season!

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.

Research Assistance: Working on a research paper for school or a special project for work? Experienced librarian/researcher available to assist with your information needs. To learn more contact Steve Webb at 703-379-6081.

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

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Chemicals continued from page 8.

stack pipe—this is also a weak point that might be in a somewhat corroded condition).

A safer choice for clearing slow drains is an enzyme-based drain cleaner. These drain cleaners are much less harsh and work effectively on slow-draining, organic clogs (grease, hair, etc.). They are not very helpful if you drop something solid in the pipe, or if the pipe is completely stopped up. Keep in mind, that the less harsh the drain cleaner is, the more patient you need to be for it to work. The very strong (more potentially damaging) drain cleaners might work very quickly— but with the possibility of some pipe repairs being required afterwards.

Whichever drain cleaner you use, always completely read the instructions, particularly any safety-related messages or warnings. Use the measured amounts in the concentrations recommended, and allow the allotted time for them to work.

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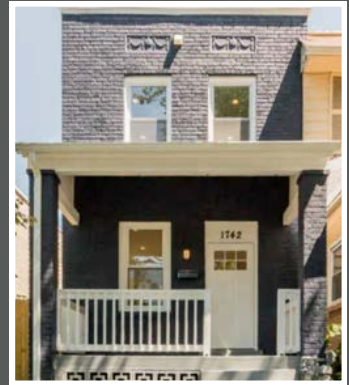
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November 2023

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

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