

Parkfairfax FORUM

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

December 2023
Volume 45, Issue 12

LAUNDRY ROOM UPDATE

Starting December 1, 2023, Caldwell & Gregory will be our new Laundry Services provider. Regrettably, given the decline in the laundry facilities usage, we also must consolidate our laundry rooms soon.

After seeking multiple bids from laundry unit providers, we have selected a new provider to improve service hopefully; however, all bidders required that we reduce our total number of laundry rooms since our current coverage is not economically viable for any of those providers to offer service. The Board made these decisions after many meetings and public Board discussions, and the rooms that will be decommissioned were determined based upon a methodology the Board approved based upon recommendations of the Building and Utilities Committee to ensure fair and equitable distribution for access.

New Laundry Room Provider

With more than 30 years of experience in the field, Caldwell & Gregory is ranked among the region's top three laundry service companies. With faster service response, efficient and higher-capacity machines, more payment options, and preventative maintenance programs, we are confident their services will raise the bar on our community's laundry needs.

To learn more about the upcoming service changes and how to operate the new laundry equipment, please read below:

- **Equipment:** Each laundry room will have two washers and two dryers with a larger capacity than the previous ones.
- **Instructional Signage:** C&G will install instructional signage in each room about:
 1. Correct use of equipment.
 2. The proper type and amount of detergent to use.
 3. C&G contact information for any problems.
 4. Tips to achieve the best cleaning performance.
- **Preventative Maintenance:** C&G Technicians will be on-site weekly to provide scheduled preventative maintenance and ventilation cleaning.
- **Service Issues:** There are two different ways for residents to make service requests:
 1. Through the provider's website at www.Caldwell&Gregory.com and via email at service@caldwell&gregory.com.

Starting on or around November 23, 2023, the following laundry rooms in the following buildings will need to be decommissioned, and all laundry machines will be removed, but they will still function as storage for bikes:

107-113-208-215-216-303-307-308-313-511-534-535-707-7
08-713-716-809-842-917-920-928-937-951-964-965

The location of the 25 laundry rooms that will stay in service are in the following buildings:

110 -203- 223- 224- 314- 405- 506- 518- 523- 542- 605-
722- 725- 803- 810- 817- 828- 843- 911- 936- 941- 944-
972-904- 829

For your convenience, the map on the next page shows where the closest available laundry room will be on or after November 23, 2023. Signs have been posted on the doors of all laundry rooms to be decommissioned.

You can find this information on our website, www.parkfairfax.org, by clicking the link "Laundry Room Announcement" under "Announcements and Events."

As always, feel free to contact our office with questions or comments.

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See **Laundry** continued on page 7.

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

Website: www.Parkfairfax.org

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

pclancyward1@parkfairfax.org

Elections and Activities Committee

Term expires: 2024

Amanda Mullan

Treasurer,

At-Large Representative

mullan.atlarge@gmail.com

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

Ward V Representative

703-998-8304

larsonward5@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.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, ccalloway@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

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.org

Elections Committee

Catherine Kitchell

elections@parkfairfax.org

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.org

Assistant General Manager

Dana Cross, ext. 104

dcross@parkfairfax.org

Covenants Director/ Newsletter

Shellie Calloway, ext. 102

ccalloway@parkfairfax.org

USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.org

Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.org

Receptionist

Winey Tyson, ext. 100

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

Jennifer Jett-Bowling

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

Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

November Board Meeting Highlights:

- The Board APPROVED the September 2023 Reserve Expenditures in the amount of \$357,917.21 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board APPROVED the revised redline Gates, Arbors, and Trellises Specifications and Checklist.
- The Board APPROVED moving the December 20th Board meeting to December 13th.

Trash Collection Services During the Holidays

Trash will NOT be picked up on the following Days:

Monday, December 25th—Christmas

Monday, January 1st—New Year's Day

Please note that we will be collecting trash the following day if service is affected above. So for example, we will be collecting trash Tuesday, December 26th, and Tuesday, January 2nd.

We will be collecting holiday trees during the first 2 weeks of January on Tuesday and Thursday.

Buildium Work Order System: The 411

Quite a few residents have registered and logged into the Buildium portal. For those who are new to Parkfairfax or haven't gotten around to it may be asking what is Buildium and what are the benefits? Buildium is an American property management company that offers software via the internet so you can submit work orders at any time, have the capability to easily talk to maintenance techs by text, follow up on work progress and track your work order history.

You can easily use Buildium from a smart phone, computer, tablet, laptop and anywhere that has internet. Once registered you will have a log in and can plug away from anywhere!

If you have not received an email from Buildium with your log-in credentials then you can log onto the website and register at <https://parkfairfax.managebuilding.com> and if you need assistance then please contact the office at 703-998-6315 and we will send you a link to register or feel free to email staff at the main office (contact information is on the inside of page 1)

Please remember to use the "OPT Out" option in Buildium when you are selling your condo and no longer living here at Parkfairfax. That way you won't keep receiving the email alerts. Thanks!

Parkfairfax Holiday Office Closure

The Parkfairfax Offices at 3360 Gunston Rd. and at the Maintenance Yard will be closed:

**Friday, December 15th,
closing at Noon
(Employee Luncheon)**

**Friday, December 22nd,
Closing at 1pm**

**Monday, December 25th
Friday January 1st, 2024**

For after-hours emergency service please call 1-866-370-2977.



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.

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 and current license plates 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.



Lots of residents will be using the exercise facility during the winter. There will be times when it gets very crowded.

- Please be patient and show respect to all other residents using and sharing the facility with you.
- Please limit your use of any cardiovascular machine to 30 minutes.
- Remember that physical trainers and classes are no longer allowed in the room. (The room is just too small for this kind of activity.)
- Remember those children 18 and under aren't allowed in, either. (The equipment is for adults. Dangerous for children.)

Enjoy the room, and keep fit.



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.



MANAGER'S CORNER

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

Staying Safe and Secure

With the days getting shorter and holidays coming, it's wise to take some precautions to ensure that you and your home remain safe during the coming months. Here are some suggestions.

- 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.
- Report any exterior building lights that are out. This includes street lamps which are all owned by Dominion Power. Recently several lights on Martha Custis were reported out and some have been repaired and hopefully all by publication. This was accomplished through our diligence in reporting by both management and owners/residents.

- Check your porch and rear lights (if applicable) and replace any bulbs that have burnt out.
- We are surveying the property for the addition of lighting in darker areas. Those locations that we feel may need this additional lighting will be surveyed for feedback prior to any installations.
- We ask that you install either a dusk to dawn fixture or photo sensor bulb. Our USP program can provide both. Please contact a Service Coordinator for options.

We ask that residents take care and follow, these simple steps listed below:

- Make sure you lock your vehicles.
- Make sure you do not 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.

DECEMBER USP SPECIALS — WATER SAVING TOILETS



1

**Premier Toilet Elongated bowl
and comfort height 1.28GPF:**
\$225.00

Non-Special Price - \$135.00
(not including labor)



2

Gerber Toilet - 1.6 GPF:
\$210.00

Non-Special Price - \$125.00
(not including labor)



3

**Premier Select 2-Piece
1.1/1.6 GPF Dual Flush
Elongated Toilet in White:**
\$255.00

Non-Special Price - \$143.50
(not including labor)



4

**Premier Select 2-Piece
1.1/1.6 GPF Dual Flush Round
Toilet in White:** **\$239.00**

Non-Special Price - \$152.00
(not including labor)

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

Happy Holidays



RESIDENTIAL RECYCLING

Empty & rinse all containers. Remove plastic wrap from newspapers & cardboard.

PLACE ITEMS LOOSE IN CART.

RECYCLE - YES!



Plastic Bottles & Jugs



Empty Aerosol Cans



Aluminum Cans



Steel & Tin Cans



Paperboard Boxes
*Trash plastic wrappers



Clean Aluminum Foil
& Trays



Mixed Paper (paper,
newspaper, magazines,
junk-mail)



Paperback books &
Phone books



Milk & Juice Cartons



Flattened Cardboard &
Non-Greasy Pizza Boxes

RECYCLE - NO!



Glass Bottles & Jars
*Bring to Purple Glass Bin
or Put in Trash Cart



Pots & Pans



Plastic Bag, Wrap & Film
*Take back to Retailers or
Put in Trash Cart



Food or Food
Contaminated Items



Clothing & Shoes



Batteries &
Electronics



Garbage Bags



Take out Containers
& Styrofoam

For more information, visit alexandria.gov/Recycling

To receive trash & recycling news & updates, sign up
for e-news at alexandria.gov/enews

Laundry continued from page 1.

- Residents can also use C&G's Service Ability to place a request by simply scanning the QR code provided on each machine.

Payment Options

Clean Cash App—How It Works:

- Download the App:** Download the app from your app store.
- Find your room:** With Bluetooth enabled on your phone, press start to auto-detect your location or scan the QR on the sign located in the laundry room.
- Create an account:** Create an account using your email and unique password.
- Add funds:** Add funds to your account using Apple Pay, credit, or debit card.
- Select your cycle:** Insert your clothing and select your cycle options.
- Start the machine:** Scan the QR code on the machine or enter the machine number found next to the QR code to start the machine.

Clean Pay Plus Cash:

Clean Plus Cash is the secure way to accept cash in our laundry rooms. It is user-friendly, tamper-proof, and securely designed.

Each Clean Plus Cash add value station features:

- Dispenses smart cards—allowing residents to purchase refillable smart cards directly.
- Accepts cash, credit cards, and debit cards.
- Highly secure contactless card reader.
- Value code functionality
- Users can select from English, Spanish, and French.

Clean Plus Cash Add Value Station Locations

There will be (3) three Clean Plus Cash add-value stations located throughout the community:

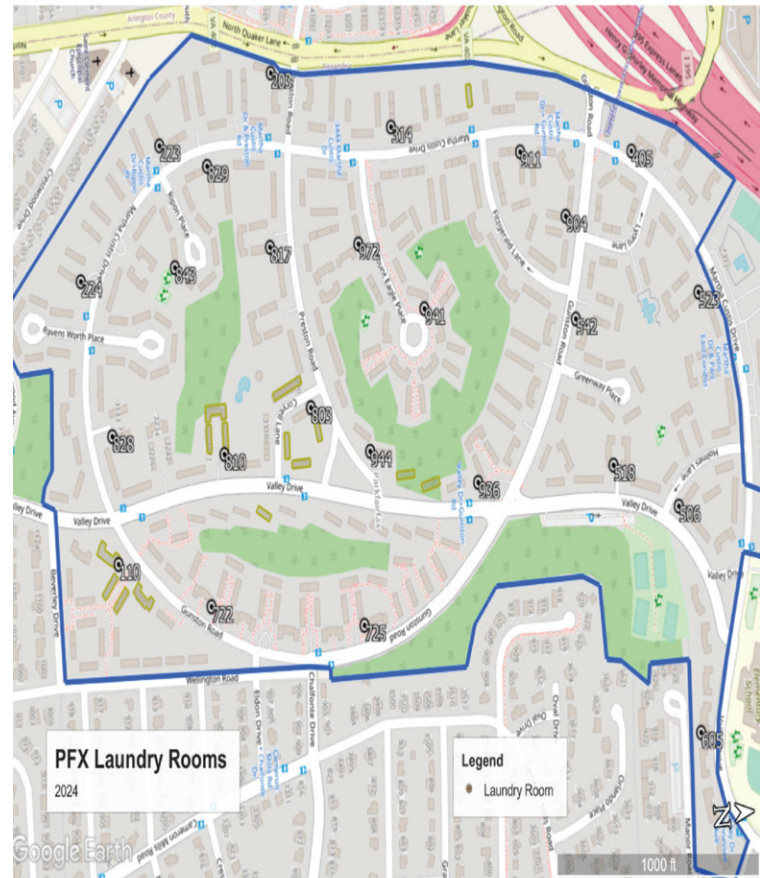
- Management Office: Located at 3360 Gunston Rd.
- Gym: Located at 1409 Martha Custis Dr.
- Laundry Room in Building # 817

Prices per Load per Cycle: Washer: \$2.00 – Dryer: \$2.00

Reduced and Evenly Distributed Laundry Room Locations

Due to the significant decrease in laundry room users in the past years and to be able to offer this amenity without increasing condo fees to all owners, the association is required to close a number of its current laundry rooms. An extensive effort and statistical modeling were used to ensure equity of distribution of the laundry rooms available after the reductions.

Map of Available Laundry Rooms Buildings After November 23, 2023:



Do you have an extra coat? Donate it!

Parkfairfax Condominium Unit Owners Association is holding a One Warm Coat drive and collecting clean, gently worn coats of all types and sizes.

Donations will be accepted at the management office at:

3360 Gunston Road, Alexandria, VA 22302

December 11, 2023, through January 11, 2024

Drop-offs are Monday through Friday 9:00 am to 4:00 pm

Donated coats will be distributed in our local community!

Learn more: www.onewarmcoat.org

Scheduled Preventive Maintenance

A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (walks serving more than one unit). Each Parkfairfax resident is responsible for clearing portions of the walkways that serve only their unit as well as their own stoops. Residents who are unable to clear their own walks due to physical impairments may complete the "Request for Snow Removal Assistance" form below and return it to the main office.

- Please do not use the sand barrels (found near each Laundry Room) as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the snow clearing equipment.
- Please do not "reserve" parking spaces with lawn furniture, cones, etc. All parking lanes will be plowed once the cars move. Please do not ask staff to dig out your car or give your car a jump-start. These requests delays having the walks and roads cleared for everyone's benefit.
- When digging out your car, please do not dump snow in large piles on the streets or sidewalk; snow removal equipment cannot clear them. These piles of (now) compacted snow force someone else to shovel it a second time.
- Please be patient and travel with care. Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.



The leaves are falling and a majority of our maintenance staff will soon be cleaning the buildings' gutters. This project is exceptionally weather-sensitive, so time is of the essence.

All residents are asked to be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is top priority and the first step in effective water management of buildings and grounds. Clear gutters and downspouts also help prevent storm water and snow melt from entering units from overflows. Rhino Guard has been installed on several of our buildings which will help to speed this task along.

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."

2023/2024 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

This request must be renewed each year!
All prior years requests have been destroyed!

Please return this completed form to:
 Parkfairfax Condominium at 3360 Gunston Road,
 Alexandria, VA 22302; or FAX to 703-998-8764.

Christmas Tree Disposal

Please bring your old Christmas trees down to the maintenance yard so our Maintenance staff can turn them into mulch for our community! You can leave them next to the wood chipper by the dumpsters, or you can leave them by the curb in front of your building. For maintenance staff to pick up the trees left out by the curb, they must be left out Monday through Friday and must be out before 1 pm.





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 mjadaseservices@aol.com.

MISCELLANEOUS

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.

PET & PLANT SERVICES:

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

REAL ESTATE FOR SALE

ATTENTION SELLERS: We have a very well-qualified buyer seeking a renovated one-bedroom patio unit. Contact us at www.Parkfairfax.com The JohnANDJohn TEAM of RE/MAX Allegiance: 703-820-9723.

REAL ESTATE FOR RENT

3627 Gunston Road: End unit with front porch, blessed with sunlight ready for you. 2 bedrooms, 2 levels of sweet livin'. Windows galore with custom shades. Gas range, gas hot

water (owners pays). Ready for immediate occupancy. Pet ok with \$500 refundable deposit. Extra closet space, renovated bathroom. See photos: www.Parkfairfax.com The JohnANDJohn TEAM of RE/MAX Allegiance: 703-820-9723.

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=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

HARP Holiday Safety Tips!



Hosting & Parties

Visitors can upset pets, as can the noise and excitement of holiday parties. Even pets that aren't normally shy may become nervous in the hubbub that can accompany a holiday gathering. Learn more on our blog for a few ways to help reduce emotional stress on your pet and protect your guests from possible injury.

Watch What They Eat

Rich, fatty foods. Many holiday favorites—such as butter, cream, gravy, and ham can result in much more than an upset stomach for pets—it can cause a painful and serious condition known as pancreatitis, inflammation of the pancreas. It is extremely painful and must be treated immediately.



Decorate Safely

Greenery, lights and Christmas trees can make the holidays festive, but they also pose risky temptations for our pets. Tinsel and other holiday decorations also can be tempting for pets to eat. Consuming them can cause intestinal blockages, sometimes requiring surgery. Breakable ornaments or decorations can cause injuries. Electric lights can cause burns when a curious pet chews the cords.



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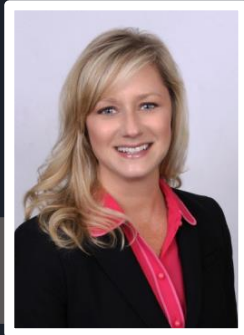
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Wishing you a very
happy and healthy
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Parkfairfax 2023 Wrap Up

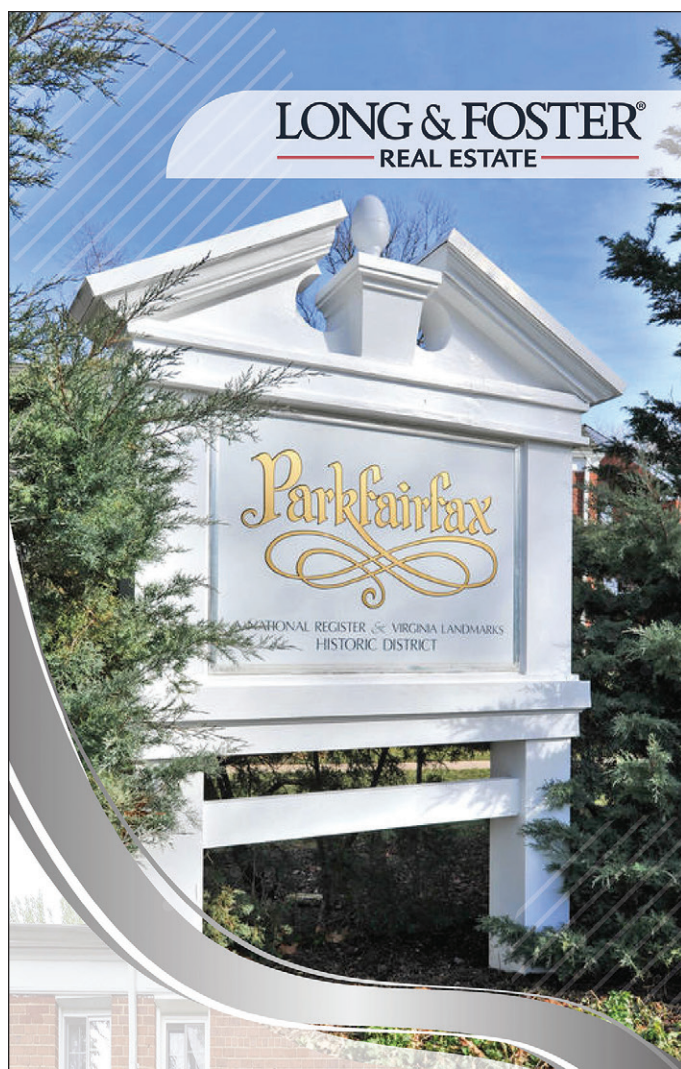
Unit size	# Sold	Avg Days on Market	Avg Sold Price
1br/1+bth	36	12	\$315,754
2 br/1+bth	43	11	\$419,221
3br/1+bth	2	11	\$548,200
4 br/1+bth	None		

*Information gathered from BrightMLS as of 11/8/23. Information deemed reliable but not guaranteed.



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December 2023

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

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