

Parkfairfax FORUM

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

January 2024
Volume 46, Issue 1

Lost Pets in Parkfairfax:

How to Keep Pets Safe and What to do if They Become Lost

Here are some tips from the Animal Humane Society, Greene Hill Humane Society and Montgomery County Lost Pets Facebook Group on how to prevent losing your pet and what to do if you do lose them.

Prevention

- When leaving home, make sure all doors are closed and windows are cracked.
- When a visitor, maintenance person or contractor arrives, make sure they close the door right behind them. We have heard from some residents that their pets got out quickly when someone opened the door.
- If you have a long-term visitor, instruct them to be careful when leaving or entering the unit.
- Always walk your dog on a leash. *This is in the by-laws and the property requests this for safety of others but also so your pet won't get away.*
- Get your pet micro-chipped and keep the registration up to date.
- KNOW your pet (this tip comes from the Greenhill Humane Society). Some people really don't know how to describe their pet accurately. This means their color, pattern of their fur, any markings, breed, etc.

What to Do If You Lose Your Pet

- Have a current photo of your pet. If you do lose your pet, you want to be able to show people a picture and put up posters in the neighborhood.
- Educate yourself on the services available for stray animals in your area. In Alexandria, you can contact Alexandria Animal Welfare League at 703-746-4774 or at <https://alexandriaanimals.org/alexandrias-animal-services/>.
- If you are new to the community or if your pet is new, the Animal Humane Society recommends that you familiarize your pet to its new surroundings immediately. If your pet gets out and doesn't recognize its new neighborhood, it may not know how to find its way home.
- If your pet does get out, put flyers up around the community (3-mile radius).
- Go to any last locations you visited with your pet; it may have wandered back.



- Put items that have a familiar scent outside near your home if you have a dog. You can also use this technique for cats or you can make scent strips (you see these at the cosmetic counter in stores, you can buy them online and apply a scent that your pet may like and place them by your home).
- Put your pet's favorite toys that they last played with close to your unit.
- Wildlife/web cameras by your home and baiting traps to catch lost pets.

See **Pets** continued on page 6.

IN THIS ISSUE:	
Board Meeting Highlights.....	3
Book Club Group.....	3
New Laundry Services.....	3
Budget Workshop.....	3
Christmas Tree Disposal.....	4
Snow Removal Assistance.....	4
A FRIENDLY REMINDER About PKFX Drains.....	4
Manager's Corner.....	5
Parkfairfax Coat Drive.....	6
Join the Meetings Virtually.....	6
Call for Entries—2024 Parkfairfax Home and Patio Tour.....	7
USP Specials.....	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

mlarsonward5@parkfairfax.org

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

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](mailto:calloway@parkfairfax.org)

USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.org

Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.org

Receptionist

Winee 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

December Board Meeting Highlights:

- The Board APPROVED the October 2023 Reserve Expenditures in the amount of \$423,888.25 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board APPOINTED two owners to the Covenants Committee. Eric Keber was re-appointed for a one-year term, and Angel Rivera was appointed for a one-year term.
- The Board RE-APPOINTED three owners to the Elections Committee for a one-year term: Karen Elsbury, Lisa Harger, and Catherine Kitchell.
- The Board APPROVED a three-year Landscape Contract with CLS with options for renewal in years four and five.
- The Board APPROVED the release of the Communications Survey.
- The Board APPROVED supporting the addition of the all-way stop at Preston and Valley.

New Laundry Services

Please be sure to pick up your laundry card! Each unit is entitled to one laundry card, the complimentary laundry cards come preloaded for \$6.00. All laundry equipment is now available for use.

Please visit our office reception to collect your card. Please bring your ID along so that we can verify you are registered to your unit and have you sign off on your new laundry card.

If you need information about how to use the new machines, payment options, or Cash Add Value station locations, please click here: <https://parkfairfax.org/laundry-room-announcement>.



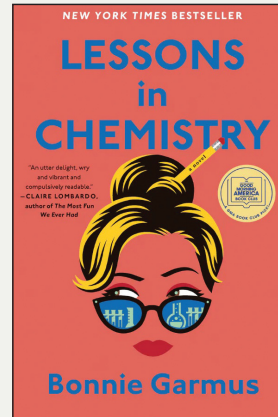
BOOK GROUP

Lessons in Chemistry

by Bonnie Garmus

Tuesday, January 16, 7 pm

Parkfairfax Community Room (next to the office)



Chemist Elizabeth Zott is not your average woman. In fact, Elizabeth Zott would be the first to point out that there is no such thing as an average woman. But it's the early 1960s and her all-male team at Hastings Research Institute takes a very unscientific view of equality. Except for one: Calvin Evans; the lonely, brilliant, Nobel-prize nominated grudge-holder who falls in love with—all things—her mind. True chemistry results.

But like science, life is unpredictable. Which is why a few years later Elizabeth Zott finds herself not only a single mother, but the reluctant star of America's most beloved cooking show *Supper at Six*. Elizabeth's unusual approach to cooking ("combine one tablespoon acetic acid with a pinch of sodium chloride") proves revolutionary. But as her following grows, not everyone is happy. Because as it turns out, Elizabeth Zott isn't just teaching women to cook. She's daring them to change the status quo.

Laugh-out-loud funny, shrewdly observant, and studded with a dazzling cast of supporting characters, *Lessons in Chemistry* is as original and vibrant as its protagonist.

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.

Budget Workshop

The Board of Director's Budget Workshop will be held on **Saturday, January 20th, at 9am** to discuss the proposed FY 2024 Budget in the Board Room at the Main Office. It is open to the public. Saturday, January 20th at 9am Topic:

Board Meeting Join

Zoom Meeting: <https://zoom.us/j/95236782815>

Dial-In: +1(877)853-5247

Meeting ID: 952 3678 2815

Passcode: 389608

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.

A FRIENDLY REMINDER About PKFX Drains

The developer did a modest renovation of the waste piping in 1979/1980, and the "newer" piping under the kitchen sinks still connects to the 1940s sanitary (stack) sewer piping within the walls and in the crawlspaces to the streets. Therefore, our drains are almost eighty years old now. In attempt to keep condo fees down and cause as little inconvenience to you and your neighbors please read the following information and tips.

Garbage Disposal Use- The Association would like to remind you that the garbage disposals are not intended to be used for bulk garbage, grease, or huge amounts of food waste. This portion of the piping can be quite difficult to clear with a mechanical drain cleaner ("snake") and is prone to clogging with most food wastes and grease accumulations.

It's fine to use the disposal for clearing the sink of incidental food wastes that are a natural part of dishwashing. Fibrous/stringy fruits and vegetables can bind up the blades which could burn out the motor and clog the drain. Cooking oil or paint etc. should never be poured down the drain and any bulk disposal should be done via the trashcan.

Also listed below are some items we find stuck in the stack pipe from residents flushing them down their toilets which also cause major clogs: Cat litter, Women's hygiene products, sanitary/baby wipes, paper towels etc. Human waste and toilet paper are the only things that should be flushed down your toilet.

Last but not least, make sure that you have proper strainers on all your drains. This includes your tubs. Even short hair can clog drains.

If you have any questions please contact us at 703.998.6315 or email gandrew@parkfairfax.org.

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.



MANAGER'S CORNER

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

Winter Weather Reminders

Here are some quick reminders on how to maintain heat in your home this winter, especially if you are planning to be away for any length of time:

- Make sure there is adequate heat in your unit, especially in the kitchen and bathroom.
- Be sure your wall units have been cleaned and serviced, especially the "Singer and Fasco" electric types.
- Leave baseboard and wall heaters on at least at the number 2 low/mid settings.
- Leave kitchen and bathroom doors open.
- If you feel cold or low temperatures in any cabinets adjacent to water piping or shut-off valves, leave the cabinet doors open to allow heat to circulate.
- Check your windows and doors for drafts and seal or repair if needed.
- If away, have a neighbor check your unit periodically.
- Make sure the office has an emergency key on file just in case.

Please remember that owners are responsible for any damages caused by frozen or burst pipes within 1 inch of the wall in their units. By following the above suggestions, you can greatly reduce the chances of that happening.

Snow and inclement weather reminders

We will use rock salt on the roadways and will mix with sand when additional traction is required. As for the walkways, here, too, we will only use the sand/ice melt mix in areas that traction is an issue. Combining sand with ice melt eliminates much of

the problem of tracking sand indoors. Parkfairfax uses only pet- and ground-friendly products, either Cutting Edge or Road Runner on walks. Even though these are both pet friendly, owners should always wipe their pets' paws.

These may seem like small changes, but they directly affect the quality of life for residents. At present staff has installed 54 sand barrels at various locations near the laundry rooms. These barrels are filled with a mixture of sand and ice melt (also pet friendly product) and are available to residents for entry stoops and for traction for your vehicle if need be. Please do not let your pets use these barrels as restrooms.

Parkfairfax has an adequate fleet of snow removal equipment and a well-established snow removal plan.

The Maintenance Staff is responsible for the removal of snow from all common element sidewalks and for keeping the private lanes and cul-de-sacs passable. The snow removal plan is initiated when the depth reaches 2 inches. We will respond as needed when conditions such as ice, sleet or freezing rain arise.

The City of Alexandria will clear the public streets on a priority basis, and normally only Valley Drive, Preston Road and portions of Martha Custis and Gunston Road are cleared. We supplement the roads clearing whenever possible.

While staff is responsible for clearing sidewalks, please remember that owners and residents are responsible for keeping their entry stoops and the portion of sidewalk that only services their unit clear.

If you need help clearing snow from your walkway, please fill out the snow removal slip in the newsletter and submit to the main office if you have not already done so.

Again, we remind everyone that if you see something or have a question please contact us at the office.

On behalf of our staff and myself, we want to wish everyone a safe and Happy New Year.



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.

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

Pets continued from page 6.

- Log onto the Parkfairfax Facebook Group for Residents and post a notice about your lost pet.

What to Do If You See a Stray or Lost Pet

- Knock on doors in the found area to see if anyone recognizes the pet.
- Call the main office to see if anyone reported a lost pet.
- File a found report with the Alexandria Animal Welfare League.
- If you can safely transport the pet to a local vet, they can scan for a microchip. Make sure they do a full body scan close to the fur.
- Post on the Parkfairfax Resident Facebook page.
- Of course, be careful. You want to make sure you are safe. If an animal is unapproachable, call Animal Control at 703-746-4444 to request the animal be picked up.

Let's work together as a community to keep our pets safe, warm and in their homes.

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=S01RSIZqQzFHODI00ENEWnRpQUtUZz09>

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



Parkfairfax Activities Committee Event

Call for Entries— 2024 Parkfairfax Home and Patio Tour

Saturday, June 8, 2024

To help owners get ideas for improvement to their units, the Activities Committee is planning a home tour of unit improvements/renovations, please find a list of suggested improvements below:

- Kitchen renovations
- Bathroom renovations
- Patio/garage space
- Storage solutions
- Small space improvements

The Activities Committee will select 6 to 8 units from submissions.

Please send 2-3 photos of your space and information via e-mail to: 2024ParkfairfaxTour@gmail.com

Deadline for submissions: February 29, 2024

Notification of participation: March 15, 2024

If you have space you would like to share with your neighbors, please complete the following:

Name

Address (including building no.)

E-mail

Phone

Brief Description of renovation/improvement

2024 USP YEAR-ROUND EVERYDAY SPECIALS

Toilet Tune Up
(fluid-master, flapper,
supply line, and/or
flush lever): **\$65.00**

Photocell, Brass,
Wall-Mounted Light
Fixture w/Bulb: **\$85.00**

Battery Powered Smoke
Alarm: **\$40.00**
Alarm Battery Only:
\$25.00

Special Trash Pick-Up
(Per Pick-Up Truck
Load): **\$70.00**

Gas Shut-Off: **\$45.00**





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

YOUR ADDRESS: We get emails and calls virtually everyday asking what properties we have coming up for sale. www.Parkfairfax.com continues to bring in the buyers. Call or email The johnAND-johnTEAM RE/MAX Allegiance 703-820-9723.

REAL ESTATE FOR RENT

1605 Fitzgerald Lane: Sunny 1 bedroom (treehouse model). Beautiful views, gleaming hardwood floors, dark wood kitchen cabinetry with all white appliances, including gas range and washer/dryer. Public transportation at end of street, stroll to Shirlington's restaurants, bars, movie and live theatres, post office, Harris Teeter's grocery. Pet ok with deposit. Owner pays utilities except electricity. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

3219 Ravensworth Place: The 2 bedroom classic model, The Madison, 2 bedrooms, 2 levels, gleaming hardwood floors downstairs, plush carpeting upstairs. Washing machine upstairs! White bookcases line the dining room wall. Park at your door 24/7! Public transportation across street. Owner pays utilities except electricity. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

3227 Martha Custis Drive: Location! Location! Location! Private courtyard. Sheltered entrance to your 3 bedroom home with granite countertops, stainless steel appliances, gleaming hardwood floors throughout, remodeled bathroom. Pet ok with deposit. Owner pays your utilities except electricity. HUGE patio decking backing to parkland. Public transportation very near. Parking inlet. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

1625 Fitzgerald Lane: Welcome to your 2 bedroom/2 level 930 square feet of living space we call The Madison Model. Remodeled kitchen and bathroom. Gleaming hardwoods, easy parking. Stroll to public transportation at end of street, Shirlington, 3 pools, all the tennis courts, and basketball/volley ball courts. Faces gorgeous courtyard. Owner pays utilities except electricity. Pet ok with deposit. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

1628 Fitzgerald Lane: One Bedroom, Adams Model, ground floor, end unit, with peaceful backyard, new kitchen, updated bathroom, insulated windows, new A/C units, dishwasher, washer/dryer all on a quiet one-way street. Call/Text JoEtta at 703-930-6551.

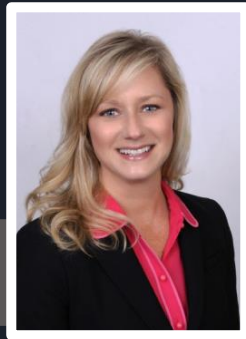
Individual, Couples & Group Psychotherapy

- ✓ depression & anxiety ✓ relational issues
- ✓ grief & loss ✓ crisis, trauma & PTSD
- ✓ sexual assault & child sexual abuse
- ✓ eating disorders & OCD
- ✓ national & natural disasters



703-615-5805
By Appointment
www.dothework.info

Kathy Norwine
MSW, LCSW, LICSW



Jennifir Birtwhistle Realtor®

Put a "Different Approach" to Work for You

Trusted Advisor • Respected Peer • Proven Results

**Wishing you a very
happy and healthy
holiday season!**

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.



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



Happy Holidays

May you and yours have a holiday filled with love, joy and peace.


With warmest wishes,
Your friends at the John and John Team

The johnANDjohnTEAM


www.Parkfairfax.com
johnANDjohnTEAM@Parkfairfax.com
703-820-9723

Se habla Español
Nous parlons Français
Parliamo Italiano

John, John, Gio



RE/MAX Allegiance
5100 Leesburg Pike, Suite 200
Alexandria, VA 22302
Each office is independently owned and operated.



AHMED BROTHERS

Air Conditioning & Heating

Serving Parkfairfax for over 35 years

Installation, Sales and Service, Cleaning by professional mechanics.

- We have new Cooling units only, as well as Heating & Cooling units. Making for a comfortable home.
- New Heating systems.
- Cooling system check up.

703-642-0001 • 703-642-3349

For more information call or visit our website

www.ahmedbrother.com
ahmedbrothers@hotmail.com

FOR OVER 25 YEARS
Serving the Alexandria/Arlington Area




Dr. Jeff Borenstein Dr. Steven Trauben



Live life pain-free.

Are aches and pains keeping you on the sidelines?

Are you recovering from an injury or accident?

Is limited range of motion limiting your life choices?

Start your path to pain-free living with us.

We are proud to be the highest reviewed practice in the Alexandria/Arlington area with over 600 reviews. Check us out.




KING STREET Chiropractic Wellness Center
703.578.1900

Bradlee Office Building
(Behind the Safeway)
3543 W. Braddock Rd
Suite 200
Alexandria, VA 22302



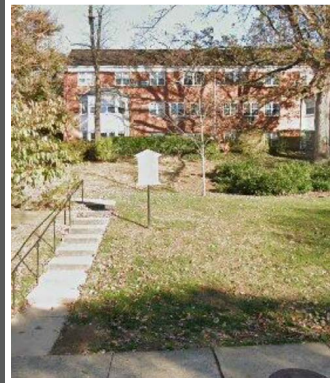
- ▶ **Air Force Veteran**
- ▶ **Parkfairfax Resident**
- ▶ **5 Star Zillow Rating**

"Marlene was excellent to work with. I had quite a bit of work to do to prep my condo for sale. Marlene went above and beyond to assist and made excellent recommendations for work and for contractors. All the prep work was completed super fast and under my budget. I can't recommend her enough!" — Zillow client review



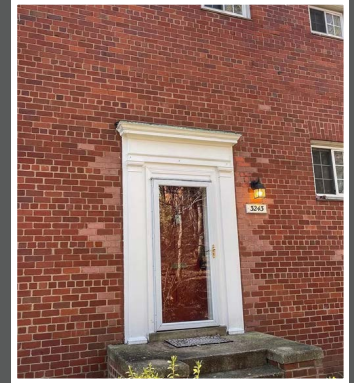
FOR SALE
 1433 Martha Custis Dr
 Alexandria, VA 22302

- 1BR/1BA
- Remodeled kitchen
- Gorgeous home!



CLOSED RENTAL
 3221 Valley Dr
 Alexandria, VA 22302

- Madison in Parkfairfax
- \$2,200
- Rented in one week



RENTAL AVAILABLE
 3243 Valley Dr
 Alexandria, VA 22302

- \$2300
- 2BR/1BA
- Remodeled kitchen & bath w/ stackable washer/dryer

Call or text **703.963.4505** for a **FREE** analysis on your home's value!



Marlene W. Hall
 Real Estate Professional | eXp Realty
 Licensed in Virginia and DC
 703.963.4505 | Marlene.hall@gmail.com
 MarleneHallHomes.com
 2000 Duke St, Ste 300
 Alexandria, VA 22314

Ashley H Smith
 VP, Mortgage Loan Originator | Truist
 NMLS #529694
 703.629.7020 | ashley.smith@truist.com
 46175 Westlake Drive, Ste 350
 Potomac Falls, VA 20165



Adopt Parker!

www.awla.org/pet/parker
 Parker gets along with...everyone he's met so far!

From all of us at
BELTRAN & ASSOCIATES REALTY



May your holiday season be merry and bright!

coming soon

Something exciting is happening! Website relaunch with interactive features- custom listing websites, enhanced property search features, neighborhood highlights. Launching early January 2024 or sooner!!

www.beltran-associatesrealty.com

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 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

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

January 2024

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

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