

Parkfairfax FORUM

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

February 2024
Volume 46, Issue 2

9 Winter Gardening Dos and Don'ts

By Tom Oder

One of the most frequently asked questions about winter gardening is whether extreme temperature swings will harm or kill ornamental plants.

In general, the answer is no. Plants have a genetic ability to sense atmospheric changes and adjust in advance of them. While warm winter temperatures do induce growth and flowering, cool temperatures slow down the growth rate and race to flower.

The time when plants are most vulnerable is in the spring when periods of warm weather increase and yet suddenly, there are several nights with temperatures well below freezing.

How to protect flowering plants

While plants generally will survive hard winter freezes, blossoms on winter-flowering plants such as camellias and plum and cherry trees aren't so lucky.

When buds are swollen and blooming is imminent, a hard freeze can damage the buds. The damage can remain hidden until the flowers open and then show up in the form of brown spots on the petals. In some cases, the entire bud may freeze and drop off the plant. Fully open flowers will either turn a sickly brown or fall to the ground.

To avoid the disappointment of unsightly flowers or losing them altogether, cover plants that have buds and open flowers with an old sheet or a commercially available frost cover. (Don't use plastic: It can quickly create an oven effect when the sun shines on it.)

Candidate Education Session

The Elections Committee invites you to the **Candidate Education Session on Tuesday, February 20th, at 7:00 p.m.** at the Association Office. This will also be on Zoom. This is an introduction to the Board of Director's processes and procedures, Candidate guidelines, and election procedures. There will be a Q&A with current Board members.

Last year this was a positive meeting and provided an opportunity to learn more about serving on the Board. If you are thinking about becoming a Candidate in the 2024 election for the Board of Directors, this session is for you. Bring your notepad and questions!



You can also trick Mother Nature by cutting the buds in advance of the freeze and bringing them indoors to let them open in the house. If a freeze is predicted before buds have been set, there is no need to add a protective covering.

Here's a list of dos and don'ts to help your plants survive hard freezes and to help you enjoy the blooms on the many beautiful winter-flowering plants.

See **Winter Garden** continued on page 4.

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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

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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

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

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703-998-8304

mlarsonward5@parkfairfax.org

Community Outreach Committee

Term expires: 2025

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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

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jafrankdesign@hotmail.com

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Landscape Committee

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Transportation and

Land Use Committee

Bob Gronenberg

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MAIN OFFICE:

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

General Manager

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ffoschi@parkfairfax.org

Assistant General Manager

Dana Cross, ext. 104

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Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.org

Accounting Coordinator

Tamara Kanouff, ext. 108

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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

Vacant

Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

January Board Meeting Highlights:

- The Board approved the November 2023 Reserve Expenditures in the amount of \$391,829.52, with funds to come from GL 9901.015, Reserve Expenditures.
- The Board approved the Draft Audit for the year ending on May 31, 2023, submitted by Goldklang Group CPAs PC.
- The Board approved EV Parking Fee Options plan B, which is 25 cents per kilowatt hour for Parkfairfax residents as the method of access and pricing for the use of the EV charging station but raising the fee to 40 cents per kilowatt hour for our Parc East residence, with an auto overtime penalty fee for those who leave their vehicle for an extended period.
- The Board approved Walker Consultants to complete the foundation and façade repairs at buildings 109 and 111 with funds to come from Reserve Account 9114.210 Building Settlement for the purposes of options 1, 2, and 3 as provided by the engineer.

Plumbing Reminders

All units have shut-off valves for their sinks and toilets. We have had a few stopped-up and overflowed toilets lately that caused considerable water damage. This was because residents did not turn off the supply line valve for the toilet. The first thing to do when the toilet begins to overflow is to reach down and turn the valve, the quicker the better.

Sounds simple, except that no one exercises these regularly and in a few cases they simply did not work. These valves are the unit owner's responsibility, and we suggest that they be checked and tested to be in working order, if not, they should be replaced by an outside contractor as the Association does not provide this service.

By checking these regularly an owner can avoid possible major water damage not only to their unit but to neighboring units (which is the owner's responsibility) as well.

Secondly, again we must stress not to flush paper towels and wipes. Although most wipes do state they are flushable, both these and paper towels do not degrade and have caused a great deal of sewer line clogs and backups. Normal toilet tissue on the other hand pretty much disintegrates in water after a short period of time. We ask that everyone is mindful of what is flushed.



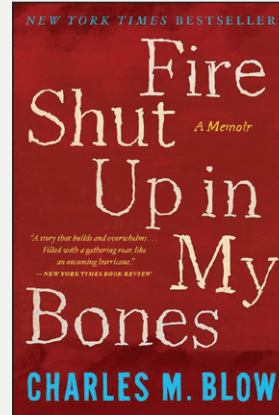
BOOK GROUP

Fire Shut Up in My Bones

by Charles Blow

Tuesday, February 20, 7 pm

Parkfairfax Community Room (next to the office)



A gorgeous, moving memoir of how one of America's most innovative and respected journalists found his voice by coming to terms with a painful past.

New York Times columnist Charles M. Blow mines the compelling poetry of the out-of-time African-American Louisiana town where he grew up—a place where slavery's legacy felt astonishingly close, reverberating

in the elders' stories and in the near-constant wash of violence.

Blow's attachment to his mother—a fiercely driven woman with five sons, brass knuckles in her glove box, a job plucking poultry at a nearby factory, a soon-to-be-ex husband, and a love of newspapers and learning—cannot protect him from secret abuse at the hands of an older cousin. It's damage that triggers years of anger and searing self-questioning.

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.

Happy Valentine's Day!

Valentine's Day is celebrated in many countries around the world, including Argentina, Britain, Canada, France, Mexico, South Korea and the United States.

Traditionally, on Valentine's Day, you show your love for another person by sending cards, gifts, and messages of love. Couples give cards or presents to each other, but you can also send something anonymously to someone you secretly love.

Popular gifts include a box of chocolates, dinner for two, and flowers, especially roses. Some people make personalized gifts like a framed photo or a playlist of songs, or they plan a special activity together.

So don't forget to put in your dinner reservations to not miss out on great restaurants in the DMV.



New EV Charging Station

1117 Martha Custis Dr.

We are pleased to announce the installation of our first Electric Vehicle charging station at Martha Custis Pool's Parking Lot located at 1117 Martha Custis Dr.

The fast dual charging station includes two parking spots in front of the Martha Custis Dr. pool entrance, and it will be available on Wednesday, February 7. Please register with the Management Office if you would like to use it.

The charging rate for Parkfairfax residents is \$0.25 per kWh. Once your vehicle is fully charged, you have one hour to remove it from the charging station.

After the one-hour grace period, residents will be assessed a \$2.00 per hour charge until the vehicle is removed from the station.

If you have any questions, please telephone the Management Office at 703-998-6315 or email Winee Tyson at wtyson@parkfairfax.org.



Winter Garden continued from page 1.

Winter garden dos

- **Continue to plant**—as long as the ground is soft enough to dig a hole.
- **Add mulch.** It will help keep root temperatures stable.
- Add compost. It supplies organic nutrients to the soil (but no more than three inches thick).
- **Water.** Watering in advance of a predicted freeze helps plants, especially potted plants and annuals, make it through a hard freeze because it allows plants to take up moisture before the ground is frozen and prevents water from reaching the root zone. Be sure to hydrate above-ground shoots as well as the roots.
- **Give container plants extra protection.** Cover with frost cloth or other heat retentive blankets and move pots and other containers close to the foundation of the house or under eaves.
- **Bring in houseplants.** Spray both sides of the leaves with an insecticidal soap and water thoroughly with an insecticidal drench that is safe for people and pets to kill hitchhiking critters. Position plants indoors where they will receive indirect, bright light for at least five hours a day. Be sure to keep them away from drafts and heating vents and water sparingly because most houseplants do not actively grow in winter.

Winter garden don'ts

- **Fertilize.** This is a time for garden plants to go dormant and rest. Forcing them to start new growth before the ground warms in the spring not only interrupts this period when they are rejuvenating but ice storms and temperatures below freezing or even hard frosts will kill tender new growth.
- **Skip your regular watering cycle.** During dry periods when the ground isn't frozen or covered with snow, a once-a-week deep watering is beneficial. New plantings especially need to be watered in.
- **Worry about bulb foliage.** Leaves of daffodils and other spring-flowering bulbs should be just fine during temperature dips.

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

New to Parkfairfax? A Few Tips to Help You Settle In

Welcome to Parkfairfax—a historic community with a significant future! Parkfairfax is a unique community of 1,684 units carefully nestled into 132 landscaped and wooded acres. This community began as rental units constructed to meet wartime civilian housing needs. Many notable Washingtonians have chosen our community as their first homes when coming to Washington to serve their nation, including Richard Nixon and Gerald Ford.

In 1978, Parkfairfax was converted to a condominium and is now home for people of all interests, occupations and ages. Among the amenities Parkfairfax offers are three swimming pools, an exercise facility, tot lots, tennis courts, a car wash, maintenance yard, laundry rooms and woodland trails.

First Steps as a Parkfairfax Resident

- Read a recent issue of the condominium newsletter, the *Parkfairfax Forum*. Confirm that the front office has a working copy of the key(s) to your condominium (for maintenance and emergency use).
- Get your facilities pass. This picture ID provides access to the maintenance yard, pools, and fitness center. There is a nominal fee to obtain this pass, and owners must show settlement papers; renters must show a lease agreement.
- Register your pets.
- Register your bicycle(s) if you plan to store them in the laundry/storage rooms. They must be locked to the available bike rack.
- Keep your front light burning at night, for safety. Photo-sensitive outdoor light fixtures are available for installation through the USP program.

For more tips on living in Parkfairfax, go to <http://www.parkfairfax.info/community-info/new-resident-information/>.

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.

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.

Maintain Heat in Your Home this Winter

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

- Do not use your gas oven as a source of heat under any circumstances!
- Make sure your heaters are in good working order
- Make sure there is adequate heat in your unit, especially in the kitchen and bathroom.
- Leave baseboard and wall heaters “on” at least the number “2” low/mid settings.
- Leave your 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.
- Look for unsealed cabinet opening or wall penetrations. Report these to the office and we can investigate and seal.
- Check your windows and doors for drafts and seal or repair if needed.
- If away, have a neighbor, family member or a friend check your unit periodically.
- Make sure the main office has an emergency key to your unit (and as required by the Association’s governing documents)
- Please remember that owners are responsible for any damages caused by frozen or burst pipes within 1” of the wall in their units.
 - If you are renting your unit, please be sure your tenants know to contact the office immediately with any leaks.

By following the above suggestions one can greatly increase the efficiency and get ahead of any potential issues.

Interested in placing an ad?

Real estate and personal business ads are \$11 per month for Parkfairfax Residents and \$20 per month for all other persons. Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Shellie Calloway at ccalloway@Parkfairfax.org for prices and any questions you may have!

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=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

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
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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



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

Attention Sellers: We continue to attract well-qualified buyers seeking any model. Contact us at www.Parkfairfax.com The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

REAL ESTATE FOR RENT

3227 Martha Custis Drive: This secluded and renovated 3 bedrooms, 2 levels, has every amenity, including sheltered entrance. LARGE stacked washer/dryer in its on closet. Large deck overlooking parkland. Renovated kitchen with stainless steel appliances and granite counter-tops. Windows galore with views of park-space. 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.

3119 Ravensworth Place: Enjoy the luxury of parking at your front door! Bank of built-in shelving in dining area. Sparkling hardwood floors on lower level, carpeting upstairs. Washer/dryer, dishwasher on one of Parkfairfax's cul-de-sac streets. Owner will not accept pets. See photos: www.Parkfairfax.com. The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

1625 Fitzgerald Lane: This 2 bedroom/2 level townhome feels like a house. Renovated kitchen will invite your cooking expertise. Views of parkland and open space. Easy stroll to Shirlington's restaurants, bars, post office, library, CVS drug store and Harris Teeter grocery. Plus numerous shops! Owner will accept a pet with deposit. See photos: www.Parkfairfax.com. The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723.

Selling Your Home in Parkfairfax

Have you been thinking of selling your home in Parkfairfax? Here are some reminders of some basic rules of thumb when putting your home on the market.

- Make the office aware of any maintenance repairs that are the Association's responsibility before marketing your unit. If you have questions regarding the Association's responsibilities, please refer to the Bylaws on the Parkfairfax website: <https://parkfairfax.org/about/governing-documents/by-laws/>.
- Any maintenance repair requests must come from the unit owner, not the realtor.
- To Order your Resale Package visit www.homewisedocs.com. Once the Resale Package has been ordered you will be contacted by the Covenants Director to schedule an inspection of the unit.
- Open house signage can be displayed on Saturdays and Sundays only and all signs must be removed no later than 6 p.m. on Sunday. For Sale signs can only be displayed within windows and storm doors, not attached to the building or posted on the common elements.

Resident's Right to Know—Gas Emergency Education

State regulations require that residents living in communities designated as “master meter operators” receive information on how to handle gas emergencies. Parkfairfax is classified as a master meter operator.

Here is some need-to-know information about gas in the community:

- Each homeowner is responsible for the upkeep and maintenance of their gas stove.
 - Parkfairfax doesn't perform any services or repairs to these privately owned gas stoves. Make sure that your stove is in proper operating order.
- Homeowners should contact licensed professionals for any repairs to your stove.
- If your pilot lights keep going out, or will not stay lit, it is an indication that you require the services of a professional.
- If you decide to replace your stove, keep in mind that the Association requires a 10-day advance notice if the gas supply to the building must be interrupted to accommodate pipe replacement at your stove.
 - To ask for a gas shut off notice, call the office—there is a fee of \$45.00 and an invoice will be sent out to you.

– A new shut-off valve is highly recommended with every stove replacement. Flexible gas pipes should not be reused but refer to the specific manufacturer's recommendations for more details. These are very important elements of the gas supply to your stove.

If you smell gas inside your unit, please call Washington Gas at 703-750-1000.

If at any time you believe that there is a concentrated build-up of gas in your unit, leave the building immediately.

- Alert your neighbors in the building.
- Call the Fire Department at 911 immediately.
- If you smell gas anywhere on the outside of your building, please call the gas company at 703-750-1000 and Maintenance at 703-998-6315.

Gas leaks are a very serious matter. Any malfunction of your stove, or of the piping in and around your building, should be corrected immediately.



Marlene Hall
HOMES

- ▶ Air Force Veteran
- ▶ Parkfairfax Resident
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February 2024

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

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