

Parkfairfax FORUM

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

March 2024
Volume 46, Issue 3

Planning for Our Future – Five Years and Counting

By Amanda Mullan

At-Large Representative, Parkfairfax Board of Directors

Over the past several years, Management and the Board have worked together to improve long-term planning and budgeting for the community. For years, we have considered our budget one year at a time, which does not support planning for multi-year projects and limits strategic decision making. To support strategic decision-making, Management and the Board have developed a 5-year budget framework that aligns with the 20-to-30-year outlook provided by the most recent Reserve Study.

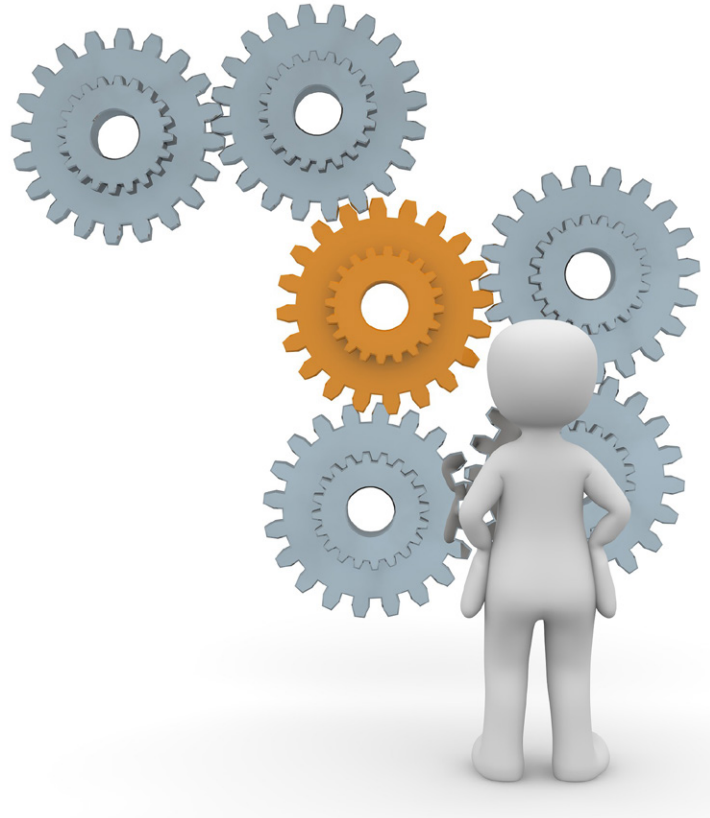
By developing a 5-year budget framework that aligns with our Reserve Study, it allows Management and the Board to better understand the impact of the decisions we make and ensure that we have sufficient funding in our Reserves to maintain the property. This approach gives greater transparency to current and future owners about the careful thinking that Management and the Board have done to prepare ourselves for future needs. This does not mean that the Board is approving a 5-year budget.

While we have made progress, there is still more work that needs to be done. Our latest Reserve Study was completed in 2020, before the pandemic, and using a much lower rate of inflation than we experienced over the last several years. The Board has directed Management to initiate a new Reserve Study to be completed in fiscal year 2025.

Further, the Board has directed Management to initiate a pilot project to evaluate different approaches to replacing roofs that will be used to inform a long-term strategy to start replacing roofs that have been identified as high priority replacements. With 285 buildings in our community, it is critical that we implement a multifaceted approach to maintaining our roofs that is evidence-based and budgeted for over time to avoid any future special assessments.

I encourage owners to familiarize yourself with the Association's financial documents, which are available monthly in the Board packet. Supporting materials from our January budget workshop and the February budget town hall are also available on the website. Or if owners want to reach out directly to your representatives on the Board of Directors, our contact information is in this Forum newsletter.

As owners ourselves, I know we will continue to work to be creative in addressing the community's needs while ensuring we do not put the maintenance of the property—and the value of your unit—at risk. By adopting a proactive and forward-thinking approach, we can build a resilient and thriving community that stands the test of time.



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Land Use Committee

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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 Dana Cross, dcross@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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Land Use Committee

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MAIN OFFICE:

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

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ffoschi@parkfairfax.org

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HOURS:

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Onsite Police Officer

Vacant

Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

February Board Meeting Highlights:

- The Board approved the December 2023 Reserve Expenditures in the amount of \$328,661.83, with funds to come from GL 9901.015, Reserve Expenditures.
- The Board approved the Preliminary FY 2025 Draft with a 7.1% increase in Assessments.
- The Board elected to apply all or part of the excess assessment income to the following year's assessment, and the final amount is at the Board's discretion.
- The Board approved Walker Consultants Building 716 Change Order in the amount of \$59,396 with funds to come from GL 9114.210 Building Settlement.



**Spring Forward—
Daylight Savings Time begins
March 10**

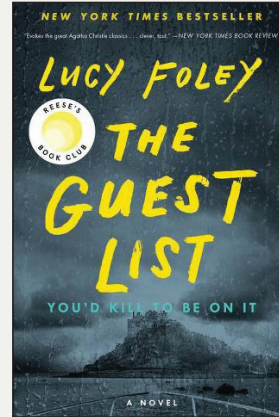
BOOK GROUP

The Guest List

by Lucy Foley

Tuesday, March 19, 7 pm

Parkfairfax Community Room (next to the office)



A wedding celebration turns dark and deadly in this deliciously wicked and atmospheric thriller reminiscent of Agatha Christie from the *New York Times* bestselling author of *The Hunting Party*.

The bride—The plus one—The best man—The wedding planner—The bridesmaid—The body

On an island off the coast of Ireland, guests gather to

celebrate two people joining their lives together as one. The groom: handsome and charming, a rising television star. The bride: smart and ambitious, a magazine publisher. It's a wedding for a magazine, or for a celebrity: the designer dress, the remote location, the luxe party favors, the boutique whiskey. The cell phone service may be spotty and the waves may be rough, but every detail has been expertly planned and will be expertly executed.

But perfection is for plans, and people are all too human. As the champagne is popped and the festivities begin, resentments and petty jealousies begin to mingle with the reminiscences and well wishes. The groomsmen begin the drinking game from their school days. The bridesmaid not-so-accidentally ruins her dress. The bride's oldest (male) friend gives an uncomfortably caring toast.

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.

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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Clothes Dryer Safety Tips

We've all heard of the dangers of having an open flame, not storing gasoline indoors or staying near the grill while cooking, but an item often overlooked is the **dryer vent**.

According to the U.S. Consumer Product Safety Commission, there were 15,600 fires associated with clothes dryers in just one year. Of those fires 20 resulted in death and 370 in injuries. It's been determined that fires can occur when lint builds up in the dryer or in the exhaust duct. Once lint has blocked the flow of air, heat can then build-up, resulting in a possible fire. To help prevent fires please heed the following advice.

Clean the lint screen/filter before or after drying each load of clothes. If you find that your clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure a flow of exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Removing a blockage in the exhaust path may require disconnecting the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, this type of duct provides for maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce or stop airflow.



Many 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.)

If you witness an incident in the facility—someone not following the rules or anyone behaving badly, please contact 703-998-6315, and give her the information about the incident, the date, and the time so that she can contact those involved.

Enjoy the fitness center, stay fit and healthy.

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

Please remember that many interior and exterior projects require approvals. This month we would like to remind everyone of some of our basic applicable covenant guidelines:

- Applications are required for both routine (management signs off) and non-routine (goes to Covenants Committee for approval). All contractors must have valid licenses and insurance.
- Routine applications not requiring permits: storm door (front or rear) installation and replacement HVAC through wall units and changing front door paint color (to approved color).
- Routine applications requiring city permits are washer and dryer with vent installs (plumbing, mechanical and electrical), bathroom or kitchen vents (electrical), electrical panel upgrades, and patio light and/or receptacle (electrical).
- Routine applications for wall removal require plans approved by the city building department and a stamped engineer's letter stating the wall(s) are not load-bearing.
- Non-Routine applications requiring Covenant approvals: new rear patios/decks and walkways, plantings (front or rear), and new split or ductless HVAC systems (require building, electrical and mechanical permits).

- Partial kitchen upgrades: no application is needed to replace cabinets and countertops. Parkfairfax staff has been removing cabinets and sealing openings as a courtesy due to rodent issues. However, this is the homeowner's responsibility when work is done, and all openings must be sealed prior to re-installing your cabinetry.
- Full Kitchen upgrades: If you are doing a full remodel, including any plumbing, gas, or electrical work then a Routine application must be submitted with all pertinent permits and contractor information.
- Bath remodel: Same as above, any plumbing or electrical changes will require a routine application and all pertinent permits and contractor information.
- Please remember that this is a shared community with abutting units. We follow the city noise guidelines for doing any demolition and remodeling. Please respect your neighbors when undertaking a project.
- These are the major items and our completed list of Covenants guidelines can be found on our website. You must be registered to view this section.

Please do not hesitate to reach out to us with any questions or concerns that you may have.

Safely Dispose of Unused Medications

Do you have unwanted or expired medications?

In Alexandria, you can dispose of unwanted or unused pills, liquids or other medication at one of three permanent medication drop boxes that provide year-round access to safe drug disposal:

- **Neighborhood Pharmacy:** 2204 Mt Vernon Ave.
Open Monday – Friday, 9am – 7pm; Saturday, 9am – 2pm; and Sunday, 10am – 1pm
- **Inova Alexandria Hospital:** Visitor's Center Lobby (near cashier's window), 4320 Seminary Road;
Open daily from 1 – 5pm
- **Alexandria Police Department Headquarters** (just inside front entrance, ring bell for access): 3600 Wheeler Ave.; available 7 days a week, 24 hours a day.
- **Needles are not accepted** at permanent medication drop box locations.



FIRST DAY OF SPRING

March 19

Scheduled Preventive Maintenance



Scheduled maintenance tasks include initial inspections and preparation of the swimming pools for this coming season. The Car Wash will be turned back on and new hoses installed when the threat of freezing weather is behind us as well as the sand barrels being removed.

Have you ever had hot water filling up your toilet?

Have you been unable to take a shower because the cold water supply is so hot that there is no way to temper or mix the water to a bearable temperature? Anyone who has portable clothes or dish washers must also install backflow preventers on the water supply lines feeding those appliances. This affects not only the unit with the appliance but also all neighboring units connected to the same water supply pipes. Backflow preventers stop the flow of hot water into the cold water distribution pipes and can easily be installed by USP for \$90.00 with all parts and labor included.

Also please note: Some newer faucets will also allow hot water to back-feed through the faucet (including tub, kitchen, and basin faucets)—even when the faucet is turned off and no water is being drawn through the spout. While this may sound very odd it is becoming a more frequent problem observed by staff on some single-handle faucets that have been privately installed by residents. Once this problem is observed, these faucets will also require backflow preventers to eliminate this annoying problem.

Do you hear water running inside your toilet between flushes?

You may have a toilet leak; just a small leak can add up to thousands of gallons over time. Here's a simple test to see if your toilet tank may be leaking. Use food coloring or a colored powdered drink mix to check for toilet tank leaks. A darker color food color or soft drink powder works the best because you can see it better. Follow these simple instructions to see if your tank may be leaking.

1. Carefully lift the lid off the toilet tank and set it aside.
2. Pour a small amount of food coloring or a dark soft drink powder mix into the tank. The test can take as little as ten minutes or as long as thirty minutes, depending on the size of the leak
3. Don't flush the toilet! Just watch the toilet bowl. If you see the colored water in the toilet bowl from the tank, then there's a leak present. If you suspect a leak, please call the main office to set up having a free plumbing inspection. Keeping our leaks to a minimum helps keep the cost down.

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>

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>

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>

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 Grows Its Urban Forest

By Beth Hand

Many of us choose to live in Parkfairfax for its beauty—tall, mature trees, woods, green spaces, and attractive, low brick buildings nestled into gently rolling landscape. It's a welcome respite in a major metropolitan area where treeless complexes abound. Did you know our trees are vital to the health of our community, city, and the planet?

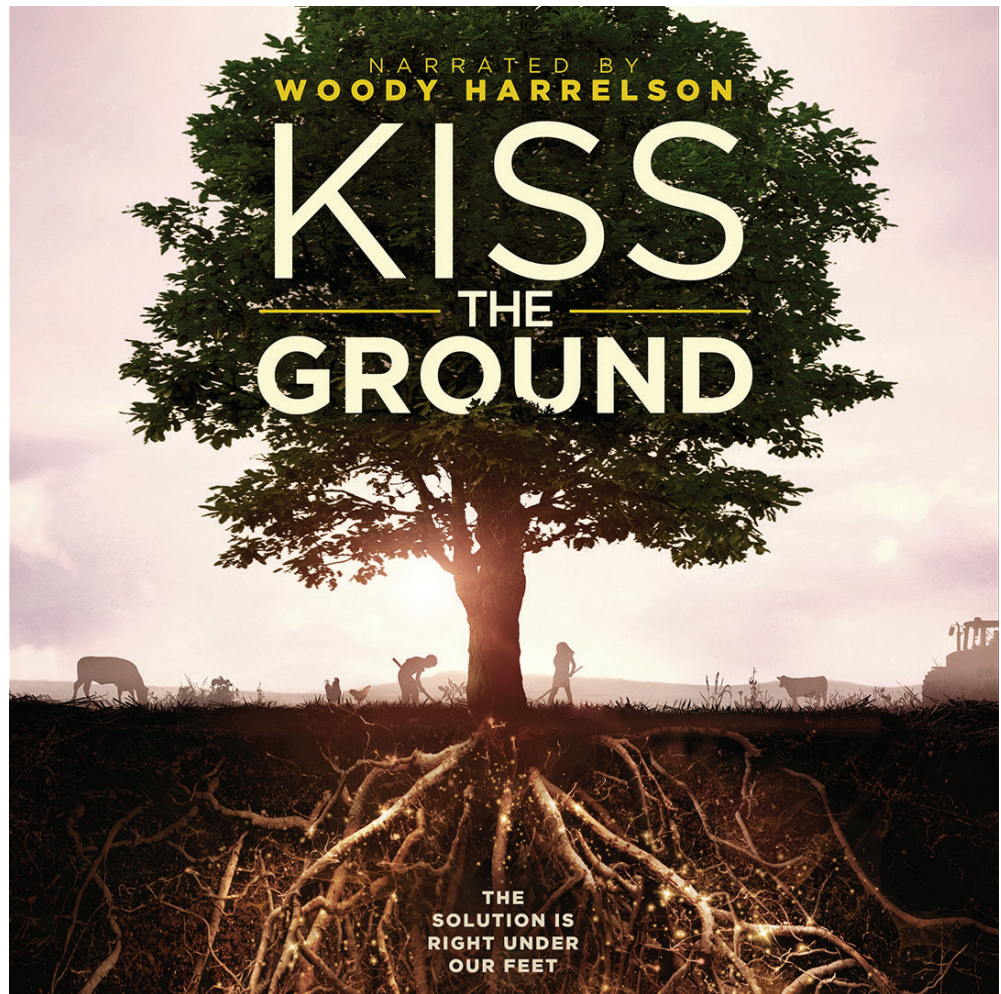
We are part of what the U.S. Department of Agriculture calls an urban forest. According to the USDA, "Urban forests help to filter air and water, control storm water, conserve energy, and provide animal habitat and shade. They add beauty, form, and structure to urban design. By reducing noise and providing places to recreate, urban forests strengthen social cohesion, spur community revitalization, and add economic value to our communities."

Further, trees improve our mental and physical health. A review of 201 studies revealed many health benefits. In fact, MRIs of city dwellers living close to forests reveal an amygdala structure (the emotional center of the brain) "associated with better capacity to cope with stress" and stronger immune systems.

Our Parkfairfax trees and landscaping not only help promote good mental health but also life itself by trapping carbon and turning it into life-giving and sustaining oxygen. If you and your family would like to learn more, check out the documentary *Kiss the Ground* on Netflix.

An old Chinese proverb states, "The best time to plant a tree was 20 years ago. The second-best time is right now." With our large acreage and park-like setting, we play an important role in our city's commitment to a achieving a 40 percent tree canopy by 2035.

Recently we added to our urban forest with street trees. But it is not enough to plant trees. We must do our part to sustain our canopy. One way you and your family can contribute is by participating in the Adopt-a-Tree program that has been in place since 2017. You can adopt a tree to water until it becomes established. Please contact the Landscape Committee at parkfairfaxlc@gmail.com to see what trees are available.



Watch *Kiss the Ground* on Netflix.

Want to Get Your Citizen Scientist On? Take a deeper dive into learning about and supporting our tree canopy, and the planet.

- "Help NASA Measure Trees with Your Smartphone"—this is an app that sends data back to NASA where it is captured in a database and can be visualized by visiting a NASA site. "The GLOBE Program has helped teachers and students gather scientific data for more than 20 years..." <https://www.nasa.gov/feature/goddard/2019/help-nasa-measure-trees-with-new-app>.
- iTree—Great way to learn more about the benefits of our trees! You get to identify a tree, measure it, and calculate its benefit. You'll discover how much energy savings a tree provides. <https://www.itreetools.org/>.
- *How Our Trees Talk to Each Other*—This TED talk by Ecologist Suzanne Simard, will give you a new appreciation for how "social" trees are—sharing resources through their root systems even to different species, "recognizing" their offspring, and alerting other trees to potential threats. https://www.ted.com/talks/suzanne_simard_how_trees_talk_to_each_other.

What Needs Approval?

When physical changes or improvements to your unit are involved, condominium ownership imposes some of the same responsibilities that apply to single-family homes (such as city permits) and some additional restrictions that are in the interest of the condominium complex as a whole.

Alterations to land or buildings must be made in accordance with Parkfairfax specifications, guidelines, and procedures and may not violate any of the governing documents. The alterations must also meet the provisions and building and zoning codes of the City of Alexandria. Applicants wishing to make any of the allowed changes must submit the proper application(s), permits, and contractor information; application for permits is the homeowner's responsibility.

Certain types of alterations require a Routine Change Application from Parkfairfax, while others require a Non-Routine Change Application. See below for a list of changes for each application type.

The following changes require a Routine Change Application

- Electrical Panel Upgrade
- Dishwasher
- Washer
- Dryer
- A/C or A/C with a Heat Pump
- Storm/Screen Door
- Door Hardware
- Front Door Light
- Attic Stairs to fit present attic access entry
- Stoop Railing
- Plant Hanger Bracket
- Flag Holder

- Remove heat convectors & piping.
- Removal of Asbestos
- Front Door
- Back Door
- Breezeway Fence
- Back Door Lighting
- Outside Electric Receptacle
- Wall Removal or Partial Wall Removal
- Dryer Vent
- Exhaust Fan
- New Windows
- Paint/stain front door

The following changes require a Non-Routine Change Application

- Brick or Flagstone Patio
- Alteration to A/C
- Wooden Deck
- Plantings
- Garden
- Gate, Trellis, or Arbor
- Central System Packages Split System Electric Heat Pump (HVAC)
- Brick Modifications
- Subdivision of Units
- Attic Lighting
- Resident Installed Walkways

Applications and specifications for these changes are available on the Parkfairfax website, www.parkfairfax.org, and at the Association office. For additional guidance, please contact the Association office.



SMOKE ALARMS

Smoke Alarms Save Lives

What Are the Different Types of Smoke Alarms?

- Ionization Alarms – These types of smoke alarms sound in a quicker timeframe when there is a fast and flaming fire.
- Photo-Electric Alarms – These types of smoke alarms sound in a quicker timeframe when there is a smoky and smoldering fire.

What Are the Different Types of Power Sources?

- 9 Volt Battery Power – These smoke alarm batteries must be replaced at least every year, and the entire smoke alarm should be replaced every 8 to 10 years.
- Lithium Battery Power – Long-lasting lithium batteries do not have to be replaced. The manufacturer suggests replacing the entire smoke alarm every 8 to 10 years.
- House Current Power – Smoke alarms that are wired into the home may have a battery back-up if so, The 9 volt back-up battery should be replaced at least yearly. If the back-up battery is lithium powered, it will not need to be replaced. Smoke alarm manufacturers suggest you replace your smoke alarm every 8 to 10 years.

Five Quick Tips

- Smoke alarms should be installed on every level of your home, as well as inside of all sleeping areas.
- You should test your smoke alarms each month.
- You should lightly dust or vacuum your smoke alarm after each test.
- The entire smoke alarm should be replaced every 8-10 years.
- Your family should plan and practice a home escape plan during your smoke alarm testing routine.

How to Maintain Your Smoke Alarm

- You should test your smoke alarm regularly.
- You should remove the cover and gently vacuum or dust your smoke alarm annually or when the battery is changed. Follow manufacturer's instructions for cleaning.
- Standard 9 volt battery powered alarms should have the battery replaced each year; do this when you change your clock in the fall.
- Lithium battery powered smoke alarms do not need new batteries each year; instead, replace the entire alarm after 8 to 10 years.
- Never paint over any portion of your smoke alarm.
- If your smoke alarm activates due to a fire in your home, the smoke alarm should be replaced.



Where to Install Your Smoke Alarm

- *There should be a smoke alarm on every level of your home.*
- *You should place a smoke alarm in each bedroom.*
- *You should not install smoke alarms near fireplaces or wood stoves or in the kitchen; they tend to false alarm more frequently in those areas.*
- *Install smoke alarms at least three feet away from any air return or air vent.*
- *If you have to install your smoke alarm on a wall, it should be placed four to 12 inches below the ceiling.*

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.

Meditation- Virtual Group and Individual Sessions: Experienced meditation teacher with 16 years of Tibetan training, Teaching meditation for 11 years at George Washington University, Milken Institute, School of Public Health. For more information, email Mimi at mmmalfitano@comcast.net or call/text 703-201-3923.

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.

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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.

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UNDER CONTRACT

- 3564 Martha Custis Dr, Alexandria, VA
- staged client's furniture
 - power washed the exterior and front stoop
 - spruced up garden in front
 - painted and deep cleaned

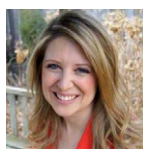


UNDER CONTRACT

- 6623 10th St #B2, Alexandria, VA
- Hardwood & ceramic floors, newer kitchen & BA, ceiling fan in bedroom.

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March 2024

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 Daylight Savings Time Begins Newsletter Submission Deadline	11	12 Covenants Committee Meeting, 7 pm	13 A&PB Committee Meeting, 7 pm Building and Utility Committee Meeting 7 pm	14 Petition Deadline Elections Committee Meeting, 7 pm Large Item Pick-Up	15	16
17 St. Patrick's Day	18	19 Meet the Candidates Night 7 pm Book Club 7 pm	20 Board Meeting 7 pm	21	22 Voting Begins	23
24	25	26	27	28 Communications Committee Meeting 7 pm Large Item Pick-Up	29	30
31	1	2	3	4	5	6