

Parkfairfax FORUM

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

May 2024
Volume 46, Issue 5

Parkfairfax Annual Board Election Results

Quorum totaled 42.93% of Owners.

At-Large: 2, Three-Year Terms

- (x) Scott Mulrooney 29.97%
- (x) James Wicker 23.59%
- Claire Eberwein 12.30%
- Peter Ferrell 9.66%

Ward 1: Three-Year Term

- (x) Mike Rothenberg 7.04%
- Peggy Clancy 2.42%

Congratulations to our new Board members.



Covenants Committee Volunteers Needed!

The Covenants Committee needs volunteers to fill three vacancies for a one-year term. The Covenants Committee advises and assists the Board of Directors in monitoring and enforcing compliance with the provisions of the Condominium Instruments and the Book of Resolutions. In addition, the Covenants Committee performs functions that include but are not limited to receiving, reviewing, and approving applications for alterations, changes, and additions to units or common elements (subject to appeal to the Board of Directors). The Covenants Committee meets monthly on the second Tuesday at 7 p.m.

If you are interested in becoming a member of the Covenants Committee, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, by June 7, 2024. She can be reached at dcross@parkfairfax.org or 703-998-6315.

2025 Assessments, 7% Increase

Beginning June 1, 2024

Model Name	FY25		
1A Jackson	490.85	2B1 Madison	618.56
1B Jefferson	531.82	2C Washington	600.45
1C Monroe	519.43	2D Cleveland	684.32
1D Adams	484.18	3A Van Buren	718.63
1E Garfield	503.24	3B Harrison	754.84
2A Lincoln	580.45	3C Coolidge	800.60
2A1 Lincoln	603.31	4A Roosevelt	965.49
2B Madison	600.45		

IN THIS ISSUE:

Board Meeting Highlights.....	3
Book Club Group.....	3
Architecture & Planning Board Volunteers Needed!.....	3
Board of Directors Vacancy.....	3
2024 Bike Permits Are Now Due.....	4
Join the Meetings Virtually.....	4
Manager's Corner.....	5
Tennis Courts, Lighting Controls.....	5
Replacement of a Thru-the-Wall A/C Unit.....	5
Parkfairfax Activities.....	6-7
Ward 2 Painting.....	8

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 Mulrooney
President

At-Large Representative
smulrooneyatlarge@parkfairfax.org
Architecture & Planning Board
Term Expires: April 2027

Mike Rothenberg
Vice President

Ward 1 Representative
rothenbergward1@gmail.com
Building & Utilities Committee and Landscape Committee
Term Expires: April 2027

Dave Bush
Treasurer

At-Large Representative
akhetequus@earthlink.net
Finance Committee
Term Expires: April 2026

Jeff Lisanick
Secretary

Ward 3 Representative
jlisanick@hotmail.com
Elections Committee & Transportation & Land Use Committee
Term Expires: April 2026

Vacant

Ward 2 Representative
Term expires: April 2025

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.

Scott Buchanan

Ward 4 Representative
sbuchananward4@parkfairfax.org
Covenants Committee
Term expires: April 2026

Matthew Larson

Ward 5 Representative
mlarsonward5@parkfairfax.org
Communication Committee
Term Expires: April 2025

Amanda Mullan

At-Large Representative
mullan.atlarge@gmail.com
Activities Committee
Term Expires: April 2025

Jim Wicker

At-Large Representative
jwickeratlarge@parkfairfax.org
Recreation Committee
Term Expires: April 2027

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.

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

Paula Martori
covenants@parkfairfax.org

Elections Committee

Lisa Harger
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

Vacant

USP/Service Coordinator

Guy Andrew, ext. 103
gandrew@parkfairfax.org

Service Coordinator

Lolita Clark, ext. 106
lclark@parkfairfax.org

Accounting Coordinator

Tamara Kanouff, ext. 108
accounting@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

Vacant

Barkan Management Co.

8229 Boone Blvd Suite 885
Tysons, VA 22182
(703) 388-1005

April Board Meeting Highlights:

- The Board ELECTED the following Board Officers:
 - Scott Mulrooney – President
 - Mike Rothenberg – Vice President
 - Dave Bush – Treasurer
 - Jeff Lisanick – Secretary
- The Board PASSED a motion to approve the February reserve expenditures in the amount of \$175,040.48.
- The Board APPOINTED the Following Committee liaisons:
 - Activities Committee – Amanda Mullan
 - Bldgs. & Utilities Committee – Mike Rothenberg
 - Architecture & Planning Board – Scott Mulrooney
 - Election Committee – Jeff Lisanick
 - Communication Committee – Matt Larson
 - Covenants Committee – Scott Buchanan
 - Finance Committee – Dave Bush
 - Landscape Committee – Mike Rothenberg
 - Recreation Committee – Jim Wicker
 - Transportation & Land Use Committee – Jeff Lisanick
- The Board PASSED a motion to approve an additional pet application at 3264 Valley Drive.
- The Board PASSED the 2024/2025 Budget/Election schedule as amended.
- The Board PASSED Administrative Resolution #14 – Board of Director Rules and Regulations for FY2025 as amended.

Architecture & Planning Board Volunteers Needed!

The Architecture & Planning Board needs volunteers to fill four vacancies for a two-year term. The Architecture & Planning Board is designed to advise and assist the Board in developing policy relative to common element use, project planning, formulation of contracts, review of continuing contract services, and architectural changes or additions. The Architecture & Planning Board meets monthly on the second Wednesday at 7 p.m.

If you are interested in becoming a member of the Architecture & Planning Board, please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, by June 7, 2024. She can be reached at dcross@parkfairfax.org or 703-998-6315.

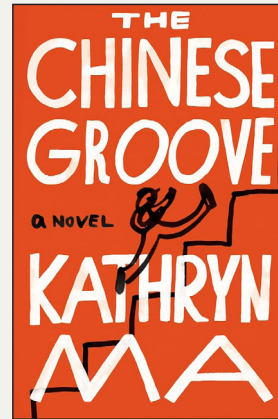
BOOK GROUP

The Chinese Groove

by Kathryn Ma

Tuesday, May 21, 7 pm

Parkfairfax Community Room (next to the office)



Immigration Is Hard. This Novel Turns the Struggle Into a Comedy of Errors.

The protagonist in Kathryn Ma's latest novel, "The Chinese Groove," has only a few essentials when he leaves China and lands at his distant cousin Ted's doorstep in San Francisco at just 18. Zheng Xue Li, or Shelley as he becomes known in the United States, has no plan, no cash and no place to stay after his two weeks at his

cousin's are up. But you've got to give him this: He believes in his own American dream, that anyone can get lucky if they just work hard enough.

Immigrant novels are so frequently tales of devastating woe, but Ma's iteration of the young migrant story is imbued with inherent optimism. Shelley's buoyancy is frustratingly naïve, and often completely foolish if you have any understanding of how brutal living in America actually is, but you root for Shelley in part because Shelley is rooting for Shelley. Ma finds wry humor in Shelley getting to know the mores of his new country (Ted biking to work seemed to be particularly surprising to him), but his belief in his own success is unwavering.

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.

Board of Directors Vacancy

The Board of Directors has a vacancy in Ward 2. If you live in Ward 2 and are interested in serving on the Board of Directors, please submit your resume and a statement of why you would be a good candidate to serve on the Board to Dana Cross at dcross@parkfairfax.org no later than **May 9, 2024**. The term runs through April 2025.

To be considered for this position, you must be a unit owner or the spouse of a unit owner in good standing (not delinquent in assessment payments) who resides in Ward 2.

2024 Bike Permits Are Now Due

If you have not obtained a 2024 bike sticker, please fill out the bike application included in the newsletter and stop by the office to purchase a new permit. Please affix the new sticker to the post beneath the riding seat so that it is easily visible. After June 1st, any bicycles in any laundry room that do not have current Parkfairfax 2024 decals will be subject to impoundment.

Stored bikes must be in rideable condition and properly stored in the provided bike racks. Please do not take up more than one bike space in storing your bike. Unregistered or improperly stored bikes will be marked as non-compliant for no less than 14 days. If, after 14 days, the bike is still not in compliance, it will be removed and held in locked storage for 60 days. After 60 days, any unclaimed bikes will be disposed of and donated to charity without further notice.

Once a bike has been impounded, retrieving it costs \$100. Registration forms and permit stickers are available from the Association Receptionist at 3360 Gunston Road, on the Parkfairfax website at www.Parkfairfax.org, or by calling 703-998-6315 for more details.



Interested in placing an ad?

Interested in placing an ad? Real estate and personal business ads are \$11/month for Parkfairfax Residents and \$20/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 Dana Cross at dcross@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>

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>

Recreation Committee Meeting

Web access: <https://us06web.zoom.us/j/5991395308>

Phone Dial-in: 301-715-8592

Meeting ID: 599 139 5308 **Passcode:** 336001

Transportation & Land Use Meeting

Web access: <https://zoom.us/j/91204298577>

Phone Dial-in: 877-853-5247

Meeting ID: 912 0429 8577

MANAGER'S CORNER

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

Enjoying Our Outdoor Spaces with Your Pets

Parkfairfax provides plenty of open spaces to exercise your four-legged friends. However, there are several rules in Policy Resolution #7 (Pet Policy) that need to be heeded. The office has received numerous complaints regarding pet rule violations. The most common complaints are failure to follow the rules below.

- **Leashes:** All dogs must be on a leash per City of Alexandria code. Cats also must be on a leash per Parkfairfax Policy. Parkfairfax does not allow un-leashed free play areas. Therefore, pets must always be on a leash.

- **Pet waste** must be removed and disposed of immediately. We provide collection cans throughout the property.
- **Property Damages:** Owners are responsible for any damages to grass areas, flower beds, shrubbery, etc. done by their pets.
- **Failure to follow the rules** can result in covenant violations.
- **All pets must be registered** with the Association
- **Additional Pet:** Pet owners must seek and receive approval from the Board of Directors to keep more than one pet per unit.

We ask that everyone please be responsible when out with your pets and respect your neighbors.

Pet Policy PR #7 can be found on our website along with a map showing the location of pet waste receptacles.

Tennis Courts, Lighting Controls

All five of the lighted tennis courts and the basketball court have player-controlled lighting controls. You will find the electrical timer switch at the entry gate to each of the lighted play areas. Turn the switch "ON" once. The play lights must warm up for a few minutes before they reach full brightness. Flipping the switch "off" and "on" will only delay the warm-up Period. When you have completed your play and are leaving, please turn the lights "off" if there are no other players waiting to use the court. Please call Maintenance at 703-998-6315 if any lighting is out or not working properly or if any other required maintenance is required at the tennis court areas.



Replacement of a Thru-the-Wall A/C Unit

As the weather warms up you may find yourself needing to replace a thru-the-wall A/C unit, and if you do please be certain that the correct replacement is used.

There are contractors out there who are all too willing to use a standard window unit as a replacement for a thru-the-wall unit, however, due to the venting of a standard window A/C unit you will find yourself not only losing part of your cooling ability, but you may also end up paying more to cool your home.

Always insist that a thru-the-wall unit is replaced with another thru-the-wall unit. You can tell the difference between a regular window unit and a thru-the-wall unit by simply looking at them, the casing of a thru-the-wall unit will have louvers for venting on the back of the unit only, whereas a window unit will have venting louvers on the side/s as well. Please remember that thru the wall units can be purchased for heating as well as cooling.

A routine change application must be submitted when replacing your thru-the-wall unit.

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
---	---	---	--	------------------------------

Products are subject to availability, and prices are subject to change

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Join us for

SnoCones!

To celebrate the opening of
Parkfairfax pools for the summer!



Saturday,
May 25th, 2024
12-2PM
Martha Custis Pool

Mark Your Calendars Now!



Sign Up Info
Coming Soon!

Saturday, September 21st—8am-Noon
(set up at 7am)

Parking lot near the intersection of
Valley Dr. and Gunston Rd.

Spend a beautiful afternoon touring the property, visiting participating owner's gardens and patios, viewing Parkfairfax landscaping improvements, checking out our amenities and searching for the famous turtles!



Rain Date—Sunday June 9th

To register for a ticket, please send an e-mail to:

2024ParkfairfaxTour@gmail.com

Please enter "Ticket Request" in the subject line.
Please include:

- Your name
- Your address
- Number of requested tickets
- Your Parkfairfax ID Card No.

Your name will be added to the registration list.
Ticket/Program pick up will start at 12:45PM on
the day of the event at a location TBD.

Activities

Parkfairfax

Presented by the Parkfairfax Activities Committee

2024 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!

Saturday, May 25th
SnoCones | Martha Custis Pool | 12-2PM

Saturday, June 8th
Home and Patio Tour | 1-5PM | Rain date Sunday, June 9th

Saturday, June 22nd
Summer Concert #1 | Coryell Pool Lawn Space | 6-8PM
“Swingology” - hot jazz, bossa nova and swing

Saturday, July 20th ← **New Date!**
Summer Concert #2 | Coryell Pool Lawn Space | 6-8PM
“2nd Sole” - Soulful Rock

Saturday, August 17th
Summer Concert #3 | Coryell Pool Lawn Space | 6-8PM
“Jamison Green Band” - Classic Rock

Saturday, September 7th
Doggie Dip!!!! | Lyons Lane Pool | 12-2PM

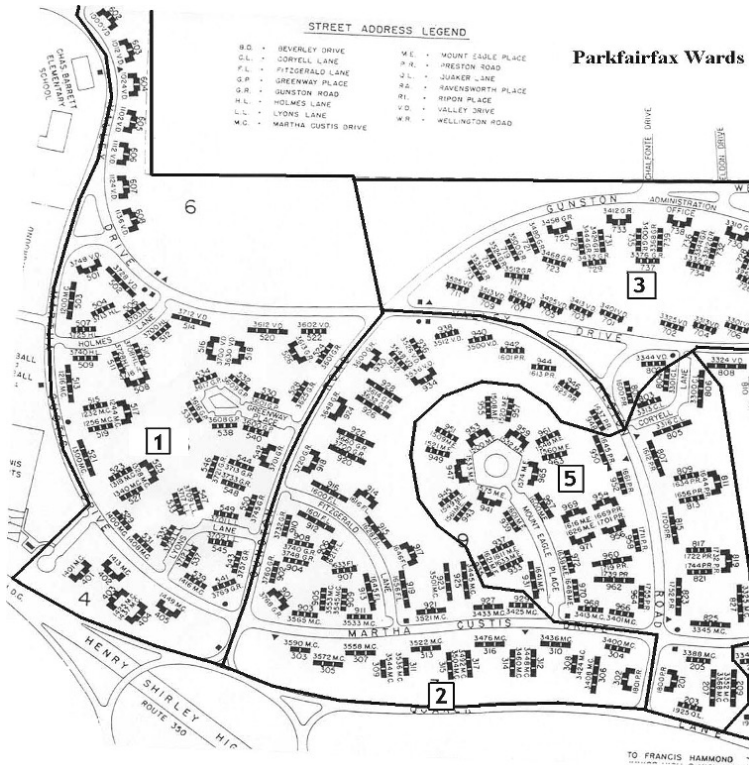
Saturday September 21st
Fall Yard Sale | Valley Dr Parking Lot | 8AM-Noon

Saturday, November 9th
Wine & Cheese Event | Community Room | 5-7PM

Sunday, December 7th
Tree Lighting | Washington Island | 6-7PM

Ward 2 Painting

This is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 1; touch-up work will be done in-house as needed. Our paint contractor will perform work in Ward 2 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be effected this year by contractor painting and touchup.



Paint Color Request Form

WARD 2 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2024

Name(s)

Date

Address

Building Number

Unit

Phone Number (Home)

Phone Number (Work)

Please choose one of the options below:

Please paint my door the selected color below:

- Waller Green
- Palace Green
- Buffett Green
- Carter Plum
- Mopboard Black
- Hardwood Putty (white)
- Finley Blue
- Washington Blue
- Prussian Blue
- Carriage Red
- Bracken Biscuit

I wish to stain my door with one of the following Minwax stains. Do not prepare it for painting.

- 235 Cherry
- 2716 Walnut
- 2718 Ebony
- 210 B Golden Oak

These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.

Return form to:

- Parkfairfax Condominium, 3360 Gunston Road, Alexandria, VA 22302
- FAX to 703-998-8764
- eMail to jjett-bowling@parkfairfax.org

If you have any questions regarding this form, please contact our management office at 703-998-6315.

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.

Jada's Cleaning LLC: Reliable experienced and good references we are licensed and insured weekly, bi-weekly, monthly, occasionally, move-in/out, windows, and other services: carpet steam cleaned. Call for the free estimates at 571-643-8371 or mjadaseservices@aol.com.

MISCELLANEOUS

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.

Attention Sellers & Landlords: 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.

Attention Buyers: Feeling frustrated during these difficult times for buyers? We can help make things seem effortless. Contact us at www.Parkfairfax.com, The johnANDjohn TEAM of RE/MAX Allegiance: 703-820-9723.

PET & PLANT SERVICES:

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

REAL ESTATE FOR RENT

3384 Martha Custis Drive: 1-bedroom, renovated kitchen, new wood-like vinyl flooring, washer/dryer, dishwasher, double-paned insulated windows. Pet ok with \$500 refundable deposit. 3

swimming pools, 7 tennis courts, basketball/volleyball courts, easy stroll to Shirlington's shops, theatres, restaurants, grocery, post office and bank. Owner pays utilities except electricity. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

REAL ESTATE FOR SALE

REAL ESTATE: International Reach. Does our marketing attract international buyers? Can a mother in India influence the sale of a Parkfairfax condo? YES! Text or email and we'll tell you the whole story. Deborah Hrouda | Parkfairfax Resident Realtor | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbmove.com

REAL ESTATE: Concierge Service: In Parkfairfax, selling your condo can be the easy part. Getting a 70-year-old home ready for market can be the hard part! No worries; we've got your back. We consider our contractor, painter, plumber and decorator as part of our team. Text or email and we'll tell you the whole story. Deborah Hrouda | Parkfairfax Resident Realtor | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbmove.com

REAL ESTATE: Effective Marketing: Some marketing plans boast 24 or more activities. Not ours because to us results matter more than activities. Our approach to selling Parkfairfax condos focuses on three key facets of marketing: range, reach and influence. Text or email and we'll tell you the whole story. Deborah Hrouda | Parkfairfax Resident Realtor | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbmove.com

REAL ESTATE: Ready. Set. Sell: The first 3 days on the market are critical. When we prepare informative material for your Parkfairfax property, we tell a story that from the first digital image and word will draw the right buyer to the first open house. Text or email and we'll

tell you the whole story. Deborah Hrouda | Parkfairfax Resident Realtor | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbmove.com

REAL ESTATE: Choosing an Agent: When you are ready to hire a real estate agent to help you sell your Parkfairfax condo, who would you call? It's decision that affects every aspect of the sale. Text or email and we'll tell you the whole story. Deborah Hrouda | Parkfairfax Resident Realtor | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbmove.com

3220 Martha Custis Drive: Sunny and spacious 805 sq. ft. Featuring a renovated kitchen with granite counter tops and handsome wood cabinets. The Bosch dishwasher is new and so is the combo washer/dryer. The hardwood floors are gleaming. The bedroom has a handy built in desk and bookshelves. The condo has oodles of storage space and a huge hall closet. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

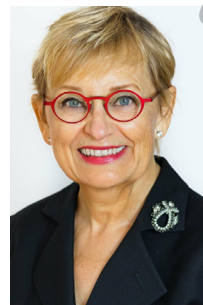
3538 Martha Custis Drive: Inviting, renovated, open kitchen with lots of storage and counter space. Handsome neutral carpeting in living areas. Light infused Southern

exposures. Bedroom with rarely seen walk in closet. The bath has additional built in detailing. Xtra-large hall closet and attic storage provides flexibility. Short stroll to the footbridge to Shirlington. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

1606 Mount Eagle Place: Spacious open floor plan, gleaming newly refinished hardwood parquet floors, bright white kitchen with corian counter tops, dishwasher, and gas cooking, stacked washer/dryer, southern exposure gives lots of light, energy efficient double pane windows, generously sized bedroom has desk space, large hall closet provides plenty of added storage, water and gas included in rent price, park at your front door convenience, quiet cul-de-sac location. Dash bus stop nearby. www.Parkfairfax.com The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

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

A TRUE PROFESSIONAL COMMITTED TO EXCELLENCE



"We hired Deborah when it became clear that our prior agent could not meet all of our needs in marketing our unit and addressing issues we faced in finding and landing new tenants. Deborah used her extensive experience and marketing skills to help us navigate the process and maximize the value of our unit. She is a true professional with a commitment to excellence."

READ THE FULL PROFESSIONAL ENDORSEMENT AT [METRODCDWELLINGS.COM](https://www.metrodcdwellings.com)

REPRESENTING SELLERS | BUYERS | INVESTORS



Deborah J. Hrouda



Deborah J. Hrouda
Associate Broker
Coldwell Banker Realty
1617 Fourteenth Street NW
Washington, DC 20009
M 202.527.1314 | O 202.387.6180

Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated.

The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

Parkfairfax.com

Simply the BEST way to find out what is "For Sale", "For Rent" or "SOLD" in Parkfairfax. **Call us today (703) 820-9723**



When it comes time to buy or sell, having the RIGHT knowledge can mean thousands of dollars more in your pocket. We have the inside "scoop", we live here. Our insider knowledge can MAKE or SAVE you a BUNDLE!
We look forward to working with you.



John Welch
Associate Broker

John Meyer
Associate Broker

Gio Stella
Realtor®

#1 in Parkfairfax Sales & Rentals Your Resident Experts

1999, 2000, 2001, 2002, 2003, 2004, 2005,
2006, 2007, 2008, 2009, 2010, 2011, 2012,
2013, 2014, 2015, 2016, 2017, 2018, 2019,
2020, 2021, 2022, & 2023

Notary Public | Se habla Español | Nous parlons Français | Parliamo Italiano

Call The johnANDjohn TEAM
Parkfairfax.com

johnANDjohnTEAM@Parkfairfax.com



RE/MAX
ALLEGIANCE



703-820-9723

5100 Leesburg Pike, Suite 200
Alexandria, VA 22302

Each Office Independently Owned and Operated.

AB 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

Get YOUR Lifeguard Summer!

- Great pay + locations
- Work with friends
- Build your resume
- Earn extra cash with referrals
- Hiring for lifeguards, pool managers, swim instructors + internships
- Make a difference in your community!

Connect with us
 @mylifeguardsummer

Apply today at HighSierraPools.com

MY LIFEGUARD SUMMER

EOE

Marlene Hall HOMES

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

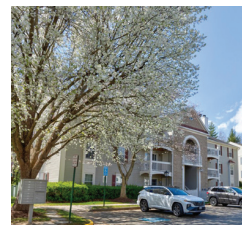
"Marlene did a fantastic job as our Realtor! Her attention to detail, responsiveness, personal attention, and expertise were the keys to helping us sell quickly! Based on our experience she is highly recommended!" — Zillow client review

Scan to get your home value powered by homebot

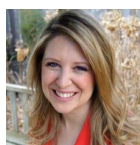


COMING SOON! ON MARKET APRIL 24TH
 8604 Shadwell Dr, Unit# 28, Alexandria, VA
 — 2 Bedroom / 2 Bath

Enjoy first floor living with a spacious patio, large bedrooms with large closets, storage unit, fire place, washer/ dryer, dishwasher, disposal, front door parking, 2.5 miles away from Wegman's and right next door to Ft. Belvoir! I've already gotten 4 calls on the condo!



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
 NMLSR #529694
 703.629.7020 | ashley.smith@truist.com
 46175 Westlake Drive, Ste 350
 Potomac Falls, VA 20165



Adopt Annie Hall!

Adorable puppy ready for cuddles and playtime.
www.awla.org

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

May 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Non-Routine Covenant Application Deadline	2 Finance Committee Meeting, 6:30 pm	3	4
5	6	7 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	8 A&PB Committee Meeting, 7 pm Building and Utility Committee Meeting 7 pm	9 Elections Committee Meeting, 7 pm TLUC Committee Meeting, 7 pm Large Item Pick-Up	10 Newsletter Submission Deadline	11 Office open 9 am – Noon
12 Mother's Day	13	14 Covenants Committee Meeting, 7 pm	15 Board Meeting 7 pm	16	17	18
19	20	21	22	23 Communications Committee Meeting 7 pm Large Item Pick-Up	24	25
26	27 Memorial Day Office Closed	28	29 Recreation Committee Meeting 7 pm	30	31	1

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