

Parkfairfax FORUM

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

July 2024
Volume 46, Issue 7

Why We Have a Covenants Committee and a Design Review Process

Like many community associations, we have a set of written design review standards and processes, **AR #2**. Please keep in mind that they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

Some residents wonder why processes and guidelines are required to maintain architectural standards.

Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria.

Sometimes covenant/architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The covenants committee members assure you they want the paperwork to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.

In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion. Our Covenants Committee reviews, comments and makes suggestions on these to the Board as new materials or techniques become available.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

We are here in the Management Office to clarify guideline areas that are not clear and to help residents navigate the process when preparing to submit Routine/Non-Routine Change Applications and/or respond to compliance related concerns. Please don't hesitate to come to the office, send an email, or call us.



IN THIS ISSUE:

Board Meeting Highlights.....	3
Garden Mulch Tips.....	3
Carpenter Bees.....	3
Book Club.....	4
Stay Safe in the Water.....	4
Trash Policy & Pick-Up.....	4
Manager's Corner.....	5
Use of Fire Pits and Grills.....	5
Parkfairfax Activities.....	6
2024 Pool Hours.....	7
Scheduled Preventive Maintenance.....	8
Join Condo Meetings Virtually.....	9

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

[parkfairfax.org](http://www.parkfairfax.org)

Architecture & Planning Board

Term Expires: April 2027

Mike Rothenberg

Vice President

Ward 1 Representative

rothenbergward1@gmail.com

Building & Utilities Committee &

Communication Committee

Term Expires: April 2027

Dave Bush, Treasurer

At-Large Representative

akhetequus@earthlink.net

Finance Committee

Term Expires: April 2026

Robin Davis, Secretary

Ward 2 Representative

rdavisward2@parkfairfax.org

Elections Committee &

Landscape Committee

Term Expires: April 2025

Jeff Lisanick

Ward 3 Representative

jlisanick@hotmail.com

Transportation & Land Use

Committee

Term Expires: April 2026

Meetings begin at 7 p.m. at the Association Office and is also available via Zoom. 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 Lora Reynaud, covenantsdirector@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

[parkfairfax.org](http://www.parkfairfax.org)

Covenants Committee

Term expires: April 2026

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

Scott Knudsen

cscottknudsen@gmail.com

Recreation Committee

Kristen Mowery

kristen.mowery@gmail.com

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

Lora Reynaud, ext. 102

covenantsdirector@parkfairfax.org

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

Police Officer

Sergeant Derek Santos

Derek.Santos@alexandriava.gov

Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

June Board Meeting Highlights:

- The Board Approved the April 2024 Reserve Expenditures in the amount of \$25,909.94 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board Appointed Valerie Hassett, Gary Hucka, Ann Wheaton, and Alexandra Swan for a two-year term on the Architecture and Planning Board.
- The Board Appointed Whitney Mitchell and Re-appointed Kristine Miller and Anita Van Breda for a one-year term on the Covenants Committee.
- The Board Appointed Kristen Mowery as Chair of the Recreation Committee.
- The Board Appointed Mike Rothenberg as Board Liaison to the Communication Committee and Robin Davis as Board Liaison to the Landscape Committee.
- The Board Appointed Bob Gronenberg as the Parkfairfax Representative to the Alexandria Federation of Civic Association.
- The Board appointed Scott Knudsen as Chair of the Landscape Committee.
- The Board Approved Brava Flat as the preferred synthetic roof tile for the pilot project.
- The Board Approved a new Reserve Study at a cost not to exceed \$20,000 to be completed within 90 days of the signing of the contract.

Resident Reminders

If your mailing address, phone number, email address or any other contact information changes, please let the office know!



Also, if you have the locks to your doors changed, please provide the office with a copy. Parkfairfax Condominium Bylaws (article 5, section 9) instructs unit owners to provide a working copy of their unit keys to the Association.

If you are an owner that rents your unit, or if you are a tenant, please remember that you are required to give the Association office a copy of your lease according to Article 5, Section 8 of the Parkfairfax Bylaws.

Garden Mulch Tips

Mulch can beautify, but does more than just make your yard look nice, it also helps the soil retain moisture, while helping keep the plant's roots cool, especially during the heat of summer. Some things about mulch to keep in mind:

- It does not need to be piled deep. A two-inch layer is sufficient.
- Take care not to put the mulch up against the trunks of trees or shrubs. The 'mulch volcano' you see in many landscaped areas will deteriorate the trunks of trees and shrubs, suffocating the root system.
- Please be aware that mulch can also *cause* problems. Each year as mulch is added, the ground level will rise slightly, this rise can cause water to flow back against the building and eventually cause foundation. It's critical to insure that proper drainage is maintained at all times. Excess mulch and soil may have to be periodically removed if it is found that drainage is being directed toward an exterior wall.

The Parkfairfax landscape crew no longer supplies free mulch to residents, however, leaf mulch (when available) can be picked up by Parkfairfax residents at the Maintenance Yard for no charge.

Carpenter Bees

It's the time of year when you may notice large black bees hovering around outside your home they may be carpenter bees. Carpenter bees tunnel into wood (usually unpainted) where they lay their eggs. Carpenter bees look for nesting sites made of wood including window trim, fascia boards, decks, shutters, eaves and outdoor furniture. A carpenter bee resembles a bumble bee, however the upper portion of their abdomen is bare and shiny black compared to the bumble bee which has a hairy abdomen with at least some yellow markings. If you believe you have carpenter bees please report them to the Parkfairfax office to schedule treatment. Please beware—the male carpenter bees can be quite aggressive, often hovering in front of people who are around the nests. Although the males are quite harmless since they lack stingers, the females on the other hand can inflict a painful sting but seldom will unless they are handled or feel threatened.



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****

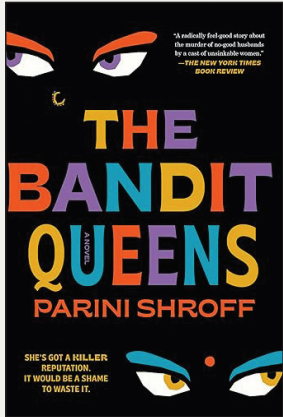
BOOK CLUB

The Bandit Queens

by Parini Shroff

Tuesday, July 16, 7 pm

Parkfairfax Community Room (next to the office)



Five years ago, Geeta lost her no-good husband. As in, she actually lost him—he walked out on her and she has no idea where he is. But in her remote village in India, rumor has it that Geeta killed him. And it’s a rumor that just won’t die.

It turns out that being known as a “self-made” widow comes with some perks. No one messes with her, harasses her, or tries to

control (ahem, marry) her. It’s even been good for business; no one dares to not buy her jewelry.

Freedom must look good on Geeta, because now other women are asking for her “expertise,” making her an unwitting consultant for husband disposal.

And not all of them are asking nicely.

With Geeta’s dangerous reputation becoming a double-edged sword, she has to find a way to protect the life she’s built—but even the best-laid plans of would-be widows tend to go awry. What happens next sets in motion a chain of events that will change everything, not just for Geeta, but for all the women in their village.

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.

Stay Safe in the Water

Swimming is one of the many joys of summer, and we hope you’re able to make good use of the association’s pool. While we want to make sure all our residents and guests have fun in and around the water, our top priority is safety. Please take note of the association pool rules and follow them to help keep everyone safe.

Pool rules promote safety, but safety is largely up to you: it’s important to take precautions and be prepared for emergencies.

- Make sure you, your family, and your guests know how to swim properly. If you don’t, there are plenty of swimming classes for people of all ages.
- Always supervise children while they’re around the pool, no matter how well they can swim. It only takes one misstep for someone to get hurt.
- Take note where the reach pole, emergency phone and life preservers are located in the pool area.
- Most importantly, consider learning CPR if you haven’t already. This simple life-saving technique could save a life should an accident occur.

There’s plenty of fun to be had at the pool and knowing how to stay safe in the water will help make this a great summer. For more safety tips, go to www.poolsafely.gov.



Trash Policy & Pick-Up

The Association receives many complaints regarding trash being put out after trash pick-up hours or on non-trash days. Trash should be tightly secured in plastic bags, kitchen bags, or heavy-duty trash bags (please do not use containers/bins) and this is to be placed in front of your unit no later than 7am. on trash pick-up days. Please do not put your trash out the night before.

For bulk items please use the maintenance yard for drop-off. Please do not place bulk items or unwanted furniture in the front of the building awaiting pick-up for any reason, as this is against covenants. If you have any questions or would like a copy of the policy, please contact the Covenants Director at covenantsdirector@parkfairfax.org.



MANAGER'S CORNER

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

Being a Good Neighbor at Parkfairfax

We all *can* just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

Use of Fire Pits and Grills

As warmer weather approaches, our common grounds, sidewalks, and streets will start crowding again with kids at play, joggers, strollers, and everyone out and about looking to enjoy the outdoors.

We wanted to take this opportunity to remind all of our residents of a few important community guidelines regarding the use of recreational fire within Parkfairfax's boundaries:

- **Grills are permitted without approval.** They may be used on stoops, porches, breezeways, and entrances. One grill per unit (not to exceed 45" in height and 27" in width) can be placed on the common elements immediately adjacent to a stoop or porch, or portico when not in use, provided that a grill cover is used or that the grill is concealed with shrubbery. When in use, grills may be placed directly on the stoop, porch, or portico.
- **Grills on Patios:** larger grills are allowed, with the same placement restrictions as chimineas listed below.
- **Chimineas** are permitted but cannot be within 10 feet of combustible materials and cannot be placed within 15 feet from the building and 4 feet from shrubs and trees and must comply with City ordinance, subject to change by the City of Alexandria.

- Due to their significant fire hazard potential, **Fire pits are not permitted** throughout the community. The sparks and embers can become wind-borne and ignite in other locations, especially in our woodlands. Please see Administration Resolution #2 on our website for more details.

We encourage our community to contact us and let us know if you believe you are witnessing a fire hazard. Safety First!



Parkfairfax Activities

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 | The Island | 6-7PM

2024 POOL HOURS

Opening Memorial Day Weekend

(Parkfairfax photo access cards are required to enter the pool. If you don't have a card, you may obtain one from the Association Office. Access cards may not be active for accounts with outstanding balances).

POOL ADDRESS:	MON	TUES	WED	THURS	FRI	SAT	SUN	HOLIDAY HOURS
Pool A 1117 Martha Custis Drive	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	12pm-8pm	10am-7pm	10am-7pm	11am-7pm
Pool B 3715-3717 Lyons Lane	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm
Pool C 3314-3316 Coryell Lane	CLOSED	CLOSED	1pm-7pm	1pm-7pm	12pm-7pm	11am-7pm	11am-7pm	11am-7pm

1. The swimming pools are for the enjoyment of the residents and occupants of Parkfairfax, who have a current facilities pass. The Association accepts no responsibility for any accident of injury in connection with such use or for any loss or damage to personal property.

2. By using the pool, you agree not to hold the Association liable or responsible for any damages or injuries which you might sustain and, furthermore, hereby agree to indemnify, reimburse and hold the Association harmless from any and all costs, expenses, damages, or injuries sustained by you or incurred by the Association as a result of your use of the pool. Pool users agree to be bound by all provisions of the Association, including those related to the use of the pool, and subject to the Association's enforcement authority. All owners, residents, and guests are responsible for their behavior and that of their tenants, residents, occupants, lessees, invitees, children and guests.

3. A current facilities pass is required to use the pool. The photo ID access card will allow up to 3 guests to be admitted to the pools at no charge. Unaccompanied guests must also present their sponsor's facility pass to gain access to the pool.

4. Lifeguards are in charge of the pool and pool area at all times when the pool and pool area is open and/or operational. All persons using the pool must obey the lifeguards at all times and comply with all instructions, directions, orders, and commands issued by the lifeguards designed to promote the health and safety of the pool users or to enforce compliance with the Association's rules and regulations. Non-compliance with the lifeguards or violation of the Association's rules and regulations shall subject any pool user to immediate ejection from the pool and pool area. There may be other enforcement actions by the Association. The pool is open for use only when the lifeguards are on duty and at their stations. Pool users are to stay clear of the guard stations and should not lounge around the stations or obstruct the guard station or the check-in desk.

5. If you cannot demonstrate to the lifeguards that you can swim, you will not be allowed in water over your head. The lifeguard may test your swimming ability.

6. For safety reasons, children under the age of sixteen (16) years of age must be accompanied by a resident sixteen (16) years of age or older to be admitted to the pools and tennis courts. A children's card (no photograph) shall be required for children between the ages of twelve (12) and sixteen (16). Diaper age children must wear plastic pants to be permitted in the pools.

7. You must take a cleansing shower before entering the pool or after using the toilet. No one will be allowed to swim who has a cold, inflamed eye, a cough, infection, or is wearing bandages. Only swimming suits may be worn in the pool. Cut-off jeans, cotton t-shirts and similar clothing may not be used.

8. Glass containers and breakable objects are not permitted in the pool areas. Non-alcoholic beverages in non-breakable containers (plastic bottles, cups made from paper, plastic or Styrofoam, or metal cans) in sizes not larger than sixteen ounces (16 oz) will be allowed in the pool area during regular pool hours. Containers for the storage of such beverages (such as portable coolers) are permitted. Intoxicated persons will be denied access to the pool area at all times. No facility to prepare or serve food is allowed on the pool deck.

9. Street shoes are not permitted on the pool deck.

10. No pets will be permitted in the pool or on or within the pool area.

11. Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.

12. No running, pushing, dunking, rough play, or profane language will be allowed in the pool area. Standing or sitting on someone's shoulders or spouting water and similar unhygienic actions are not permitted.

13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

14. Suntan oil is not permitted in the pool. Please use a towel to cover your lounge chair, especially if you are using tanning oils or sunscreens.

15. Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.

16. Any person who continues to violate a rule after being warned by a lifeguard is subject to having their facilities pass withheld by the lifeguard and forwarded to the General Manager, who will return it only after the matter of the offending resident is discussed with the General Manager. The rules and regulations of the Association will be enforced by the Manager, violators will be subject the enforcement authority of the Association.

17. Lap lanes are for active swimming only.



Scheduled Preventive Maintenance

Painting in Ward 2

Casement Window Painting in Ward 2

Please note that the Association and Willims Professional Painting will provide numerous notifications as a part of the exterior painting. These windows are usually painted in a closed/locked position.

When the paint dries, they may be difficult to open later (“painted closed”). **Do not put your hand through the glass in attempting to open a window that has been “painted closed”.** Do call Maintenance at 703-998-6315 and we will open it for you, for free. One additional aspect is the re-glazing of casement windows, if this is required, maintenance will perform the task following set procedures.

Exterior painting in Ward 2

The contracted exterior painting in Ward 2, Williams Professional Painting has this project. All affected residences will receive notification in advance of the work. Warranty painting will take place in Ward 1.

Laundry Room Bicycle Storage

If you did not purchase and install a new permit on your bike, it has likely been posted as not being in compliance. You may call the management office at 703-998-6315 to get information on registering your bike. Also, if the bike rack nearest your unit is becoming overly crowded, keep in mind that your Laundry Room key fits all 48 of the Parkfairfax Laundry Rooms.

Free Plumbing Inspections

Parkfairfax Maintenance can perform an inspection of your unit’s plumbing fixtures and piping for free! Leaking toilets and running faucets can waste enormous amounts of water over a short period of time which can quickly become a costly and unnecessary expense for all homeowners.

Hot water leaks are doubly expensive with the loss of gas and water. Some leaks are not so easy to see and over a period of time may cause extensive damages and require costly repairs to your, or a neighboring, unit. You will receive a completed inspection form indicating the work that is required to bring your unit’s plumbing back to peak performance.

Additional Maintenance—

- **The Plumbing Crew will continue snaking the sewer pipes from the crawlspaces.** You can speed this process, and avoid possible damage to your belongings, by not storing anything on the building’s steel hatch wells. These half circular plates are provided solely to gain access to the utilities under the buildings and are not intended for storage. Storm drain maintenance and repairs will continue. In-house and contracted carpentry repairs and replacements will continue property wide.
- **Carpentry repairs and replacements** property wide will continue in-house and with contracted assistance.
- **Entry stoop replacements and sidewalk replacements** will continue as approved. The in-house Exterior Crew will also be making sidewalk repairs as well as mortar joint tuck point repairs at various locations around the property, some funding has been established for contracted assistance in these other areas should the need arise.

From time to time we receive calls for clogged drain pipes... a clogged kitchen drain recently caused flooding within a living space. When using your kitchen sink please be courteous to your neighbors when putting things in the sink drain or using the garbage disposal. Please observe the following and help keep our drains from clogging and thus prevent flooding.

- Always run water any time the garbage disposal is being used, feed things slowly into the disposal while it is running (do not throw several things into the disposal and then turn it on).
- Do not place things that swell into the drain or into the garbage disposal (things such as noodles, spaghetti, macaroni, powdered potatoes or rice are to be avoided) also avoid things that don’t grind up well such as onion peelings and celery.
- Avoid putting grease in any form into your drains. It will eventually build up on pipes and create a slow drain.



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 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.

PET & PLANT SERVICES:

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

REAL ESTATE FOR SALE

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.

1628 Preston Road: Charming one-bedroom Adams model. This one has its own veranda/portico; perfect for watching the world go by! Kitchen updates includes a stacked Washer/Dryer and Dishwasher! Energy-efficient windows! Bright and sunny! The johnANDjohn TEAM, RE/MAX Allegiance. 703-820-9723.

ATTENTION SELLERS: We have a VERY qualified ex-Parkfairfax owner who returned and wants a well renovated Lincoln Model. Contact us at www.Parkfairfax.com The johnANDjohnTEAM. 703-820-9723.

Join the Meetings Virtually

Architectural & Planning Board Meeting

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 of Directors Meeting

Web access: <https://zoom.us/j/95236782815>
Phone Dial-In: 877-853-5247
Meeting ID: 952 3678 2815 **Passcode:** 389608

Communications Committee Meeting

Web access: <https://us06web.zoom.us/j/88203254521>
Phone Dial-in: 301-715-8592
Meeting ID: 882 0325 4521 **Passcode:** 215818

Covenants Committee Meeting

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 Committee Meeting

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/kesSVsifLD>

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

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®

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

#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

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.

AHMED BROTHERS

Air Conditioning & Heating
Serving Parkfairfax for over 35 years

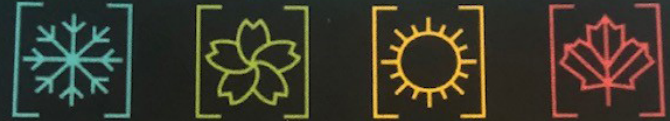
Installation, Sales and Service, Cleaning by professional mechanics.

- 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



THE GARDEN CONTESSA

Penny Spinney

703-548-1882

Contessas.net | ContessasHome@gmail.com

30 Minute FREE Consultation

Serving Parkfairfax & Fairlington Since 2005

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.

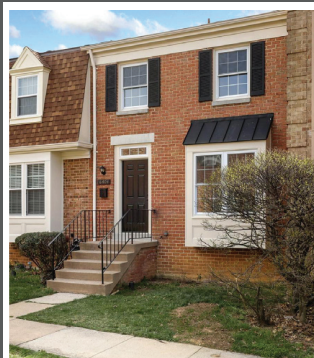
Email Dana Cross at dcross@Parkfairfax.org for prices and any questions you may have!

Marlene Hall HOMES

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

"Marlene was wonderful! Sold my place quickly, even with me being out of the country. She did a lot of the heavy lifting in my absence! Responsive and on top of things. Highly recommend."

— Zillow client review



NEW LISTING

6404 Thornhill Ct
 Springfield, VA 22150

- Gorgeous interior
- Move in ready
- 3 bed, 2.5 bath - \$549,999



UNDER CONTRACT

324 S Abingdon St
 Arlington, VA 22204

- Represented buyer
- Beat out another offer
- Fast close

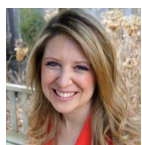


UNDER CONTRACT

3501 Wilton Hall Ct
 Alexandria, VA 22310

- 4200 sq ft
- Bidding war
- Above asking!! Fast close, all contingencies waived!

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 Burrito!

www.awla.org/pet/burrito
 Looking for a purrfect companion, so soft and so sweet!

July 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	3	4 Independence Day Office Closed	5	6
7	8	9	10 A&PB Committee Meeting, 7 pm Building and Utility Committee Meeting 7 pm Newsletter Submission Deadline	11 TLUC Committee Meeting, 7 pm Recreation Committee Meeting 7 pm Large Item Pick-Up	12	13 Office open, Walk-Ins Only 9 am – Noon
14	15	16 Book Club 7 pm	17 Board Meeting 7 pm	18	19	20 Summer Concert #2 6–8 pm
21	22	23	24	25 Communications Committee Meeting 7 pm Large Item Pick-Up	26	27
28	29	30	31	1	2	3