

Parkfairfax FORUM

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

August 2024
Volume 46, Issue 8

HELP SAVE OUR TREES!

By Scott Knudsen,
Landscape Committee Chair

Climate change has made the summers much harder on our trees in Parkfairfax. Daily temperatures are hotter, dry periods are longer, and intense occasional rainstorms result in significant stormwater runoff that tree roots don't have time to absorb.

I talked with a friend from the Virginia Native Plant Society about this issue. He said the typical rainfall for northern Virginia used to be fairly consistent. We would get about an inch of rain a week consistently, adding up to about 50 inches or so a year. August and September tended to be drier months, but a hurricane or two would help that. As our climate changes, we now tend to see a very wet month followed by a very dry month and so on, with extreme fluctuations in rainfall.

This new pattern of rainfall stresses our trees in several ways. Firstly, it creates repeated periods of drought, which weakens our mature trees especially. Secondly, even if the yearly average rainfall may be about the same, the usable rainfall (from the trees' perspective) is reduced because stormwater runoff will carry a significant portion of the water away. Thirdly, the trees occasionally endure days or weeks of water-saturated soil, which can stress some species of trees.

Please keep an eye on the trees near your unit—both the newly planted trees and also the mature, established ones, too. If you see a tree looking drought-stressed, put a hose on low flow at the edge of the tree's mulch circle or just inside a mature tree's drip line to run for a few hours. (Be sure to set a timer to remind yourself to turn the water off.)

Helping our trees get through the summer is an invaluable service that you can do for Parkfairfax! Our mature tree canopy is possibly the single greatest collective asset of our community. If you see a tree in particular distress—and want help in addressing the problem—please send a photo of that tree with its nearest address and location details to Scott Knudsen at cscottknudsen@gmail.com. (Put "tree in trouble" in the memo line.)

Thanks for paying attention and for helping to save our trees!



Mature Silver Maple tree showing severe drought stress on Martha Custis Drive.

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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

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cscottknudsen@gmail.com

Recreation Committee

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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

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dcross@parkfairfax.org

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covenantsdirector@parkfairfax.org

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Service Coordinator

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lclark@parkfairfax.org

Accounting Coordinator

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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

July Board Meeting Highlights:

- The Board PASSED the May 2024 Reserve Expenditures in the amount of \$385,319.62, with funds coming from GL 69-9901015 Reserve Expenditures.
- The Board PASSED a motion to approve an additional pet application at 3704 Lyons Lane. The Board PASSED the revised Washer, Dryer, and Dryer Vent Checklist and Specifications.
- The Board PASSED the amended Administrative Resolution Number 2 Design Review Procedures and Guidelines to include language on Holiday Decorations.

Ground Feeding Friendly Reminder

Let's keep the Parkfairfax Community beautiful and free of unwanted rodents by remembering not to place food on the ground. Ground feeding of birds and animals is not allowed on any part of the general, limited, or reserved common ground as outlined in Administrative Resolution No. 2 (AR #2).

Tree bird houses, hanging bird feeders, standing bird feeders, and bird baths are permitted. No bird house or feeder may be attached to any part of the exterior of the building with the exception of bird feeders attached to windows by suction cups. No bird feeders may be nailed to trees.



Parkfairfax's Official Notification Regarding Fannie Mae's Change of Project Status for Lenders

We have recently received a number of calls from concerned homeowners, real estate agents, and lenders regarding a rumor that Fannie Mae and Freddie Mac will no longer lend to transactions involving Parkfairfax units.

Since then, the Parkfairfax office has been in constant contact with mortgage brokers and agents and has also spoken to Fannie Mae to learn more about the real status and its implications for Parkfairfax. We are committed to keeping you informed and involved.

Please read carefully below:

On 6/12/2024, Fannie Mae's website changed Parkfairfax's Condo Approval status from "Approved" to "Unavailable."

Why did this happen, and what does it mean?

Since the Surfside Condominium catastrophe in Florida, Fannie Mae and Freddie Mac made significant adjustments in how they treat loans for condo-type properties. The government-sponsored enterprises updated their condominium and cooperative project eligibility standards for properties with five or more units. The new guidelines mandate a review of a property's repair status before mortgage approval. This review covers ownership structure and composition, reserve funds, litigation, and insurance. The agencies' updated eligibility standards also denote the difference between critical and routine repairs and the role special assessments and inspections play in the review of maintenance concerns.

During a recent review for a mortgage application on a unit in building 109, Fannie Mae was made aware that three buildings (Buildings 716, 109 and 111) are undergoing major structural repairs. While Parkfairfax provided documentation proving that the structural repairs are being addressed and that the repairs applied to only three buildings out of 285, they still determined that they would change that status from "Approved" to temporarily "Unavailable" until the projects are completed, and we have provided proof that there are no other pending issues with such buildings.

From Fannie Mae's website: If a condominium status is "Unavailable," can lenders submit documentation to have the status re-evaluated?

If a lender has completed a review of the project and has documentation to prove the eligibility issues are resolved, they can submit it to Fannie Mae for review and possibly removal of the unavailable status. Lenders will need to complete a review of the documentation and explain why they believe the project meets Fannie Mae's guidelines.

Parkfairfax Activities Committee Event

Newsflash: Parkfairfax Yard Sale Open to Parkfairfax Artists and Entrepreneurs Too!

Join in the variety of items for sale at the Parkfairfax Yard Sale! Sign up for a space/table to sell new items, used items, or creative items!



Saturday, Sept. 21*
8 am-12 noon
Set up @ 7 am

Valley Dr. parking lot
 near the intersection
 Gunston Rd.

***Raindate 9/22/24**

\$12 per space/6 ft table

Space/table sign up is via reservation payable via Venmo, Zelle or check -

Sign up begins August 7

Questions? Email
 pfx.yardsale2023@gmail.com

See **Fannie Mae** continued on page 4.

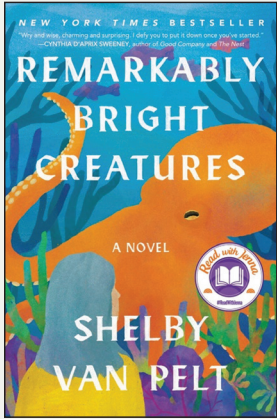
BOOK CLUB

Remarkably Bright Creatures

by Shelby Van Pelt

Tuesday, August 20, 7 pm

Parkfairfax Community Room (next to the office)



After Tova Sullivan’s husband died, she began working the night shift at the Sowell Bay Aquarium, mopping floors and tidying up. Keeping busy has always helped her cope, which she’s been doing since her eighteen-year-old son, Erik, mysteriously vanished on a boat in Puget Sound over thirty years ago.

Tova becomes acquainted with curmudgeonly Marcellus, a giant Pacific octopus living at the aquarium. Marcellus knows more than anyone can imagine but wouldn’t dream of lifting one of his eight arms for his human captors—until he forms a remarkable friendship with Tova.

Ever the detective, Marcellus deduces what happened the night Tova’s son disappeared. And now Marcellus must use every trick his old invertebrate body can muster to unearth the truth for her before it’s too late.

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.

Fannie Mae continued from page 3.

Does this mean buyers can't get a loan to purchase at Parkfairfax?

No. If lenders want to offer Fannie Mae or Freddie Mac loans, they must provide documentation proving all structural repairs have been addressed. This will be possible once the foundation repairs for buildings 716, 109, and 111 are completed.

All other lenders, except for these two, still offer conventional loans and are working with other purchasers who wish to buy at Parkfairfax. Parkfairfax is also approved by government-backed FHA and VA loans and is approved until 2027, when it will be up for renewal.

When do we expect our Fannie Mae's status to be changed back to "Approved"?

The foundation repairs on building 716 have been completed, and 111 and 109 will be completed in early to mid-August. Once completed, Parkfairfax will notify all homeowners, real estate agents, and lenders, informing them that the repairs have been completed and are backed by an updated engineer report so that they can submit their loan applications to Fannie Mae and Freddie Mac.

Parkfairfax is a well-funded and properly maintained condominium with over \$7 million in reserves that routinely spends approximately \$4 million annually on maintenance. We carefully rely on engineers’ and experts’ opinions when implementing maintenance programs and promptly addressing repairs.

Please share this information with everyone who wants to know more about this matter.

We will inform you of any changes if something happens before the estimated timeline.

If you have further questions, please contact the General Manager, Francisco Foschi, at ffoschi@parkfairfax.org or the Assistant General Manager, Dana Cross, at dcross@parkfairfax.org.

Parkfairfax Management

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

MANAGER'S CORNER

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

How Much Noise Do You Make?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you and your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Hard flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. But it can be a problem for the folks' downstairs, even if you make an effort to tread lightly or wear soft shoes. Per Parkfairfax's by-laws, all upper units are required to have 80% carpet and padding coverage, including the stairs.

Large flat-screen televisions have become more affordable every year, and many of our residents have them. As a suggestion, please try to mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation might be intolerable if your home. Whatever you're planning, give some thought to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Please remember that Parkfairfax is a large community and that residents work different schedules.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

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/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

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2024 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!

Join us for our
Summer Concert Series
at the **Coryell Pool**
Lawn Space | 6-8PM



Saturday, July 20th
Summer Concert #2
"2nd Sole"
Soulful Rock

Saturday, August 17th
Summer Concert #3
"Jamison Green Band"
Classic Rock

DOGGIE DIP!!!



Saturday
September 7th, 2024
12 to 2pm

Lyons Lane Pool

Save the Date!

**Parkfairfax Yard Sale Open to Parkfairfax
Artists and Entrepreneurs Too!**



Saturday
September 21st, 2024
[rain date Sunday, Sep 22nd]
8am-12pm
Set up starts at 7am

Valley Dr. parking lot near the
intersection Gunston Rd.

**Look for Sign Up Information in
Early August!**



The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Community Room (Mgmt Office), 3360 Gunston Road.

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.

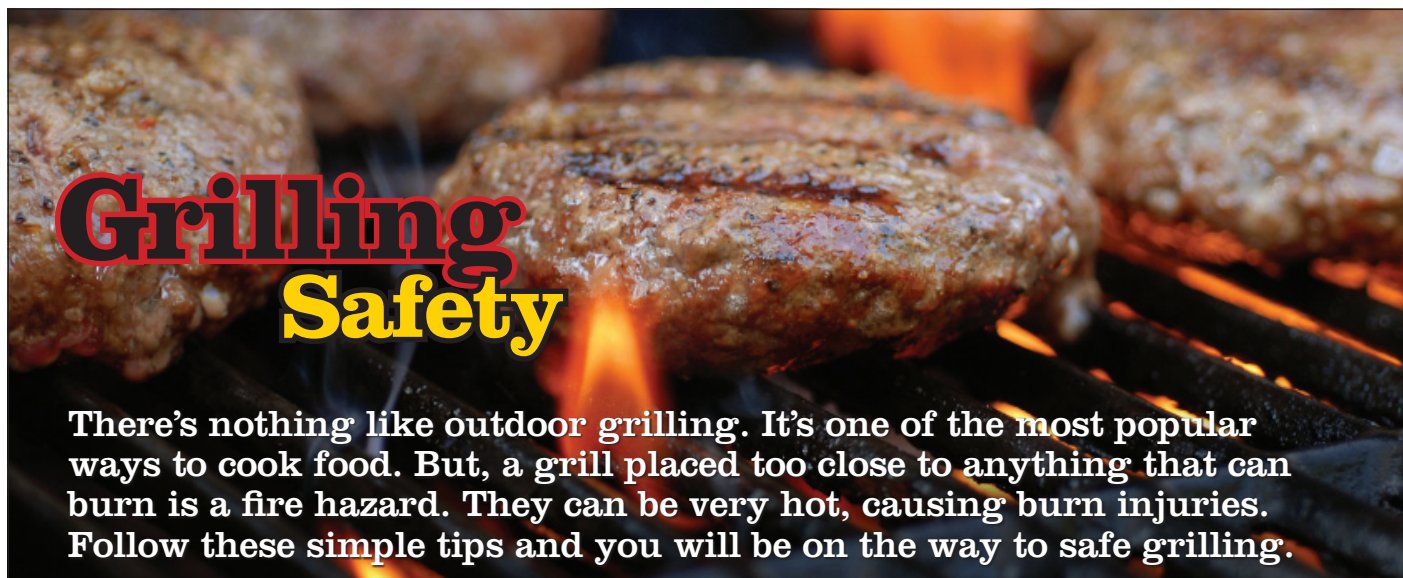
13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

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.



There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.

SAFETY TIPS

- »»» Propane and charcoal BBQ grills should only be used outdoors.
- »»» The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- »»» Keep children and pets at least three feet away from the grill area.
- »»» Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- »»» Never leave your grill unattended.
- »»» Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- »»» There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- »»» If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- »»» Keep charcoal fluid out of the reach of children and away from heat sources.
- »»» There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- »»» When you are finished grilling, let the coals completely cool before disposing in a metal container.

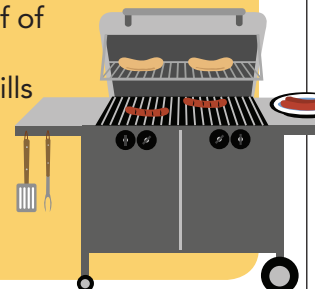
PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame **goes out**, turn the grill and gas off and wait at least **5 minutes** before re-lighting it.

FACTS

- ! July is the peak month for grill fires.
- ! Roughly half of the injuries involving grills are thermal burns.



**NATIONAL FIRE
PROTECTION ASSOCIATION**
The leading information and knowledge resource
on fire, electrical and related hazards

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@allegrorollc.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 handy-

man 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.

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.

PET & PLANT SERVICES:

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

MISCELLANEOUS

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 or text 703 201 3923.

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.

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.

REAL ESTATE FOR RENT

1603 Fitzgerald Lane: Sunny 750 sq. ft. end-unit 1 bedroom. Renovated kitchen with granite, tile flooring, handsome wood cabinets, stacked washer dryer. Sparkling refinished hardwoods. neutral paint. Updated bath. Easy parking on 1 way street. Short stroll to Shirlington. Pet welcome on a case-by-case basis with deposit. See photos: www.Parkfairfax.com - The JohnANDJohnTEAM of RE/MAX Allegiance: 703-820-9723.

FOR OVER 25 YEARS
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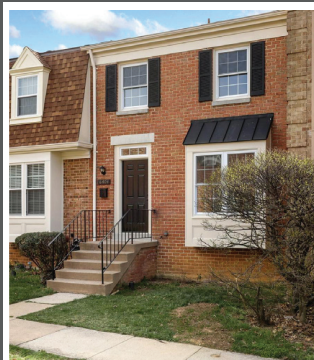
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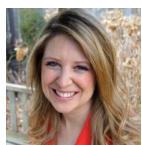


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August 2024

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