

Parkfairfax FORUM

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

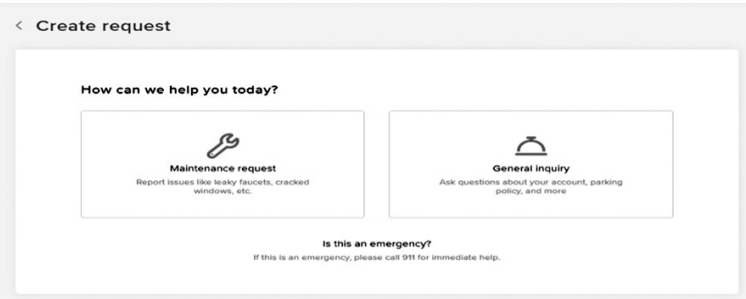
November 2024
Volume 46, Issue 11

We Are Making Changes to How Buildium Service Requests Are Made

We are working hard to improve communications and do better at following up on requests through Buildium. But for this to happen, we need your help!

Why the changes?

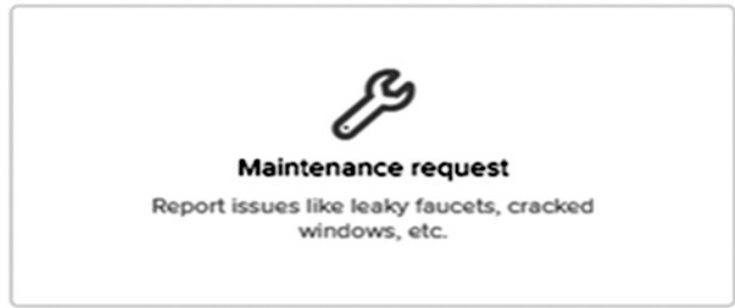
There are no current guidelines regarding how to use the two button options Buildium gives us when making a request (see *image below*), which creates confusion for our Service Coordinators and Maintenance Team. This results in a lack of follow-up and, sometimes, creates false expectations for our residents regarding their requests.



What are the changes?

Two simple changes:

- 1) The **"Maintenance Request"** button below must be used **only for service requests within a residential unit**.



Important: If your task is closed, please do not reopen it. Instead, follow the instructions in the automated message you'll receive when it is closed. Do not worry if you make a service request using the wrong button! You will receive an automated response directing you to route your inquiry through the correct button.

- 2) The **"General Inquiry"** button below must be used for all other requests, comments, or questions about elements **outside a residential unit**. These include landscaping, trees, grass, lighting, retaining walls, and any other part of the association's common elements.



Important: If your task is closed, please do not reopen. Instead, follow the instructions on the automated message you'll receive when it is closed. Do not worry if you make a service request using the wrong button! You will receive an automated response directing you to route your inquiry through the correct button.

Why not simply change the button's names?

Buildium is a community management platform that serves hundreds of communities across the U.S. While some features are customizable, this one cannot be changed.

See **Buildium Changes** continued on page 3.

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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

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At-Large Representative

smulrooneyatlarge@parkfairfax.org

parkfairfax.org

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Term Expires: April 2027

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Vice President

Ward 1 Representative

rothenbergward1@gmail.com

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Term Expires: April 2027

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At-Large Representative

akhetequus@earthlink.net

Finance Committee

Term Expires: April 2026

Ward 2 Representative

–Vacant–

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

Covenants Committee

Term expires: April 2026

Caitlin Counihan

Ward 5 Representative

ccounihanward5@parkfairfax.org

parkfairfax.org

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

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lydiariabtsev@gmail.com

Communications Committee

Mark Lamont

marklamont17@gmail.com

Covenants Committee

Eric Keber

covenants@parkfairfax.org

Elections Committee

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elections@parkfairfax.org

Finance Committee

Greg Drone

Gdrone@comcast.net

Landscape Committee

Scott Knudsen

cscottknudsen@gmail.com

Recreation Committee

–Vacant–

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 and

Communication Director

Lora Reynaud, ext. 102

covenantsdirector@parkfairfax.org

USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.org

Management Assistant

Lolita Clark, ext. 106

lclark@parkfairfax.org

Accounting Coordinator

Tamara Kanouff, ext. 108

accounting@parkfairfax.org

Administrative Assistant

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

Buildium Changes continued from page 1.

What is the Goal?

With your help, our team can better organize tasks in order of priority or feasibility, resulting in better communication and management of our residents' expectations.

What happens to outstanding old requests?

Our Service Coordinators will contact you to determine the status of your request and provide you with further instructions if necessary.

When will it start?

These changes will go into effect on November 1, 2024.

For your convenience, you can also find these guidelines at www.parkfairfax.org under the link *How to Make Requests Through Buildium*, located under *Quick Links and Announcements*.

Don't hesitate to contact any member of our Admin team if you don't have an account and would like us to help you open one or if you have any questions about these changes.

Community Room Rental

Any resident of Parkfairfax may reserve the Community Room. Requests for reservations must be submitted for approval to the General Manager and will be awarded on a first-come, first-served basis.

HOURS

The Community Room is available to rent during the day. The lessee may begin entertainment preparation after 8:00 am. The room may be used until midnight, Sunday through Thursday; and until 1:00 am on Saturdays. The Community Room may be used until 2:00 am for New Year's Eve functions.

FEES

A prepaid security deposit of \$250.00 and a rental fee of \$300.00 are required to rent the Community Room, along with a copy of insurance coverage of \$100,000 at the time of reservation. The deposit will be returned within three weeks of the date of the function, provided that there was no damage done and no clean-up was required.

For more information call 703-998-6315 or stop by the office. Applications are available at the front office or on the Parkfairfax website, www.Parkfairfax.org, under Resources > Administrative Forms, AR-15.

BOOK CLUB ANNOUNCEMENT

There is no book club for November, instead we will meet the second week of December. Starting in January we will go back to the 3rd Tuesday of the month.

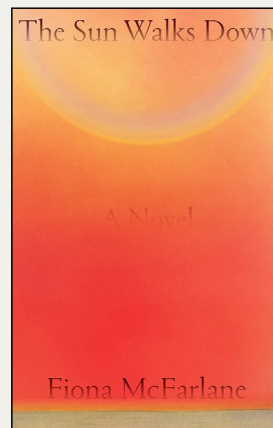
BOOK CLUB

The Sun Walks Down

by Fiona McFarlane

Tuesday, December 10, 7 pm

Parkfairfax Community Room (next to the office)



In the 1880s, in the harsh back country of South Australia, 6-year-old Denny has gone missing during a dust storm. The authorities, his family, a Swedish artist and an Aboriginal tracker all join in the search, resulting in clashes that illuminate the uneasiness simmering among the residents.

Fiona McFarlane's blazingly brilliant new novel, *The Sun Walks*

Down, tells the many-voiced, many-sided story of a boy lost in colonial Australia.

In September 1883, a small town in the South Australian outback huddles under strange, vivid sunsets. Six-year-old Denny Wallace has gone missing during a dust storm, and the entire community is caught up in the search for him. As they scour the desert and mountains for the lost child, the residents of Fairly—newlyweds, farmers, mothers, Indigenous trackers, cameleers, children, artists, schoolteachers, widows, maids, policemen—confront their relationships, both with one another and with the landscape they inhabit.

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.

Holiday Closings

The Parkfairfax office will be **closed Monday, November 11**, in observance of Veterans Day, and **Thursday, November 28** and **Friday, November 29** for the Thanksgiving holiday.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2024 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!

Wine & Cheese Event

**Saturday,
November 9th, 2024
5-7PM**

Community Room



Holiday Tree Lighting with the Alexandria Choral Society

**Saturday
December 7th, 2024
6-7pm**

The Island at the
corner of Preston Rd.
and Valley Dr.



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.

Elections Committee Needs Volunteers

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three unit owners no later than 90 days before the Annual Meeting.

The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Dana Cross at dcross@parkfairfax.org no later than December 2, 2024.

**Don't Forget
to Fall Back!
November 3
Daylight Savings
Time Ends.**



MANAGER'S CORNER

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

Waterwise—A new water-saving program offering lots of free services is coming soon!

Parkfairfax is finishing up the last details of a water savings program that will be offered to all our residents starting December 1st or sooner.

The program will run for approximately eight months and includes a number of free services, repairs, inspections, and diagnostics for water issues that occasionally arise in units.

We hope that by encouraging our community to report plumbing issues and help them save money on repairs and diagnostics, we can decrease water waste and implement more energy-efficient methods. This new approach will decrease water bills while contributing to a better environment.

Stay Tuned!

Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72-hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

Please Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell— so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.



A Reminder on Snow Removal

It's that time of year—the seasons first reminder about snow. Staff is responsible for clearing all common element walks (walks that serve more than one unit). Each resident is responsible for clearing that portion of the walkways that serve only their unit.

Residents who are unable to clear their own entry walks due to physical impairment may complete the "Request For Snow Removal Assistance" form and return it to the main office. *Please note that last years "Assistance lists" will not be used. If you require this type of assistance again this year, you must submit a new form. We cannot make any exceptions.*

- Please do not use the sand barrels as trash receptacles or "dog walk" containers (these will be placed near each Laundry Room in early November).
- Please do not park in the intersections or crosswalks during a storm. This stops our motorized equipment.
- Please do not "reserve" parking spaces with lawn furniture, cones, etc. All parking lanes will be plowed once the cars move.
- Please do not ask staff to dig out or jump-start your car. This is not the maintenance staff's job and detracts from their scheduled work assignments.
- While digging out your car, please do not make huge piles on the streets or sidewalks. It does take extra time to put the shoveled snow onto the lawn areas. However, roads and walkways can become impassable, even to snow removal equipment, due to compacted piles of snow.
- Please be patient and travel with care. Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.
- Do not use household salt or rock salt on concrete or flag-stone walks and steps. Never use any ice melting chemicals that contain ammonium nitrate or ammonium sulphate. Do not use any type of ice melting chemicals on newer walks—sand is fine. The Association will have small baggies of ice melting chemicals available at the Main Office once we get into the winter weather. These are the same pink crystals that staff uses. This ice melt is sodium chloride based, but has been specially treated to protect concrete.

Please be patient during winter weather. Take your time and enjoy the season!

2024/2025 Request for Snow Removal Assistance

Name(s) _____

Building Number _____

Address _____

Phone Number (Home) _____

Phone Number (Work) _____

Signature _____

Date _____

**This request must be renewed each year!
All prior years requests have been destroyed!**

Please return this completed form to:
Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.



Recycling

As the holiday season approaches please be mindful to flatten your boxes before recycling them. Flattening the boxes and placing them in the appropriate recycling bin will help make room for others who want to recycle. Whether your box is small or large, please flatten it and recycle. Thank you.

The Parkfairfax Transportation and Land Use Committee (TLUC) presents.....



TRAFFIC CALMING TOWNHALL

Tuesday November 12th 2024

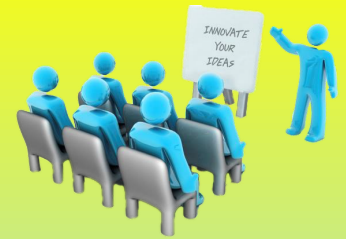
7 PM in-person

Community Room

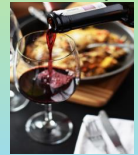
3360 Gunston Road

Everyone is Welcome!

City staff will be present to share traffic calming plans to reduce speeds and make our Parkfairfax streets safer for pedestrians, bicyclists, motorists and even our canine friends!



Followed by TLUC-hosted reception!



Free Food !!!

RSVP bob2@comcast.net. Walk-ins also welcome, but seating capacity limited

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/81198276690>

Phone Dial-in: 301-715-8592

Meeting ID: 811 9827 6690 Passcode: 336001

Transportation & Land Use Meeting

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

Phone Dial-in: 877-853-5247

Meeting ID: 912 0429 8577

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 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.

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.

B & A Housecleaning: Cleaning homes in Fairlington and all areas for 40 years. Excellent references and prices, we provide our own equipment and supplies. For special jobs hourly rates are available. Window cleaning services are provided with an appointment. Call us for a free estimate (703) 501-9007 or email us using bc42happy@gmail.com.

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MISCELLANEOUS

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Private English Tutoring Services: College Essay, AP Prep, Reading Comprehension, Writing, Grammar. In-Person or Virtual. Retired FCPS English/Journalism Teacher (TJHSST, Falls Church HS). Former journalist, published in *The Washington Post*, *LA Times*, *Salon*, *Billboard*, among others. Parkfairfax Resident. Rochelle L Levy, 703-945-7735. rllevytutoring@gmail.com.

REAL ESTATE FOR SALE

1204 Martha Custis Dr.: Sunny upper 1-bedroom, granite counters, updated floors, treetop views, stainless steel appliances, washer/dryer in unit. Attic storage. The johnANDjohnTEAM of RE/MAX Allegiance: 703-820-9723.

3470 Gunston Rd.: Beautifully renovated, end-unit Madison model. Surrounded by greenery, updated kitchen and bath. Inlet parking. Attic storage. The johnANDjohnTEAM of RE/MAX Allegiance: 703-820-9723.

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Parkfairfax.com
johnANDjohnTEAM@Parkfairfax.com



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ahmedbrothers@hotmail.com



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703-548-1882

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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 Lora Reynaud at CovenantsDirector@parkfairfax.org for prices and any questions you may have!

Marlene Hall
HOMES

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

"Marlene was very helpful from day one. She's responsive and quick and even felt like a friend during the process. She showed us the house we ended up getting on such short notice because we saw the listing and was curious. Highly recommend Marlene!" — Zillow client review

BROKERED BY
exp
REALTY



1132 Valley Dr Alexandria

- Rented in less than 2 weeks



11124 Snug Haven Ln, Fairfax

- Represented the tenant



3740 Valley Dr, Alexandria

- Listed and secured 2 Yr Lease!



5766 Governors Pond Cir, Alexandria

- Represented the tenant

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



Adopt Saige!

www.awla.org/pet/saige
Adorable 8 month old
mixed breed!

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

November 2024

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

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