

Parkfairfax FORUM

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

March 2025
Volume 47, Issue 3

Insurers are Dropping HOAs, Threatening the Condo Market

By Claire Boston, Senior Reporter for Yahoo Finance
covering housing, mortgages, and home insurance

Homeowners' associations are struggling to find master insurance policies, forcing fees higher for residents. Insurance is getting harder to find and more expensive in much of the country. Just ask homeowners' associations. Mirroring trends in the single-family home market, insurers are boosting premiums or exiting the business of covering HOAs' common property entirely, citing rising losses from extreme weather and aging buildings. The steep premium hikes usually end up passed on to individual owners in the form of higher monthly dues.

For many insurers, HOA coverage is a relatively niche product, but the 74 million Americans who live in those communities rely on what's known as master policies to insure common property like sidewalks, playgrounds, and in the case of multifamily buildings, roofs and certain interior and exterior features. These higher insurance costs are yet another expense that's making homeownership a challenge for a growing swath of Americans. They are also increasingly unavoidable: In many parts of the country, HOA communities make up a growing proportion of local housing stock. "All of the catastrophes and the disasters have contributed to rising premiums," said Dawn Bauman, executive director for the Foundation for Community Association Research. "It's not just condominium associations or community associations—it's every piece of the insurance market."

'Lucky to get a renewal'

The 2021 Surfside, Fla., condo collapse was a turning point that made coverage harder to keep, particularly for condo associations, Bauman said. Insurance issues have also affected HOAs made up of single-family homes, but they're most profound in communities of apartments, rowhouses and townhomes because those developments have more communal features. Thousands of miles from Florida, in suburban Minneapolis, insurance broker Eric Skarnes is having increasing trouble finding options for his clients in Minnesota and Colorado. In both states, insurers fear hail damage, which can pummel roofs. "The days of having two, three, or four options are long gone," said Skarnes, whose company, Insurance Warehouse, insures around 500 HOAs. "Most associations are just lucky to get a renewal." Mark Foster sits on the board for an 84-unit complex in Lakeville, Minn. Since 2021, premiums on his HOA's master insurance policy have quadrupled to \$236,000. Despite being spared from several severe hailstorms that have hit the region in recent years, his association was



dropped by their insurer when the total value of their insured property surpassed \$60 million.

"We got booted to the secondary market," he said. "It's terribly expensive." In the same timeframe, his HOA's monthly fees—which cover insurance premiums, reserves, and maintenance—have roughly doubled to nearly \$700 a month. In an effort to avoid further pain for owners, many of whom are retired and live on

See **Insurers** continued on page 5.

IN THIS ISSUE:

Book Club.....	3
Covenants Reminders.....	3
2025 Annual Meeting.....	3
Parkfairfax Activities.....	4
What Needs Approval?	5
Enjoying Our Outdoor Spaces with Your Pets.....	6
Community Room Rental.....	6
Join Condo Meetings Virtually.....	7

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

Elaine Lawler

Ward 2 Representative

elawlerward2@parkfairfax.org

Term Expires: April 2025

Jeff Lisanick

Ward 3 Representative

jlisanick@hotmail.com

Transportation & Land Use

Committee

Term Expires: April 2026

Scott Buchanan

Ward 4 Representative

sbuchananward4@parkfairfax.org

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

Covenants Committee

Term expires: April 2026

Caitlin Counihan

Ward 5 Representative

ccounihanward5@parkfairfax.org

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

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

j frankdesign@hotmail.com

Architecture and

Planning Board

Gary Hucka

ghucka@verizon.net

Building and Utilities

Committee and

Communications Committee

-Vacant-

Temporary Contact:

Mike Rothenberg

rothenbergward1@gmail.com

Covenants Committee

Eric Keber

covenants@parkfairfax.org

Elections Committee

Alexandra Swan

elections@parkfairfax.org

Finance Committee

Greg Drone

Gdrone@comcast.net

Landscape Committee

Scott Knudsen

cscottknudsen@gmail.com

Recreation Committee

Lisa Harger

pfx.lisa.harger@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 and

Communication Director

-Vacant-

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

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 Dana Cross, dcross@parkfairfax.org.

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board. *It is up to the advertiser to keep track of when the ad expires. You will not receive notice from Parkfairfax that the ad has expired.*

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

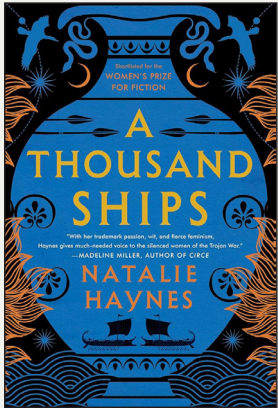
BOOK CLUB

A Thousand Ships

by Natalie Haynes

Tuesday, March 18, 7 pm

Parkfairfax Community Room (next to the office)



"In school, we read about the ancient Greeks: the fierce and clever Spartans who vanquished the Trojans. What brilliance to construct a horse—a GIFT—inside which brave warriors hid, waiting to ambush a kingdom and reclaim the beautiful Helen, whose face had launched a thousand ships—and thousands of sentences from mostly male writers ever since. In Natalie Haynes' own brilliant construction, the 10-year tale of

the Trojan War is retold by the many women ignored, widowed, enslaved, heartbroken and snuffed out by the pride and stupidity of warring men. Cassandra, Hecabe, Iphigenia, Penelope: They speak unfiltered. Muses and goddesses give their derisive takes as well. It is afresh and utterly satisfying feminist take on one of the oldest stories in Western literature." Melissa Gray, NPR's Weekend Edition.

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.

2025 Annual Meeting

Parkfairfax will hold its **Forty-Seventh Annual Meeting and Election for Members of the Board of Directors VIRTUALLY** on Wednesday, April 16, 2025. The election will fill three seats on the nine-member board: one position for Ward Two, one position for Ward Five, and one At-Large position. **Voting will begin on March 21, 2025.** Please note that **electronic voting will close on April 15, 2025, at 11:59 pm Eastern Standard Time**, while paper proxy voting will close earlier at 5 pm Eastern Standard Time on the same day.



Covenants Reminders

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

- **Applications are required for both routine** (management signs off) **and non-routine** (goes to Covenants Committee for approval). All contractors must have valid licenses and insurance.
- **Routine applications not requiring permits:** storm door (front or rear) installation and replacement HVAC through wall units and changing front door paint color (to approved color).
- **Routine applications requiring city permits** are washer and dryer with vent installs (plumbing, mechanical, and electrical), bathroom or kitchen vents (electrical), electrical panel upgrades, and patio light and/or receptacle (electrical).
- **Routine applications for wall removal** require plans approved by the city building department and a stamped engineer's letter stating the wall(s) are not load-bearing.
- **Non-Routine applications requiring Covenant approvals:** new rear patios/decks and walkways, plantings (front or rear), and new split or ductless HVAC systems (require building, electrical and mechanical permits).
- **Partial kitchen upgrades:** no application is needed to replace cabinets and countertops. Parkfairfax staff has been removing cabinets and sealing openings as a courtesy due to rodent issues. However, this is the homeowner's responsibility when work is done, and all openings must be sealed prior to re-installing your cabinetry.
- **Full Kitchen upgrades:** If you are doing a full remodel, including any plumbing, gas, or electrical work then a Routine application must be submitted with all pertinent permits and contractor information.
- **Bath remodel:** Same as above, any plumbing or electrical changes will require a routine application and all pertinent permits and contractor information.
- **Please remember that this is a shared community with abutting units.** We follow the city noise guidelines for doing any demolition and remodeling. Please respect your neighbors when undertaking a project.

These are the major items, and our completed list of Covenant guidelines can be found on our website. You must be registered to view this section.

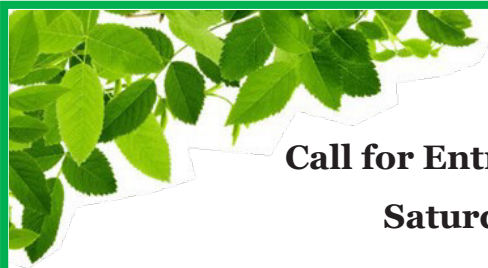
Please do not hesitate to reach out to us with any questions or concerns that you may have.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2025 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!



Call for Entries for the 2025 Parkfairfax Home and Patio Tour!

Saturday, June 7th, 2025 (Rain date: Sunday, June 8th)

To help owners get ideas for improvements to their units, the Activities Committee is planning a home tour of unit improvements / renovations. Please find a list of suggested improvements:

- Kitchen renovations
- Bathroom renovations
- Storage solutions
- Small space improvements
- Patio/garden space

If you have a space you would like to share with your neighbors, please complete the following:

Name:

Address: (including building no.)

E-mail:

Phone:

Brief Description of renovation / improvement. Please send 2 to 3 photos of your space.

Please send your photos and information via e-mail to:

2025ParkfairfaxTour@gmail.com

Deadline for submission is March 31, 2025. Notification of participation by April 15, 2025.

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 Wednesday of every month, starting at 6:30PM at the Parkfairfax Community Room (Mgmt Office), 3360 Gunston Road.



HAPPY ST. PATRICK'S DAY
MARCH 17



What Needs Approval?

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

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

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

The following changes require a Routine Change Application

- Electrical Panel Upgrade
- Dishwasher
- Washer
- Dryer
- A/C or A/C with a Heat Pump
- Storm/Screen Door
- Door Hardware
- Front Door Light
- Attic Stairs to fit present attic access entry
- Stoop Railing
- Plant Hanger Bracket
- Flag Holder
- Remove heat convectors & piping
- Removal of Asbestos
- Front Door
- Back Door
- Breezeway Fence
- Back Door Lighting
- Outside Electric Receptacle
- Wall Removal or Partial Wall Removal
- Dryer Vent
- Exhaust Fan
- New Windows
- Paint/stain front door

The following changes require a Non-Routine Change Application

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

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

Insurers continued from page 1.

fixed incomes, the board has opted to defer certain projects like road resurfacing and irrigation system upgrades. Nationally, 31% of HOAs reported that their insurance premiums rose by between \$100 and \$500 per homeowner last year, according to the Foundation for Community Association Research. Another 35% saw increases of under \$100.

To keep their coverage and lower premiums, Foster's board voted to look into a different type of insurance policy that would reduce the association's total insured value but shift the costs of rebuilding interiors after a disaster onto owners, likely requiring them to take out more expensive individual policies. "There's definitely pros and cons to this, but we're just shocked at what's happened to this market," he said. "We have not had substantial damage."

Going without any insurance, an option for some single-family homeowners who have paid off their properties, isn't realistic for most condo associations. In many cases, it's required by law or in association governing documents. Even if it's not, being uninsured would likely chill condo sales because having the protection is a requirement to get the most commonly used mortgages. In some parts of the country, HOA fees and associated insurance woes are all but unavoidable. Some 84% of condos for sale last year had associated HOA fees, along with about a third of single-family homes, according to Realtor.com. More than 75% of listings in metro areas as varied as Houston, Las Vegas, and Orlando are part of HOAs.

Wilson Leung, a real estate agent in California's Bay Area, said the condo market is noticeably slower than single-family sales as prospective buyers balk at fees and higher property insurance costs. "That has definitely impacted general cost of living," he said. Nationwide, condo sales are falling and for-sale inventory is piling up. As of July 2024, condos under contract fell 5.5% compared to a year earlier, according to Redfin data, while listings were up more than 27%. The problem is most acute in disaster-prone parts of Florida and Texas, where insurance premiums and HOA fees have been rising particularly fast. In Houston, the median condo sales price fell 6.5% between mid-2023 and mid-2024. Jacksonville, Fla., saw a similar 6.6% decline in that period.

For now, though, condo prices are still holding up on a national level. Even as more inventory hits the market, average sale prices rose 3.9% through the middle of last year. Foster, in Minnesota, is a believer in many aspects of condo living. Cost savings can be substantial on services that can be billed in bulk, like internet and garbage collection. But insurance expenses in his community now roughly match those on similarly priced single-family homes. "What they're paying in insurance, we're now paying," he said. "Maybe even a little bit more in some cases."

Enjoying Our Outdoor Spaces with Your Pets



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

- **Leashes:** All dogs must be on a leash per the City of Alexandria code. Cats also must be on a leash per Parkfairfax Policy. Parkfairfax does not allow unleashed free play areas, so pets must always be on a leash.
- **Pet waste must be removed and disposed of immediately.** We provide collection cans through-out the property.
- **Property Damages:** Owners are responsible for any damage to grass areas, flower beds, shrubbery, etc., done by their pets.
- **Failure to follow the rules can result in covenant violations.**
- **All pets must be registered with the Association.**
- **Additional Pet:** Pet owners must seek and receive approval from the Board of Directors to keep more than one pet per unit.

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

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



**Sunday,
March 9—
Daylight
Saving time.
Remember to Spring
your clocks forward.**



Lots of residents will be using the exercise facility during the winter months. There will be times when it gets very crowded.

- Please be patient and show respect to all other residents using and sharing the facility with you.
- Please limit your use of any cardiovascular machine to 30 minutes.
- Remember that physical trainers and classes are no longer allowed in the room. (The room is just too small for this kind of activity.)
- Remember those children 18 and under aren't allowed in, either. (The equipment is for adults. Dangerous for children.)

Enjoy the room, and keep fit.

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.

PET & PLANT SERVICES:

THE GARDEN CONTESSA: Three individual 45-minute sessions offered January-March for only \$150—just in time for spring! Learn how to prepare, plant, grow, and care for your garden. References available from our current 2024 students. To book your sessions, call or text Contessa at 703-548-1882.

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.

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

Owners: We get calls/emails/texts daily about “what’s coming up for sale”. There are buyers!! Last of year open house had 20+ buyers. Time to sell. There are VERY few at this time. Email us at johnAND-johnTEAM@Parkfairfax.com. The johnANDjohn TEAM, RE/MAX Allegiance 703-820-9723.

Buyers: Spring market is coming. Email us at johnANDjohnTeam@Parkfairfax.com We'll be happy to work for you to find what you want! The johnANDjohn Team, RE/MAX Allegiance 703-820-9723. See photos on www.Parkfairfax.com

Landlords: Qualified tenants looking for Parkfairfax homes. All conditions! The johnANDjohn TEAM, RE/MAX Allegiance 703-820-9273. Email us at johnAND-johnTEAM@Parkfairfax.com. See photos on www.Parkfairfax.com.

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/81331967290>
Phone Dial-in: 301-715-8592
Meeting ID: 813 3196 7290 Passcode: 293130

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

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



CHELSEA PAINT & PAPER

Licensed, Bonded & Insured
References Available

Painting
Interior / Exterior
Wallpapering

Steve Chute
chute285@aol.com

Home: 703.912.1450
Cell: 571.216.9338

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!

FOR OVER 25 YEARS
Serving the Alexandria/Arlington Area



Dr. Jeff Borenstein



Dr. Steven Trauben



**KING STREET
Chiropractic
Wellness Center**

703.578.1900

Bradlee Office Building
(Behind the Safeway)
3543 W. Braddock Rd
Suite 200
Alexandria, VA 22302



Live life pain-free.

Are aches and pains keeping you on the sidelines?

Are you recovering from an injury or accident?

Is limited range of motion limiting your life choices?

Start your path to pain-free living with us.

We are proud to be the highest reviewed practice in the Alexandria/Arlington area with over 600 reviews. Check us out.



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 & 2024

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.

Randy Woods

Associate Broker

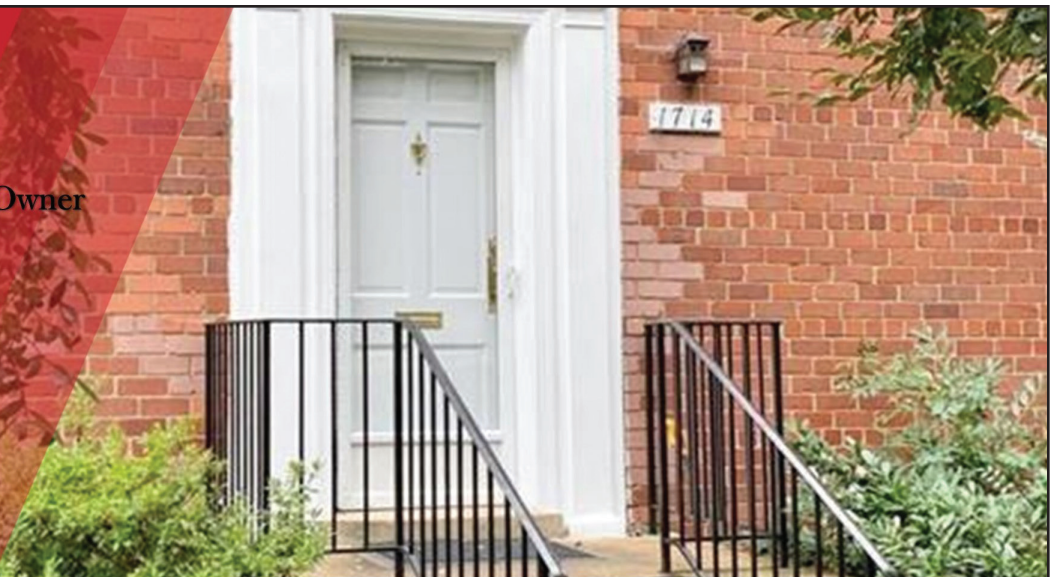
Woods Property Management, Owner

CDPE, SRES

703-470-0718

RandyBWoods@gmail.com

@RandyWoodsRealtor



SAMSON PROPERTIES

6363 Walker Lane, Suite 130
Alexandria, VA 22310



Sold in 2024

1 bed, 1 bath
Energy Efficient Condo
Located in ParkFairfax

**1714 PRESTON ROAD
ALEXANDRIA, VA 22302**

\$339,000

Contact us for
Property Management Services
703.470.0718
WoodsLLC7@gmail.com

Marlene Hall HOMES

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

"Marlene Hall, my Realtor, brought me a full price, solid offer BEFORE I even put my home on the market! A few weeks later she successfully brought my home to settlement. I am grateful to Marlene and her amazing energy and resourcefulness. If anyone needs a Realtor with "the smarts", a heart of gold, and boundless energy, I recommend Marlene. She is truly amazing." — Arlington VA review

Your Parkfairfax
Real Estate Expert
for 10 Years.

Owned and lived
in Parkfairfax for
the past 20 years.

Support your
local Parkfairfax
resident!



SOLD!
24650 Hutchinson Farm Dr
Sterling, VA 20166
• 3BR/3BA
• 1,650 sq ft
• Listing agent. 2 Offers!

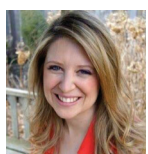


RENTED!
43599 Barretts Sq
Ashburn, VA 20147
• 2BR/3BA
• 1,734 sq ft
• Closed as listing agent



THINKING OF SELLING? Don't do a thing until you have this free report — **"11 Things You Need to Know to Pass the Home Inspection"** Call or text for your report!

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



Adopt Bolt!

www.awla.org/pet/Bolt
A heart full of love just
waiting to shine

MITSUBISHI ELECTRIC ZONED COMFORT SOLUTIONS®
perfect for keeping every family member happy

- ▶ Room by room temperature control
- ▶ Whisper-quiet operation
- ▶ Odor filtration
- ▶ Allergen filtration

- ▶ No more hot or cold rooms in your home
- ▶ Turn OFF unoccupied rooms
- ▶ Up to 40% more efficient than central air

Wall-mounted indoor unit Floor-mounted indoor unit Ceiling-recessed indoor unit Horizontal-ducted indoor unit Multi-position ducted air handler Outdoor unit

Customize your comfort, customize your look.
Choose from different styles of ductless and ducted indoor units. Our solutions can be customized for any home.



KNOWLEDGEABLE

With over 100 years of experience in the HVAC and Plumbing industry, we are one of the largest and most experienced heating, cooling, and plumbing companies in the area.

TRUSTED

Our skilled, trustworthy technicians are continually trained on the newest technologies. We have the know-how to tackle any HVAC or plumbing problem - big or small!

DEPENDABLE

Proudly serving over 5 generations of local families and businesses since 1912.



MD - (240) 433-1300
DC - (202) 783-6100
VA - (703) 534-0088

www.johngwebster.com

March 2025

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