

Parkfairfax FORUM

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

April 2025
Volume 47, Issue 4

We're Sorry, Ms. Jackson, You Are Not On the Board

Featured in Community Associations Institute
Washington Metropolitan Chapter,
Quorum Magazine February 2025

This article goes out to all of the outcasts who have had questions regarding the roles and responsibilities of the key players in the community association world. From an owner overstepping on the board's decision-making authority (Ahem, we see you Ms. Jackson) to a community manager being asked to review or revise the terms of a contract.

Because most association boards of directors are made up of owners from the community volunteering their time, it can be difficult to know the limits of authority and stay in one's lane. Luckily, you don't need a golden calculator to solve this problem! Read on and realize this is your guide to the role of the membership, the board of directors, management, and business partners. Don't make me break this thing down for nothing!

A. The Membership:

Assessments, Capital Contributions, Reserves, They Pay That!

Alright now, members. What's cooler than being cool? Casting your vote as a member of the association! While the day-to-day role of the membership may seem small, it is vast and far-reaching. Each member's vote is critical to building the type of community they want to live in as it plays a vital part in deciding who has the fiduciary responsibility of running the association. Please



participate, these are your neighbors! The most important functions of the membership are:

1. **Voting.** Whether it be for board elections or amendments to the governing documents, each member's vote is important to build the type of community that the majority of owners want to live in. Shake that ballot like a polaroid picture, you just fulfilled your duty as a community association member!
2. **Attendance at Membership and Board Meetings.** Depending on the association's governing documents, attendance at

See **We're Sorry** continued on page 5.

Annual Meeting Reminder

Parkfairfax will hold its **Forty-Seventh Annual Meeting and Election for Members of the Board of Directors in person and 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 p.m.** Eastern Standard Time, while **paper proxy voting will close earlier at 5:00 p.m.** Eastern Standard Time on the same day.



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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

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.

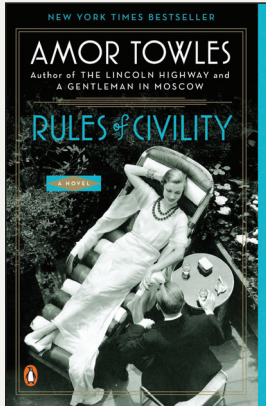
BOOK CLUB

Rules of Civility

by Amor Towles

Tuesday, April 15, 7 pm

Parkfairfax Community Room (next to the office)



From the #1 *New York Times*-bestselling author of *The Lincoln Highway* and *A Gentleman in Moscow*, a “sharply stylish” (Boston Globe) book about a young woman in post-Depression era New York who suddenly finds herself thrust into high society—now with over one million readers worldwide

On the last night of 1937, twenty-five-year-old Katey Kontent is in a second-rate Greenwich Village jazz

bar when Tinker Grey, a handsome banker, happens to sit down at the neighboring table. This chance encounter and its startling consequences propel Katey on a year-long journey into the upper echelons of New York society—where she will have little to rely upon other than a bracing wit and her own brand of cool nerve.

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.

Covenants Committee Volunteers Needed!

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

If you are interested in becoming a member of the Covenants Committee, **please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, by June 6, 2025.** She can be reached at dcross@parkfairfax.org or 703-998-6315.

Ward 5 Painting

Ward 5 painting is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 2; touch-up work will be done in-house as needed. Williams Painting will perform Ward 5 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate

See **Ward 5 Painting** continued on page 7.

WARD 5 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 2, 2025

Name(s)

Date

Address

Building Number

Unit

Phone Number (Home)

Phone Number (Work)

Please check your selected color:

Please paint my door the selected color below:

- | | |
|--|---------------------------------------|
| <input type="radio"/> Bracken Biscuit | <input type="radio"/> Waller Green |
| <input type="radio"/> Prussian Blue | <input type="radio"/> Palace Green |
| <input type="radio"/> Carriage Red | <input type="radio"/> Finley Blue |
| <input type="radio"/> Buffett Green | <input type="radio"/> Washington Blue |
| <input type="radio"/> Carter Plum | <input type="radio"/> Mopboard Black |
| <input type="radio"/> Hardwood Putty (white) | |

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

- | | |
|-----------------------------------|--|
| <input type="radio"/> 235 Cherry | <input type="radio"/> 2718 Ebony |
| <input type="radio"/> 2716 Walnut | <input type="radio"/> 210 B Golden Oak |

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

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2025 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!

Parkfairfax Activities Committee Events

destash



1. (transitive, textiles, informal) To remove (yarn, fabric, beads, tube of paint, etc.) from one's collection.

"I just found some great crafting supplies at Parkfairfax's destash event. You should have been there."

Are these an example of items you would like to give away to make space for more items?

- ❖ Yarn
- ❖ Fabric
- ❖ Sewing patterns
- ❖ Paint
- ❖ Craft paper
- ❖ Canvases
- ❖ Buttons and notions
- ❖ Beads
- ❖ Beading supplies
- ❖ Craft books
- ❖ Craft supplies
- ❖ Floral supplies

If so, sign up to be a supplier by e-mailing your name, address and a brief description of your sharable inventory to:

dcmquilts@gmail.com

Please submit this information by Friday, April 18th, 2025.

When: Saturday, May 3rd, 2025

Hours: 10:00AM – Noon
(supplier's setup at 9:30AM)

Where: Parkfairfax Community Room
3360 Gunston Rd, Alexandria, VA 22302



Join us for

SnoCones!

To celebrate the opening of Parkfairfax pools for the summer!



Saturday,

May 24th, 2025

12-2PM

Martha Custis Pool

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.

2026 Assessments, 4.37% Increase

Beginning June 1, 2025

Model Name	FY26						
1A Jackson	\$512.30	1E Garfield	\$525.23	2B1 Madison	\$645.59	3B Harrison	\$787.82
1B Jefferson	\$555.06	2A Lincoln	\$605.81	2C Washington	\$626.68	3C Coolidge	\$835.58
1C Monroe	\$542.12	2A1 Lincoln	\$629.67	2D Cleveland	\$714.22	4A Roosevelt	\$1007.68
1D Adams	\$505.33	2B Madison	\$626.68	3A Van Buren	\$750.03		

Architecture & Planning Board Volunteers Needed!

The Architecture & Planning Board needs volunteers to fill two vacancies for a two-year term. The Architecture & Planning Board is designed to advise and assist the Board in developing policy relative to common element use, project planning, formulation of contracts, review of continuing contract

services, and architectural changes or additions. The Architecture & Planning Board meets monthly on the second Wednesday at 7 pm.

If you are interested in becoming a member of the Architecture & Planning Board, **please submit a letter of interest and/or your resume to Dana Cross, Assistant General Manager, by June 6, 2025.** She can be reached at dcross@parkfairfax.org or 703-998-6315.

We're Sorry continued from page 1.

membership meetings may be necessary to cast your vote, though most governing documents and applicable law allow for votes to be cast by members attending in person or, if not in attendance at the meeting, by a designated proxy. Notably, attendance at board meetings will give members a chance, as owners within the community, to speak their minds on various issues at the appropriate designated time of the meeting reserved for member comment, and to watch the proverbial sausage get made. Take the floor, you know what to do!

B. The Board of Directors:

We Like the Way You Make a Motion! Being a board member may involve making difficult decisions with your fellow board members, who may at times have opinions that differ from yours. The decisions of the board, especially when controversial, could invite owner criticism or scrutiny. Despite this, once board decisions are made, it's important that all board members act with one voice and commit even if there are disagreements in reaching a final decision.

Once a decision is final, you aren't clashing, not at all! Of course, the vote won't always be split, we all agree that Ms. Jackson's roses are in violation of the covenants and have got to go!

At the end of the day, the basic role of the board is to run the association within the confines of the authority granted to it by the association's recorded covenants and other governing documents. When exercising this authority, every board member has a fiduciary duty to act with: (i) a "duty of care" by exercising the skills that a reasonable person would use under the circumstances and (ii) a "duty of loyalty" by avoiding or minimizing potential and actual conflicts of interest, as well as acting in the best interests of the association.

With these foundational duties in mind, examples of board powers and duties are:

1. Right to enforce the provisions of the association's governing documents.
2. Prepare and adopt an annual budget for the association.
3. Make regular assessments against members to defray the costs and expenses of operating the association.

4. Obtain and carry insurance against casualties and liabilities.
5. Elect officers annually at the organizational meeting of each new board—officers, generally, include the president, vice president, secretary, and treasurer (however, a community's governing documents may establish additional officer positions as well). Some communities are permitted to have non-board members serve as officers.
6. Exercise those powers and duties necessary for the administration of the affairs of the association to the extent not prohibited by the association's governing documents or applicable law.

Don't worry, Ms. Jackson, we apologize a trillion times. Let bygones be bygones because the sun will set on the terms of these directors one day and you will have your chance to run for the board in due time!

C. The Management Team:

They are the People That Make the Community Go! Depending on the size of your community, the notion that a small group of volunteer board members are responsible for handling the daily operations needed to run the community alone is quite daunting! The board can plan a pretty picnic, but they can't predict the weather! Queue the management team to ensure that the day-to-day functioning of the association runs like a well-oiled machine. This is accomplished by putting into action the decisions made by the board of directors! The relationship between the board of directors and management is crucial to effectively running the association. Without collaboration amongst the two and a respectful, open dialogue, it may be difficult for the association to function and fulfill its responsibilities pursuant to the association's governing documents and applicable law. When both parties are aligned, however, a thriving community can result.

These four groups constitute the basic framework for maintaining a great community association. With this foundation, your community association (and your home) will be cooler than a polar bear's toenails. Don't try to fight the feeling of appreciation you have for your community and all of the individuals who make it a beautiful place to live. Together, we can have homes with the Goodyear swings!

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

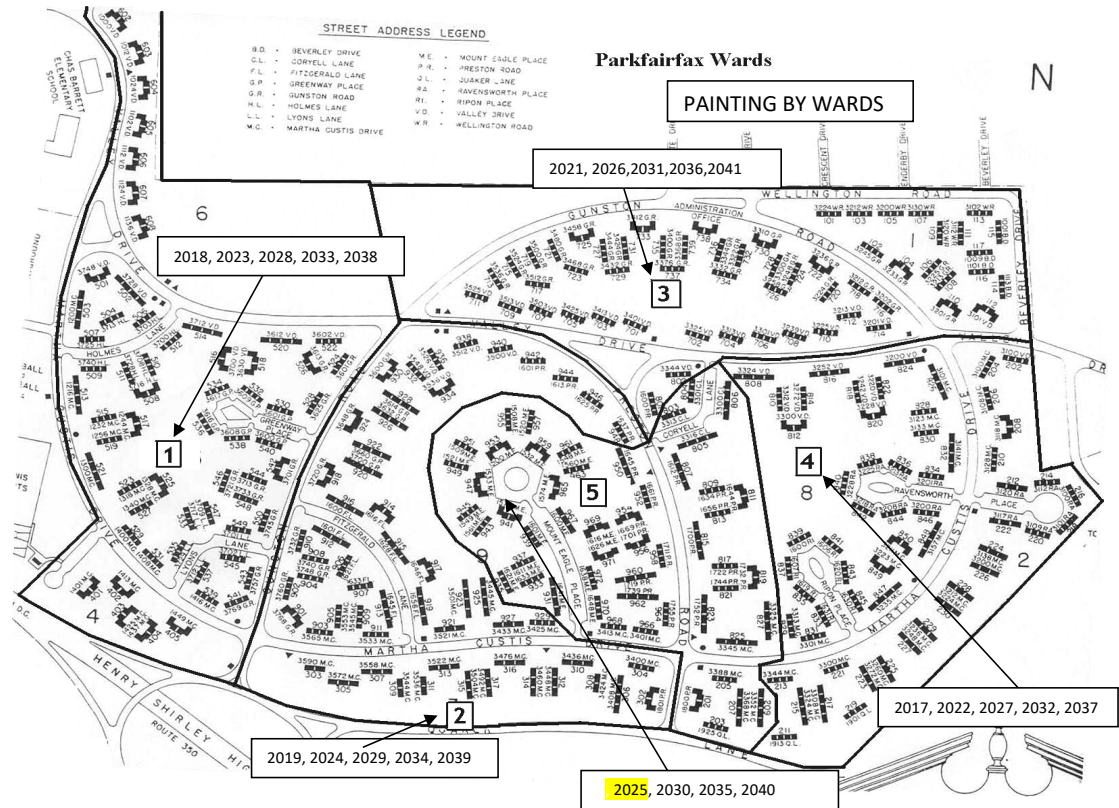
Web access: <https://us06web.zoom.us/j/86074068749>
Phone Dial-In: 888-788-0099
Meeting ID: 860 7406 8749 Passcode: 484695
Find your local number:
<https://us02web.zoom.us/j/kesSVslfLD>

Recreation Committee Meeting

Web access: <https://us06web.zoom.us/j/81198276690>
Phone Dial-in: 301-715-8592
Meeting ID: 811 9827 6690 Passcode: 336001

Ward 5 Painting continued from page

level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be effected this year by contractor painting and touchup.




THE GARDEN CONTESSA

Penny Spinney
703-548-1882
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Kathy Norwine
MSW, LCSW, LICSW

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(CORNER OF QUAKER & OAKCREST)

www.NorthernAlexandriaNativePlantSale.org
www.facebook.com/NorthernAlexandriaNativePlantSale

A listing of vendors is available on the native plant sale website above.

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References Available

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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!

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April 2025

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