



Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association January 2026 | Volume 48, Issue 1



Snow Removal in Parkfairfax: What Residents Need to Know

By Robin Davis

Winter weather is here and is part of life at Parkfairfax. A little preparation and cooperation go a long way toward keeping our community safe and accessible during winter weather. Below is a helpful overview of snow/ice removal responsibilities and important reminders for residents.

Snow/Ice Removal Responsibilities

Parkfairfax maintenance staff is responsible for clearing common-element walkways, defined as walkways that serve more than one unit.

Residents are responsible for clearing walkways that serve only their individual unit, including entry walks and steps.

Residents who are physically unable to clear their own entry walks may request assistance by completing a Request for Snow Removal Assistance form and returning it to the Main Office. Please note: Last year's list will not be reused, if you need assistance this season, a new form must be submitted. No exceptions can be made.

Sand, Salt, and Ice Melt

Sand barrels have been placed near each Laundry/Storage Room. Please do not use these sand barrels for trash or pet waste.

When purchasing ice melt:

- Do not use household salt or rock salt on concrete or flagstone walks and steps.

See **Snow Removal** continued on page 9.

Budget Workshop—January 24

The Board of Directors will hold its FY 2027 Budget Workshop on Saturday, January 24, at 9 am in the Board Room at the Main Office. This workshop will review and discuss the proposed FY 2027 budget, and all community members are welcome to attend.

Join us to learn more about the financial planning process and provide valuable input on the year ahead.

Board of Directors Budget Workshop
Saturday, January 24, 9 am

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

INSIDE:	
Board Meeting Highlights.....	3
Letter to the Editor	3
Farewell, Parkfairfax.....	3
New Year—New You (at a Committee Meeting!).....	3
Parkfairfax Activities.....	4
Holiday Closings and Trash Pick-up.....	4
Be Prepared, Stay Safe: A Public Service Announcement from Scott Mulrooney, President of the UOA.....	5
Resident's Right to Know—Gas Emergency Education	5
Spring Gardening—Garden Marker Swap Out.....	6
Book Club	6
Nature in our Neighborhood.....	7
Santa Came to Town	8
Snow Removal Assistance Form.....	9
Maintenance Notes and Reminders.....	10
Parkfairfax Property Map.....	11
Parkfairfax Transformations, Before and After	12
Be A Good Sport.....	13

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764 ♦ www.Parkfairfax.org

MAIN OFFICE HOURS:

Monday – Friday: 8 am – 5 pm
2nd Saturday: 9 am – 12 pm

BOARD OF DIRECTORS

Scott Mulrooney, President

At-Large Representative

smulrooneyatlarge@parkfairfax.org

Architecture & Planning Board

Term Expires: April 2027

Caitlin Counihan, Vice President

Ward 5 Representative

ccounihanward5@parkfairfax.org

Activities Committee

Term Expires: April 2028

Robin Davis, Treasurer

Ward 1 Representative

rdavis@parkfairfax.org

Finance Committee &

Landscape Committee

Paula Martori, Secretary

PMartori@parkfairfax.org

Elections Committee

Elaine Lawler

Ward 2 Representative

elawlerward2@parkfairfax.org

Covenants Committee

Term Expires: April 2028

Jeff Lisanick

Ward 3 Representative

jlisanick@hotmail.com

Transportation &

Land Use Committee

Term Expires: April 2026

Scott Buchanan

Ward 4 Representative

sbuchananward4@parkfairfax.org

Communications Committee

Term expires: April 2026

Dave Bush

At-Large Representative

akhetequus@earthlink.net

Term Expires: April 2026

Lucille Eddy

At-Large Representative

leddyatlarge@parkfairfax.org

BUC Committee

Term Expires: April 2028

Jim Wicker

At-Large Representative

jwickeratlarge@parkfairfax.org

Recreation Committee

Term Expires: April 2027

MAIN OFFICE:

Contact any management team member for comments, concerns, questions, and complaints.

General Manager

Katie Kight, ext. 101

kkight@parkfairfax.org

Assistant General Manager

Dana Cross, ext. 104

dcross@parkfairfax.org

Covenants and

Communication Director

Lolita Clark, ext. 102

lclark@parkfairfax.org

USP/Service Coordinator

Guy Andrew, ext. 103

gandrew@parkfairfax.org

Accounting Coordinator

Tamara Kanouff, ext. 108

accounting@parkfairfax.org

Service Coordinators

Viante Butler, ext. 106

vbutler@parkfairfax.org

Tonya Turner, ext.100

tturner@parkfairfax.org

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander

AAlexander@parkfairfax.org

Maintenance Administrative Assistant

Jennifer Jett-Bowling

jjett-bowling@parkfairfax.org

Landscape Manager

Patrick Falvey

pfalvey@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

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

Karen Elsbury

kelsbury@comcast.net

Architecture and

Planning Board

Gary Hucka

ghucka@verizon.net

Building and Utilities

Committee

Dan Ebeling

BUC@parkfairfax.org

Communications Committee

–Vacant–Temporary Contact:

Scott Buchanan

sbuchananward4@parkfairfax.org

Covenants Committee

Anita Van Breda

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

Meetings begin at 7 pm 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 Lolita Clark, lclark@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.

December Board Meeting Highlights

- The Board APPROVED the revisions to the Washer/Dryer and Dryer specifications.
- The Board APPOINTED Robin Davis as the Ward 1 Board Representative for the term of December 2025 through April 2027.
- The Board APPOINTED Paula Martori as the Secretary of the Association for the term of December 2025 through April 2026.
- The Board APPOINTED Karen Elsbury as the Chair of the Activities Committee.
- The Board APPOINTED Eric Keber and Angel Rivera as members of the Covenants Committee for a one-year term.
- The Board SELECTED Prime Roofing & Exteriors as the winning bidder for the Parkfairfax 2026 Roof Replacement contract. The winning bid of \$601,482 will cover replacing the roofs on buildings 313,403,510,827,928, and 969 with Ludowici terracotta tile in the spring or early summer of 2026.
- The Board APPROVED a non-routine change application to install a handicapped parking sign at 1630 Fitzgerald Lane.
- The Board APPROVED the October 2025 Reserve Expenditures in the amount of \$331,130.01 with funds to come from GL 9901.015, Reserve Expenditures.



Letter to the Editor

Thanks for Your Caring, Joyce Frank

I was very sad to find out at the December meeting of the Board that longtime Activities Committee Chair Joyce Frank had retired. Her leaving the Chair leaves a void which will be hard to fill and while we welcome back Karen Elsbury as the new Chair, there is a very real sense of loss.

Joyce took on the many often thankless jobs of coordinating committee activities and her work on a multitude of projects over the years assured their success and brought our diverse community together in a convivial and educational way. The scope and breadth of her work was astounding and included the very successful Summer Concerts, the well attended House and Garden tours, the many get together parties at the office, the annual Holiday tree lighting, and many more too numerous to note in this space. What a record of achievement she leaves behind.

Joyce is a shining light for our community and I wanted to take an opportunity to thank her for all she has done. Her achievements on our behalf are not to be forgotten.

Dave Bush

New Year—New You (at a Committee Meeting!)

Start the New Year by getting more involved in the community you call home! Parkfairfax has TEN active Committees, each playing an important role in keeping our neighborhood running smoothly. From landscaping and covenants to finance and community engagement, there's a Committee for every interest and skill set.

Our committees are always looking for new voices and fresh perspectives. Joining a Committee is also a great way to meet neighbors, learn how decisions are made, and make a real impact on the future of our community.

A full list of Committees can be found on page 13 of this newsletter, and the meeting calendar is located on the last page. If you're curious about what a committee does or how you can get involved, feel free to reach out directly to the Committee Chairs—they're happy to answer questions. Their contacts are on page 2.

Make this the year you take a more active role in Parkfairfax!

Dear PKFX family,

I would like to thank everyone for making my time here at PKFX such a wonderful experience. As most of you know I was a carpenter/brick mason who, due to an illness, had to quit the field. While searching for a new career, I was guided to Parkfairfax. As they say, when one door closes another one opens.

And what a wonderful door it was. You welcomed me with open arms, and it wasn't long before I knew this was my new home. Once again, I had a purpose in life. It is with total sincerity that I say I have truly been blessed these past 24 years and will always remember my Parkfairfax family. So, with a heavy heart I bid you farewell. You will always be in my heart and prayers.

God Bless, Guy Andrew

Holiday Closings and Trash Pick-up

The Parkfairfax office will be **closed on January 1** in observance of New Year's day.

Trash and recycling pick-up will occur **January 2**.

Holiday tree pick-up dates are **January 7, 9, 14, and 16**.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2026 Parkfairfax Upcoming Activities



Call for Entries for the 2026 Parkfairfax Home and Patio Tour!

Saturday, June 6th, 2026 (Rain date: Sunday, June 7th)

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

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

Name:

E-mail:

Address: (including building no.)

Phone:

Please include a brief description of renovation / improvement and 2 to 3 photos of your space. Please send your information and photos via e-mail to:

PFFX2026Tour@gmail.com

Deadline for submission is February 28, 2026. Notification of participation by March 15, 2026.

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.

Christmas Tree Disposal

The Parkfairfax Landscape Crew mulches all discarded Christmas trees through the "chipper" at the Maintenance Yard. This process keeps disposal costs down and makes pine chips available for erosion control projects. Instead of waiting for your tree to be picked up, bring your tree to the Maintenance Yard and place it on the pile of Christmas trees next to the chipper. If you are not able to bring your tree to the Yard yourself, you can leave it at whichever curbside is nearest your building (before 1 pm, Monday through Friday).



Be Prepared, Stay Safe

A Public Service Announcement from Scott Mulrooney, President of the UOA

On December 11, we had another fire in Parkfairfax. It was our 3rd fire in 4 years.

This one was on Wellington Rd. Last year on October 10, we had a fire on Martha Custis Dr. On February 18, 2021 we had another fire on Preston Rd. If you look further back, we've had 5 fires in 11 years. Sadly, we are probably going to have another one at some point in the future. And given that we live in multi-family housing with other families living above us, below us or next to us, a fire in one unit can easily spread to adjacent units. And when the fire department extinguishes a fire, water from their hoses can damage adjacent units even if the smoke and flames did not.

You need to be prepared. The Unit Owners Association strongly suggests that you install smoke detectors on every floor of your condo and that you also have a fire extinguisher on every floor of your condo. **Smoke detectors should have a 10-year battery and fire extinguishers should be tested annually to make sure they work properly.** This is not a requirement, but it can save your lives. In the most recent fire, the condo that caught fire did not have smoke detectors installed. Thankfully, the neighbors were home and when they heard screaming, they called 911. But we can't rely on our neighbors to be home and cover our backs. A smoke detector with a 10-year battery costs less than \$35 and it can save your life. Early warning can give you, your family and your pets time to get outside safely before you succumb to the smoke and flames. Similarly, a small fire extinguisher costs less than \$25. Having one close at hand can reduce costly smoke, fire and water damage to your home.

The cause of all 3 fires mentioned above was electrical. We live in 82-year-old buildings that were built before many of the modern safety features that our electrical codes require today. **If your unit has a 1943 or a 1979 electrical panel, you should get it replaced asap.** If you are renovating your kitchen or bathroom or adding a washer and dryer, you should definitely replace all your old wiring and use GFCI outlets on designated 20-amp breakers. You should never plug in a portable electrical appliance (like a space heater or a hair dryer) into an outlet that is not grounded. Parkfairfax was built before ground wires were used in residential construction (not until the 1960s). And you should never charge your e-bike or e-scooter inside your condo. This was the cause of the October fire last year and is now prohibited by PR # 9 dated December 18, 2024.

Please be prepared and stay safe. An ounce of prevention is better than a pound of cure. And lastly, make sure your homeowners insurance policy is up to date.



Residents' Right to Know— Gas Emergency Education

State regulations require that residents living in communities designated as “master meter operators” receive information on how to handle gas emergencies. Parkfairfax is classified as a master meter operator.

Here is some need-to-know information about gas in the community:

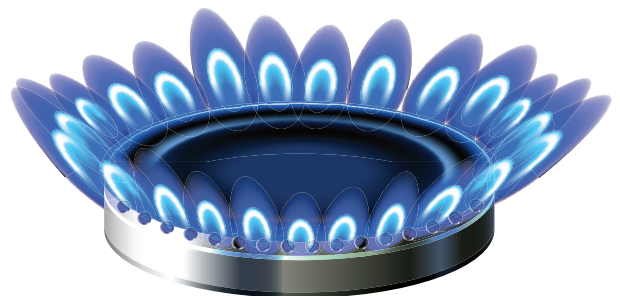
- Each homeowner is responsible for the upkeep and maintenance of their gas stove.
 - Parkfairfax doesn't perform any services or repairs to privately owned gas stoves. Make sure that your stove is in proper operating order.
- Homeowners should contact licensed professionals for any repairs to your stove.
- If your pilot lights keep going out, or will not stay lit, it is an indication that you require the services of a professional.
- If you decide to replace your stove, keep in mind that the Association *requires a 10-day advance notice if the gas supply to the building must be interrupted to accommodate pipe replacement at your stove.*
 - To ask for a gas shut-off notice, call the office. There is a fee of \$45.00 and an invoice will be sent out to you.
 - A new shut-off valve is highly recommended with every stove replacement. Flexible gas pipes should not be reused but refer to the specific manufacturer's recommendations for more details. These are very important elements of the gas supply to your stove.

If you smell gas inside your unit, please call Washington Gas at 703-750-1000.

If at any time you believe that there is a concentrated build-up of gas in your unit, leave the building immediately.

- Alert your neighbors in the building.
- Call the Fire Department at 911 immediately.
- If you smell gas anywhere on the outside of your building, please call the gas company at 703-750-1000 and Maintenance at 703-998-6315.

Gas leaks are a very serious matter. Any malfunction of your stove, or of the piping in and around your building, should be corrected immediately.



Spring Gardening— Garden Marker Swap Out

At the October 2025 Board Meeting, the Board of Directors approved the hiring of a new landscaping company, **Lancaster Landscape**, with services **beginning January 1, 2026**.

As part of this transition, the marker used to identify resident-maintained garden plots is changing from the current yellow plastic stake to a red reflector. The red reflector will indicate to Lancaster Landscape crews that the unit's gardens are maintained by the resident and should not be serviced. **NOTE:** Lancaster will still maintain the grass and all common areas around Parkfairfax buildings.

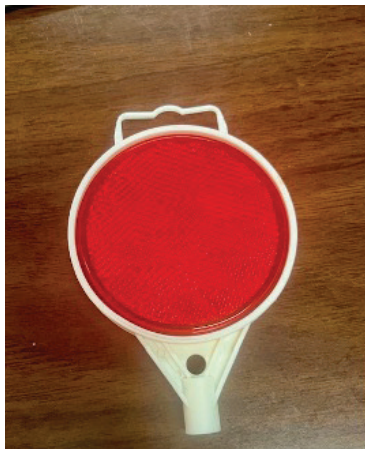
Residents currently using yellow stakes **must replace them with red reflectors no later than Friday, February 20, 2026**. This deadline will allow the Parkfairfax team to provide Lancaster Landscape with an updated list of units before spring landscaping work begins.

Red reflectors are available free of charge at the Parkfairfax Management Office during regular business hours. Please place the reflector in a visible corner of your yard so it can be easily seen by landscaping crews.

If you have any questions, please contact the Management Office.



No longer recognized in 2026



Must be in your yard by
February 20th

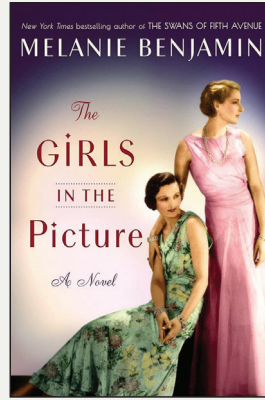
BOOK CLUB

The Girls in the Pictures

by Melanie Benjamin

Tuesday, January 20, 7 pm

Parkfairfax Community Room



It is 1914, and twenty-five-year-old Frances Marion has left her (second) husband and her Northern California home for the lure of Los Angeles, where she is determined to live independently as an artist. But the word on everyone's lips these days is "flickers"—the silent moving pictures enthralling theatergoers. Turn any corner in this burgeoning town and you'll find made-up actors running around, as a movie camera captures it all.

In this fledgling industry, Frances finds her true calling: writing stories for this wondrous new medium. She also makes the acquaintance of actress Mary Pickford, whose signature golden curls and lively spirit have earned her the title "America's Sweetheart." The two ambitious young women hit it off instantly, their kinship fomented by their mutual fever to create, to move audiences to a frenzy, to start a revolution.

We generally meet the third Tuesday of every month, everyone is welcome. Light snacks/drinks will be available. Please contact Catherine Kitchell at catherinekitchell@gmail.com to be added to the mailing list or for any additional information.



Cover photo by Scott Mulrooney.

Happy 2026
Parkfairfax!

HERE'S TO A HAPPY AND
HEALTHY NEW YEAR

Nature In Our Neighborhood

Translated by Christine Payack



A GRAY SQUIRREL BY ANY OTHER NAME. Scientists all over the world know me as *Sciurus carolinensis*. Did you know the word *Sciurus* comes from two Greek words for “shadow tail?” This describes my tail’s use for providing me with shade, especially when those hot sultry summer days require it. *Carolinensis* is Latin meaning “from the Carolinas,” the region where curious Homo sapiens first named me.

I AM A RODENT! The scientific name *Rodentia* quite literally means “I gnaw.” My two pairs of incisor teeth grow continuously and that is why I constantly need to file down my chisel-like cutting edges.

A SQUIRREL I AM! There are two groups of squirrels: the ground squirrels and the tree squirrels. I know you can guess which group I’m in. Hint: My group is agile and super active. In fact, we are quite the acrobatic bunch!

MY BUSHY TAIL is very important to me! In winter, my bushy tail serves as a blanket to keep me warm. I also wag and twitch my tail to warn others about predators or intrusions on my territory. I can also slow down a fall by spreading out my body and puffing out my tail to catch more air.

DID YOU KNOW I HAVE A KITCHEN? My “squirrel kitchen” can be a specific spot where I am eating or hiding food stashes, called caches. I bury nuts, seeds, and other edibles for winter survival, using my superb memory and sense of smell to find them later. I will also pretend to hide food if I suspect I am being watched by other squirrels. I am mostly an herbivore, but I will add insects, eggs, or meat to my diet if I am hungry and it’s available.

HAVE YOU EVER WONDERED WHY HUMANS BOTH APPLAUD AND DISPARAGE ME AT THE SAME TIME? I am highly adaptable, hardy, and great at making use of your built-up environments. My paedomorphism is appealing to you. (How’s that for an impressive vocabulary word!) That is, my large bright eyes remind you of babies, kittens and puppies. But depending on what I am doing at any given moment, you might find me annoying. I get a bad rap when I visit bird feeders. But remember, I am only doing what is natural when seeking a nesting area or finding food. If you want to

exclude me from an attic or bird feeder, please use your kind heart and think of ways that do not harm me or my young.

WHY OH WHY? I know you must wonder why I jump out in front of cars! I use random movements to avoid attacks from predators in the air and on the ground. Once a predator is committed to a strike, they find it very hard to change direction. By zigzagging, I avoid being caught, and freezing on the spot is part of my survival tactics. Sometimes I view cars as predators and try zigzagging to stay safe. And at peak activity in fall when I am gathering food for the winter, increased road crossings sadly lead to fatal miscalculations.

In evolutionary terms, vehicles have not been around for that long and I have not yet adapted my behavior to stay safe on the roads. But I am trying! The loss of my natural habitat also results in my having to cross roads more frequently to find shelter and food. Please have a heart and brake for me when you can!

Before you go, scurry below to gnaw into some more squirrelly facts about me:

- I will adopt and raise orphaned baby relatives.
- I have great peripheral vision. I don’t need to turn my head to see what’s going on around me.
- I build dreys or nests in trees made out of leaves and twigs and lined with grass on the inside. They might look messy and flimsy, but they are sturdy and good protection from weather and provide a cozy base for eating, resting, and raising young near food sources.
- I have double-jointed ankles, which allows me to climb down headfirst.

If you find a baby squirrel in the spring, and you are unsure whether it needs help, go to <https://citywildlife.org/found-animal/baby-squirrels/> or please contact Animal Help Now (www.AHNOW.org) and click on the “Wildlife Emergency” button to find a local rehabber. Our baby squirrels have the best chance of survival when they are cared for by their mothers.

In conclusion, since I am active during the day when you are active, too, take time to observe me, photograph me and study my interesting behaviors. Please learn to understand me. Afterall, I am your neighbor!”

Resources:

Fun Facts about the Eastern Gray Squirrel!

Godin, Alfred J. *Wild Mammals of New England*. Field Guide Edition, 1981.

Gotch, A. F. *Latin Names Explained. A Guide to the Scientific Classification of Reptiles, Birds and Mammals*. Facts On File, Inc. 1995.

Hadidian, John. *Wild Neighbors: The Humane Approach to Living with Wildlife*. The Humane Society of the United States, 2007.

Reid, Fiona A. *Peterson Field Guide to Mammals of North America*. Peterson Field Guide Series, 2006.



Santa Came to Town

Not even the blistery winter weather could keep the Activities Committee from putting on a great event Saturday, December 6th. Families, neighbors, and even dogs donned their warmest winter gear to attend the Annual Tree Lighting Ceremony. Long time Committee Member Karen Elsbury started the countdown and illuminated the tree, as members of the Alexandria Choral Society began singing festive carols. As the first notes of the classic "Santa Claus is Coming to Town" started to play, a green vehicle, covered in lights, slowly made its way around Washington Island. There was stir in the crowd as people saw that Santa, his elf, and the Activities Chair, Joyce Frank, had made it to the event! Santa made sure to hand out candy canes and take photos. It was a fun and festive night all around!

An extended thanks to the Activities Committee for putting on another great event! And a huge thank you to Perry Shafraan (Santa) for helping spread cheer at the event.



Snow Removal *continued from page 1.*

- Never use ice-melting products containing ammonium nitrate or ammonium sulfate.
- Do not use any ice melting chemicals on newer walks—sand is acceptable.

The Association has small baggies of approved ice-melt available at the Main Office. This is the same pink, sodium chloride-based product used by staff and is specially treated to protect concrete.

Parking and Plowing Reminders

To allow crews to work safely and efficiently, please remember:

- Do not park in intersections or crosswalks during a storm, as this blocks snow removal equipment.
- Do not reserve parking spaces with furniture, cones, or boards.
- Do not ask staff to dig out or jump-start vehicles—this is outside their duties and delays scheduled work.
- Do not ask staff to borrow Parkfairfax equipment to clean off your personal area.

Shoveling Best Practices

While digging out your car, do not pile snow in streets or on sidewalks. Large, compacted piles can make roads and walkways impassable—even for snow removal equipment. Whenever possible, shovel snow onto lawn areas. Please be aware that all parking lanes will be plowed once vehicles are moved.

A Final Note from Management

The clean up during and after significant winter weather takes time to cover a community the size of Parkfairfax. The onsite teams will work to ensure the roads and sidewalks are cleaned, but we do ask for your patience and cooperation during these events. We promise—the staff is in constant communication and working off well-thought-out plans.

Please take your time when it comes to winter clean up, dress warmly—and enjoy the season!



Around the neighborhood, photos by Lolita Clark.

2025/2026 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.



Maintenance Notes and Reminders

By Alonzo Alexander

PCFM, FMP, A+, IAQ, Director of Operations



Maintaining Heat While You Are Away from Home

If you are responsible for a vacant unit, or if you are going to be away from home for any period of time this winter, please be sure that you...

- Make sure your heaters are in good working order
- Check that there is ample heat in your unit, especially in your kitchen and bathroom (where water pipes are prevalent)
- Leave your baseboard and wall heaters "on" (at least at the "2" level)
- Leave your kitchen and bathroom doors open
- Open the doors to any cabinets that house water pipes or shut off valves
- Have a neighbor check on your unit periodically if you can't
- Be sure that the Parkfairfax Office has an emergency key to your unit "just in case" (and as required by the Association's governing documents)

Free Plumbing Inspections

Free plumbing inspections are available to residents year-round. Help prevent water damage in your unit and neighboring units by requesting an inspection for water leaks. Call 703-998-6315 or request via Buildium ([signin.managebuilding.com](https://www.buildium.com/signin.managebuilding.com)) to request a free plumbing inspection.



Around the neighborhood, photos by Lolita Clark.

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 streetlight.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep

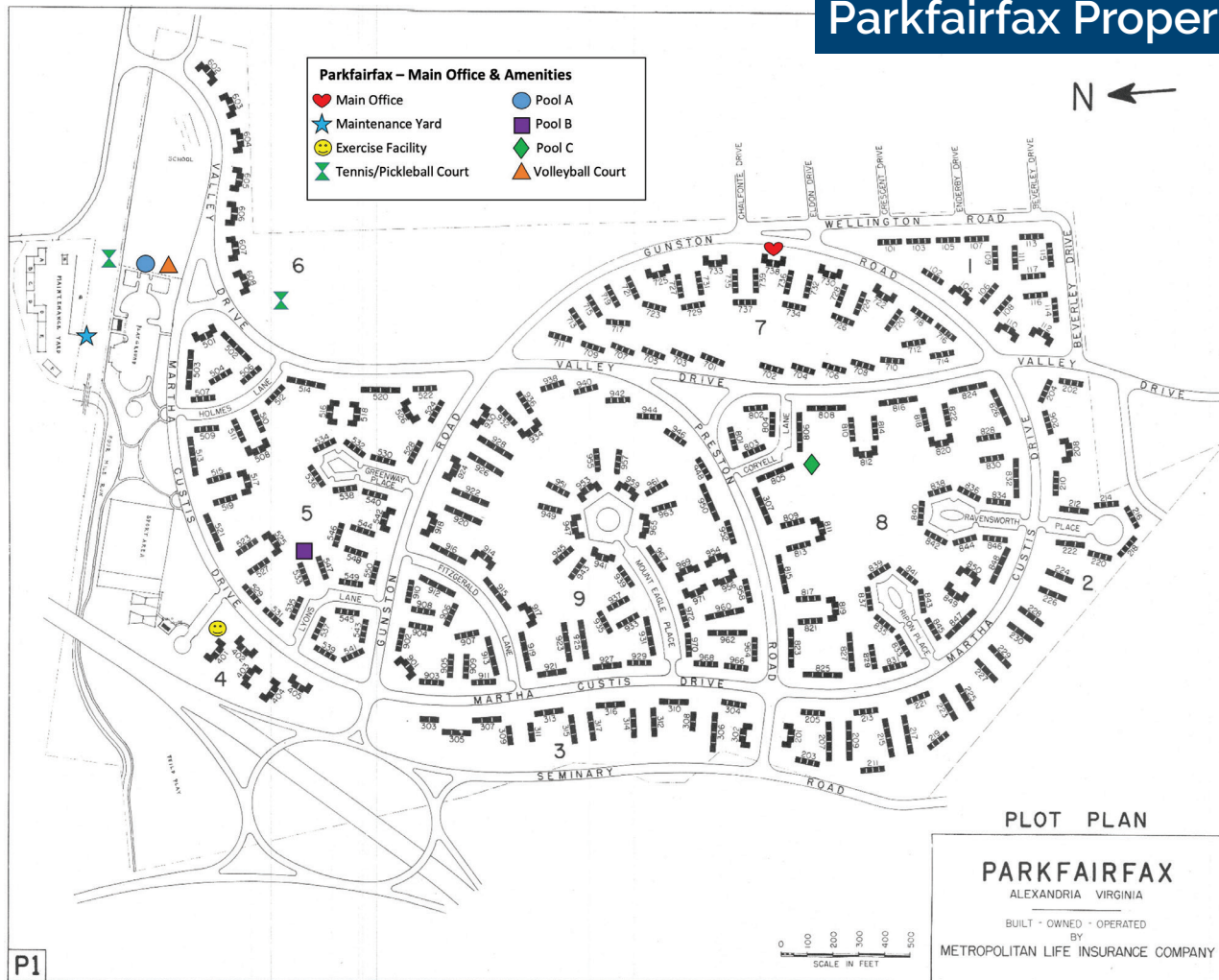
our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors. Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide.

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.



Parkfairfax Property Map



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 Passcode: 596956

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/83833639396>

Phone Dial-in: 301-715-8592

Meeting ID: 838 3363 9396 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

Recreation Committee Meeting

Web access: <https://us06web.zoom.us/j/81198276690>

Phone Dial-in: 301-715-8592

Meeting ID: 811 9827 6690 Passcode: 336001

Parkfairfax Transformations

BIG BAD WOLF RESPONSE TEAM **OPERATIONS & MAINTENANCE**



CLASSIFIEDS

HOME IMPROVEMENT

Electrical Services, Allegro LLC:

Virginia Class A electrical contractor. Electric panels, fans, baseboard heaters, recessed lights. Licensed and insured. ALLEGRO LLC 703-314-1287. info@allegrollc.net.

Mario's Home Improvement:

Licensed Class A. Interior painting. Drywall and plaster repairs. Wallpaper removal, carpentry, electrical panel. Ceramic tile, complete kitchen and bath remodeling, granite countertops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

Home Remodeling and Repairs:

From floor to ceiling, we update and remodel kitchens, bathrooms, or any room. Also provide handyman services to include plaster, paint, plumbing, tile and more. More than 20 years of Parkfairfax experience. Great rates! MorningStar 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.

BE A GOOD SPORT

Many residents will be using the exercise facility during the winter. There may be times when it gets very crowded.

- Please be patient and show respect to the other residents using the exercise facility.
- Limit your use of any cardiovascular equipment to 30 minutes.
- Physical trainers and classes are not allowed in the exercise facility.
- Children 18 years old and under are not allowed inside the exercise facility. (The equipment is for adults, dangerous for children.)

If you witness an incident in the exercise facility, someone not following the rules, or someone behaving badly, please contact the Parkfairfax office at 703-998-6315 to report what you witnessed. When you call you will be asked to describe the incident and give any details you may have including the date, time, and individuals involved (if you know their name) so that Parkfairfax can make contact with those involved.

Enjoy the fitness center, and your neighbors! Stay fit and stay healthy.

[❄️]
[🌸]
[☀️]
[🍁]

THE GARDEN CONTESSA

Penny Spinney
703-548-1882

Contessas.net | ContessasHome@gmail.com

30 Minute FREE Consultation

Serving Parkfairfax & Fairlington Since 2005



Photo by Lolita Clark.

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

Individual, Couples & Group Psychotherapy

- ✓ depression & anxiety ✓ relational issues
- ✓ grief & loss ✓ crisis, trauma & PTSD
- ✓ sexual assault & child sexual abuse
- ✓ eating disorders & OCD
- ✓ national & natural disasters

703-615-5805

By Appointment

www.dothework.info



Kathy Norwine
MSW, LCSW, LICSW



Painting
Interior / Exterior
Wallpapering

CHELSEA
PAINT & PAPER

Licensed, Bonded & Insured
References Available

Steve Chute
chute285@aol.com

Home: 703.912.1450
Cell: 571.216.9338

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 Special offer:**\$250 OFF if 2-4 people purchase a new HVAC system****\$500 OFF if 5 or more people purchase a new HVAC system**

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

January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Happy New Year! Office Closed	2	3
4	5 Recreation Committee Meeting, 7 pm Transportation & Land Use Committee Meeting, 7 pm	6 Landscape Committee Meeting, 7 pm	7 Activities Committee Meeting, 6:30pm	8 Finance Committee Meeting, 6:30pm 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 The Writers Group, 7 pm	14 A&PB Committee Meeting, 7 pm Building and Utility Committee Meeting 7 pm	15	16	17
18	19 Martin Luther King, Jr. Day Observed Office Closed	20 Book Club 7 pm	21 Board Meeting 7 pm	22 Communications Committee Meeting 7 pm Large Item Pick-Up	23	24 Budget Meeting 9 am – 3 pm
25	26	27	28	29	30	31

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