



Changes to Management Company and Paying Assessments

The Parkfairfax Board of Directors approved the hiring of FirstService Residential as the new financial management company at the October 2025 Board Meeting. The transition from Barkan to FirstService officially took place on February 1, 2026.

At the end of January, an email was sent to unit owners regarding the transition and options on how to pay their assessments; following the email, a packet was mailed to unit owners with payment information and a statement for their February 2026 monthly assessment.

Residents can register with FirstService's online portal at <https://parkfairfax.connectresident.com/>. Once logged in, select the option to **Create Account**, and then register your account. You

will need to register with the address of the unit you own in Parkfairfax and not with an offsite mailing address. If you need your account number, please call the Parkfairfax main office, and our team can provide it for you.

In addition, owners will receive statements for the months of March, April, and May 2026 as individual mailings each month. Information regarding coupon books for the next fiscal year, starting June 1, 2026, will be sent after the budget is approved in March 2026. **Due to the transition, late fees will not be assessed on account in February or March 2026.**

Let's Kick Evening Trash Disposal to the Curb!

Trash should be placed outside in the morning by 7:00 a.m., Monday–Saturday. The only day that trash is not picked up is on Sunday.

Please, do not leave trash bags and cardboard boxes on the grass and in common areas at night. This practice gives rodents, birds, and animals all night to scatter the contents of bags on the street.

In the event of an emergency and trash and/or cardboard boxes must be discarded on Sunday, feel free to use the Maintenance Yard.



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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

Term Expires: April 2026

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

Accounting Coordinator

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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

FirstService Residential

3975 Fair Ridge Dr.

Fairfax, VA 22033

800-870-0010

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

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BUC@parkfairfax.org

Communications Committee

–Vacant–Temporary Contact:

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Anita Van Breda

covenants@parkfairfax.org

Elections Committee

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cscottknudsen@gmail.com

Recreation Committee

Lisa Harger

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Transportation and

Land Use Committee

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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.

January Board Meeting Highlights

- The Board APPROVED the FY25 Financial Audit.
- The Board RATIFIED the Elections Committee vote, establishing the 2026 Committee.
- The Board APPROVED a new 3-year Trash collection contract with Capitol Services that includes 6 days a week of collections.
- The Board APPROVED a new 2026 Gym survey.
- The Board APPROVED a new 2026 Pool survey.
- The Board APPROVED the color selection of “Forest Green” for the next six roofs.
- The Board APPROVED the November 2025 Reserve Expenditures in the amount of \$213,796.87 with funds to come from GL 9901.015, Reserve Expenditures.
- The Board is DRAFTING a letter to the City of Alexandria to open a dialog to address the parking congestion surrounding the Charles Barrett Elementary School and the Charles Barrett Recreation Center during school and facility hours of operation.
- The Board REVIEWED the proposal for the 2026 Movie Night.

COVENANTS CORNER

Respecting Your Neighbors and Our Common Areas

In the Parkfairfax community, we live in close proximity to our neighbors and share many areas in common, so it's important that we keep our outdoor areas neat. To be respectful to our neighbors, enhance our collective curb appeal, and support our beautiful community, Parkfairfax regulations include several common element policies. These policies are in Administrative Resolution #2 (AR #2).

Nearly all outdoor areas are considered “common elements,” meaning they are owned in common by the community and are not for the specific use of any one resident or owner.

For example, AR #2 states:

Nothing may be placed on the common elements which will present an “eyesore, a hazard, a cluttered appearance, or would otherwise be disharmonious with the elements.”

- This specifically includes empty flower pots and other gardening equipment when not in use, furniture not designed for outdoor use, bicycles, and fire pits. Though they are allowed on back patios, toys and storage boxes should not be left on other association property.

Perennial plants and vegetables can be planted within 10 ft of the side or front of a unit (but not beyond a sidewalk) prior to approval by the Covenants Committee; however, approval must be obtained within 30 days. Annuals can be planted without approval in any common area.

If your unit has a flagstone or concrete sidewalk running in front of it, nothing may be placed or stored on the far side of the walk other than planted annuals.

If your unit has a stoop, portico, porch, or breezeway, the only things that can be placed on it without prior approval from Parkfairfax are:

- Potted plants
- Certain statuary
- Chimineas (with limitations)
- On stoops, outdoor furniture of a size appropriate to the stoops
- On breezeways, porticos and porches—1 free standing swing or 1 bench or 2 outdoor chairs and a table not to exceed 24” in diameter.
- A grill, which is permitted to be stored immediately adjacent to a stoop, porch, or portico, provided that a grill cover is used or that the grill is concealed with shrubbery. When in use, it can be placed directly on a stoop, porch, or portico.
- Sealed compost bins (only on the day of pickup)

Please Keep Lights On at Night!

It is that time of year when the days are getting longer, but it can still be 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 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 Activities

Presented by the Parkfairfax Activities Committee

2026 Parkfairfax Upcoming Activities

Mark your calendars now for these exciting events!



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.

Save Money and Energy with Alexandria's Eco-City Program

Interested in saving money and energy and having a comfortable, healthy home? The City of Alexandria's Eco-City Homes program is here to help! Check out alexandriava.gov/EcoCityHomes for:

- Tips and tricks on energy-saving actions for your home, whether you rent or own a house or condo
- Ways to save money, including tax incentives and utility programs
- Programs and resources to help you take action

Join the program today to earn recognition and help keep Alexandria green, clean, and thriving. The **sign-up form on the website** (see link above) just takes 10 minutes! If you have any questions or want help getting started, reach out to Samantha Heitsch, City Sustainability Coordinator, at Samantha.Heitsch@alexandriava.gov.



Covenant Corner continued from page 3.

Additional details and rules for common areas, including back patios, can be found in Administrative Resolution #2 and Parkfairfax specifications, which are also available on the Parkfairfax website under the heading *Resources > Covenant Specification & Application*. <https://parkfairfax.org/resources/covenant-specifications-applications/>

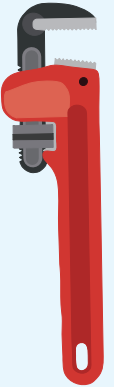
For additional information or questions regarding Parkfairfax covenants regulations, email the Covenants Director, Lolita Clark, at lclark@parkfairfax.org.

Plumbing Reminders

All units have shut-off valves for their sinks and toilets. We have had a few stopped-up and overflowed toilets lately that caused considerable water damage. This was because residents did not turn off the supply line valve for the toilet. The first thing to do when the toilet begins to overflow is to reach down and turn the valve, the quicker the better.

Sounds simple, except that no one exercises these regularly and in a few cases they simply did not work. These valves are the unit owner's responsibility, and we suggest that they be checked and tested to be in working order, if not, they should be replaced by an outside contractor as the Association does not provide this service. By checking these regularly an owner can avoid possible major water damage not only to their unit but to neighboring units (which is the owner's responsibility) as well.

Secondly, again we must stress not to flush paper towels and wipes. Although most wipes do state they are flushable, both these and paper towels do not degrade and have caused a great deal of sewer line clogs and backups. Normal toilet tissue on the other hand pretty much disintegrates in water after a short period of time. We ask that everyone is mindful of what is flushed.



Cover photo by Lolita Clark.

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



The first big snow of 2026. Photo by Lolita Clark.

BOOK CLUB

Agnes Grey

by Anne Brontë

Tuesday, February 17, 7 pm

Parkfairfax Community Room



Anne Brontë was the youngest of the six Brontë children and certainly less well-known than her sisters Emily and Charlotte of *Wuthering Heights* and *Jane Eyre* fame.

However, Anne's novel *Agnes Grey* is an absolute gem—succinct and beautifully observed, she drew on her own experiences to craft the story of Agnes, a governess first to two thoroughly spoilt children and then to the scheming Rosalie, who

tries to scupper her chance at love. This is a beautifully crafted book about the gap between the haves and the have nots, and an idealistic young woman navigating the often precarious world of work in the nineteenth century, as well as being a touching love story.

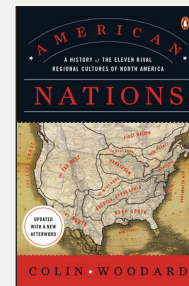
We generally meet the third Tuesday of every month, everyone is welcome. Light snacks/drinks will be available. Please contact Catherine Kitchell at catherinekitchell@gmail.com to be added to the mailing list or for any additional information.

BOOK CLUB—WHAT'S NEXT?

Are you a fast reader or want to read ahead? Here are the upcoming books:

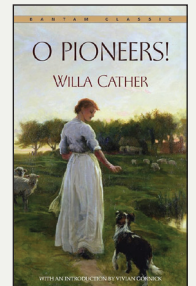
March

American Nations
by Colin Woodard



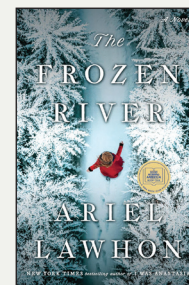
April

O Pioneers
by Willa Cather



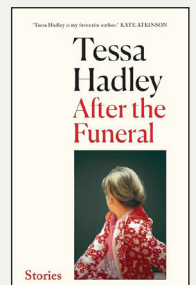
May

Frozen River
by Ariel Lawhon



June

After the Funeral
by Tessa Hadley



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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.

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Home Remodeling and Repairs:

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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.

HOMES FOR RENT

1612 Mt Eagle Pl.: Renovated 1 bedroom with gorgeous and spacious kitchen with coffee bar. Full sized washer/dryer and renovated bathroom with heated floors. Available Feb 1. Park at your front door. The johnANDjohn TEAM. www.Parkfairfax.com Samson Properties, 703-820-9723.

HOMES FOR SALE

3492/3494 Martha Custis Dr.: Completely renovated 3-4 bedrooms w fully renovated bathrooms. 1555 square feet of living space. All new electricity, plumbing, new sheetrock walls with insulation and additional electrical outlets. You'll feel like you are in a big house. The walk-in closet upstairs off one of the bedrooms is a STAR. Professionally installed patio. The johnANDjohn TEAM www.Parkfairfax.com Samson Properties, 703-820-9723.

3516 Martha Custis Dr.: A sunny 1 bedroom end unit with 750 sq feet. Washer/dryer both front-loading, new dishwasher. Hardwood floors gleam. EZ stroll to pools, tennis, and all Shirlington has to offer. The johnANDjohn TEAM www.Parkfairfax.com Samson Properties, 703-820-9723.

Join the Meetings Virtually

Architectural & Planning Board Meeting

Web access: <https://us06web.zoom.us/j/89257385052>

Phone Dial-In: 301-715-8592

Meeting ID: 892 5738 5052 Passcode: 879597

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

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9 AM – 2 PM

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(CORNER OF QUAKER & OAKCREST)

www.NorthernAlexandriaNativePlantSale.org

www.facebook.com/NorthernAlexandriaNativePlantSale

Parkfairfax.com

Simply the BEST way to find out what is “For Sale”, “For Rent” or “SOLD” in Parkfairfax.

“John & Gio were great. My friend sold her condo but had to give me a POA as she was unable to. John or Gio kept in contact with me to walk me through the sale. They were both very compassionate with my friend's disability and sent a thoughtful gift basket when her husband passed. Thank you so much.” - Patricia, Dec 23, 2025



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2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016,
2017, 2018, 2019, 2020, 2021, 2022, 2023 & 2024

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THE GARDEN CONTESSA

Penny Spinney

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Dr. Steven Trauben



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Suite 200
Alexandria, VA 22302

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February 2026

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