

# Parkfairfax FORUM

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

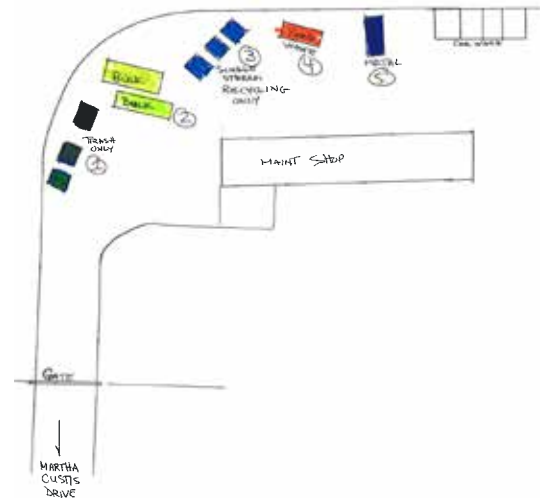
January 2018  
Volume 40, Issue 1

## Recycling and Trash Update

Capitol Services has been handling Parkfairfax's refuse and recycling for a few months now and has been doing a fine job. We want to thank everyone for making the adjustments regarding the schedule and the changes in recycling. Regarding our recycling program, recently several residents have asked if we could add a second recycling day and had suggested Saturday. Unfortunately, the facility that handles our recycling is only open Monday through Friday. At present we will continue to keep the current schedule: Trash Monday through Saturday with recycling on Wednesdays. Remember not to put out trash overnight nor on Sundays.

The Association several years ago recognized the need for additional refuse services for the community and added more bins at the Maintenance Yard. However, we have been informed that in the past few weeks our single stream recycling bins (brown) have used for household trash disposal and non-recyclables. This not only makes the load contaminated but costs the Association a fine per incidence. So, we ask that everyone follow our guidelines and use greater care when visiting the Maintenance Yard to dispose of refuse. Please refer to our map and list with corresponding photos here:

- Area #1:** Dark Blue 8-yard cans (3); Household trash only.
- Area #2:** Light Blue 30-yard open tops (2); Bulk debris only, furniture, demo materials.
- Area #3:** Brown 8-yard cans (3); Single stream recycling, cardboard (flattened), plastic bags are allowed here.
- Area #4:** Light Blue 30-yard open top; Yard waste only, dirt, limbs, brush, clippings etc.
- Area #5:** Black 30-yard open top; Metal only.



AREA #1: HOUSEHOLD TRASH



AREA #2: BULK TRASH DUMPSTERS



AREA #3: SINGLE STREAM RECYCLING



AREA #4: YARD WASTE DUMPSTER



AREA #5: METAL ONLY

## IN THIS ISSUE:

Board Meeting Highlights .....	3
2018 Annual Meeting .....	3
New Resident Reception .....	3
Birds of Parkfairfax .....	4
Book Group.....	4
Front Patio Update.....	4
Manager's Corner .....	5
Landscape Volunteers—Mark Your Calendar .....	4
Upcoming Community Activities .....	6
Building 808 Fire Update .....	6
USP Specials for 2018 .....	7
Scheduled Preventative Maintenance.....	8
Help Us Serve you Better .....	8
Snow Removal Assistance Request Form .....	9
Be On the Lookout for Leaks in Your Unit .....	9
Christmas Tree Lighting .....	10
Help Stop Package Thefts .....	11

# Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

[www.Parkfairfax.info](http://www.Parkfairfax.info)

## BOARD OF DIRECTORS

Scott Buchanan, Ward IV, *President* ♦ BuchananWard4@gmail.com, *Term ends 2020*

Kathy Schramek, Ward III ♦ Kathy.PF.Ward3@gmail.com ♦ 703-998-5771 ♦ *Term Ends 2020*

Anna Fernezian, Ward II, *Treasurer* ♦ anna.parkfairfaxuoa@gmail.com ♦ *Term Ends 2019*

Rich Moha, At-Large, *Secretary* ♦ richtc2@gmail.com ♦ *Term Ends 2018*

Dan Courtney, At-Large *Representative* ♦ Dancpf2017@gmail.com ♦ *Term Ends 2018*

Susan Cox, Ward I, *Vice President* ♦ susancox91@gmail.com ♦ *Term Ends 2018*

Robin Woods, Ward V ♦ robinbwoods@comcast.net ♦ *Term Ends 2019*

James Konkell, At-Large *Representative* ♦ PFX@ourivycottage.com ♦ *Term Ends 2018*

Nicholas Soto, At-Large *Member* ♦ NSotoParkfairfax@gmail.com ♦ *Term Ends 2018*

\*All Board Members, the General Manager and the Assistant General Manager can be contacted by emailing BoardofDirectors-Mgmt@Parkfairfax.info

\*All Board Members can be contacted by emailing BoardofDirectors@Parkfairfax.info

Meetings begin at 7 p.m. at the Association Office. 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.

## COMMITTEE CONTACTS

**Activities Committee Chair:** Karen Elsbury - kelsbury@comcast.net

**Building and Utilities Committee Chair:** Suzanne Salva - suzannesalva28@gmail.com

**Community Outreach Committee Chair:** Janet Schrader - jschrade\_us@yahoo.com

**Covenants Committee Chair:** Yvonne Zecca - yzdue2@earthlink.net

**Finance Committee Chair:** Margaret Foxwell - m.foxwell@comcast.net

**Landscape Committee Chair:** Robin Davis - sororobin@gmail.com

**Recreation Committee Chair:** Nicholas Soto - nicksoto2001@yahoo.com

**Transportation and Land Use Committee Chair:** Bob Gronenberg - bob2@comcast.net

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to: dcross@parkfairfax.info.

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.

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.

**KPA Management** 6402 Arlington Blvd  
Suite 700  
Falls Church, VA 22042

Phone: 703-532-5005  
Fax: 703-532-5098

## MAIN OFFICE:

**General Manager**  
Mark Miller, ext 101  
MMiller@Parkfairfax.info

**Assistant General Manager/  
Newsletter**  
Sarah Clark, ext 102  
SClark@Parkfairfax.info

**Administrative Assistant/Newsletter/  
Covenants Director**  
Dana Cross, ext 104  
dcross@parkfairfax.info

**USP Director**  
Guy Andrew, ext 105  
gandrew@parkfairfax.info

**Service Coordinator**  
Belinda Jones, ext 106  
bjones@Parkfairfax.info

**Service Coordinator**  
Jennifer Jett-Bowling, ext 101  
jjett-bowling@parkfairfax.info

## HOURS:

Monday - Friday: 8:00 a.m. - 5:00 p.m.  
2nd Saturday: 9:00 a.m. - 12:00 p.m.

## MAINTENANCE OFFICE:

**Director of Operations**  
Alonzo Alexander  
AAlexander@parkfairfax.info

**Maintenance Assistant**  
Loretta Samuels  
LSamuels@Parkfairfax.info  
1200 W. Glebe Road  
Phone: 703-578-3427  
Fax: 703-578-9785

## HOURS:

Monday - Friday 7:00 a.m. - 3:30 p.m.

**After Hours Emergency Number:**  
1-866-370-2977

**Onsite Police Officer - Brian Fromm:**  
Brian.Fromm@Alexandriava.gov

## December Board Meeting Highlights:

- The Board PASSED a motion to approve the November, 2017 reserve expenditures in the amount of \$208,388.24.
- The Board APPOINTED Kim Fischer and Kristi Mallard to the Elections Committee for the April 2018 Board Elections.
- The Board APPROVED a second pet application for a resident on Martha Custis Drive.
- The Board PASSED a motion to cast the association owned units' ballots in favor of installing the sound wall as part of the VDOT's 395 Express Lanes Project.
- The Board PASSED a motion to give management the authority to expend a set amount of funds concerning a personnel matter.

## New Residents Reception

Recently moved into Parkfairfax? Please join us for a reception to get acquainted with committees, amenities, neighbors, and Parkfairfax in general.

Join us Saturday, January 20, 2018  
10 a.m. – 11:30 a.m.

Refreshments served  
(coffee, tea, bagels and donuts)  
Sponsored by the  
Community Outreach Committee

**Party Room:**  
Parkfairfax Party Room  
3360 Gunston Rd.

**RSVP:** bawilmer@yahoo.com



## 2018 Annual Meeting

Parkfairfax will hold its Fortieth Annual Meeting and Election of the Members of the Board of Directors on Wednesday, April 11, 2018 in the auditorium of the Charles Barrett Elementary School. The election will fill five seats on the nine-member Board: one Ward 1 position, and four At- Large positions.

All nominees must be Unit Owners and fulfill other qualifications as outlined in Article II of the Bylaws and Section 55-79.78 (a) of the Virginia Condominium Act. Ward director nominees must be owners in the referenced ward. Each petition must be accompanied by a brief biographical sketch, a 2"x3" electronic photo, and a statement of willingness to serve if elected. All petitions and biographical material must be submitted by 5:00 p.m. on Friday, February 23, 2018 at the Management Office (3360 Gunston Road).

Election ballots and candidate statements will be mailed on Friday, March 9, 2018 to every Parkfairfax Unit Owner. Your attendance at the meeting, in person or by proxy, is vital. Without a quorum (25% of the total Percentage Interest) we cannot hold the meeting or election. This will require the meeting to be rescheduled, costing the Association unnecessary expense. There are four ways to submit your proxy to the Management Office: electronically through Vote-Net; mail to 3360 Gunston Road, Alexandria, VA 22302; fax to 703-998-8764; or you can scan it and email it to sclark@parkfairfax.info.

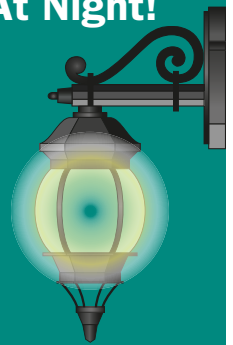
## Please Keep Lights On At Night!

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

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

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

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





## Birds in Parkfairfax

In winter over much of the continent, flocks of Juncos can be found around woodland edges and suburban yards, feeding on the ground, making ticking calls as they fly up into the bushes. East of the plains the Juncos are all gray and white, but in the West they come in various color patterns, with reddish-brown on the back or sides or both; some of these were once regarded as different species. The forms have separate ranges in summer, but in winter several types may occur in the same flock in parts of the West.



Dark-eyed Junco.  
Photo by Clyde Barrett, Flickr.

## Front Patio Update

Recently the Board voted to resume enforcing the rule that front patios (slate, brick, or other materials) are not generally permitted without written permission. This has for many years been a covenant and still is, but the Board had merely suspended issuing violations while it reviewed whether changes should be made to AR2 that might impact patios that have been installed improperly. The Board has decided not to make changes to AR2 with respect to this matter at this time, and so shortly units with front patios that were installed without approval, obviously excluding those that have written grandfathering or written approval to exist until resale, will be receiving the notices that they will need to be removed within a very reasonable period of time. Those notices will include more information and also provide guidance on how to request more information if needed. If you have questions, you may always contact the Covenants Director for more information.

*Administrative Resolution #2*

*Section IV Design Guidelines pages 7-12*

*Sub section I page 9: The following are **not** permitted under any circumstances:*

Common Element Patios, which are defined as an area specifically designed as a patio, which is not limited common element appurtenant to a unit as shown on the plats and plans.

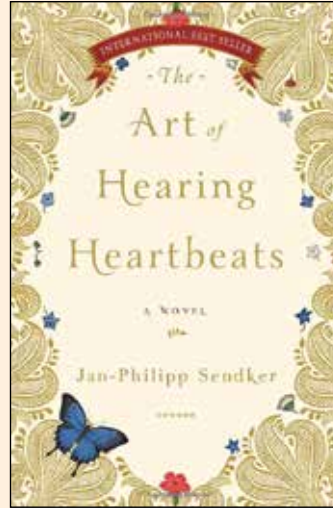
## BOOK GROUP:

### *The Art of Hearing Heartbeats*

By Jan-Philipp Sendker

WHEN: January 16, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road



A poignant and inspirational love story set in Burma, *The Art of Hearing Heartbeats* spans the decades between the 1950s and the present. When a successful New York lawyer suddenly disappears without a trace, neither his wife nor his daughter Julia has any idea where he might be...until they find a love letter he wrote many years ago, to a Burmese woman they have never heard of. Intent on solving the

mystery and coming to terms with her father's past, Julia decides to travel to the village where the woman lived. There she uncovers a tale of unimaginable hardship, resilience, and passion that will reaffirm the reader's belief in the power of love to move mountains.

We will have light refreshments, but feel free to bring something to share!

The group meets on the third Tuesday of every month, everyone is welcome. For information, contact Emily Hovind at [emhovind@hotmail.com](mailto:emhovind@hotmail.com).

## Book Group Coming Attractions

### February:

*The Turner House*, by Angela Flournoy

### March:

*The Ministry of Utmost Happiness*, by Arundati Roy

### April

*Hero of the Empire: The Boer War, a Daring Escape, and the Making of Winston Churchill*, by Candice Millard

### May:

*The Hidden Life of Trees*, by Peter Wohlleben

### June:

*The Girl Before*, by J. P. Delaney





## MANAGER'S CORNER

**Mark Miller, CMCA, AMS**  
General Manager

### Winter Weather Reminders

Here are some quick reminders on how to maintain heat in your home this winter, especially if you are planning to be away for any length of time:

- Make sure there is adequate heat in your unit, especially in the kitchen and bathroom.
- Be sure your wall units have been cleaned and serviced, especially the “Singer and Fasco” electric types.
- Leave baseboard and wall heaters on at least at the number 2 low/mid settings.
- Leave kitchen and bathroom doors open.
- If you feel cold or low temperatures in any cabinets adjacent to water piping or shut-off valves, leave the cabinet doors open to allow heat to circulate.
- Check your windows and doors for drafts and seal or repair if needed.
- If away, have a neighbor check your unit periodically.
- Make sure the office has an emergency key on file just in case.

Please remember that owners are responsible for any damages caused by frozen or burst pipes within 1 inch of the wall in their units. By following the above suggestions, you can greatly reduce the chances of that happening.

### Snow and inclement weather reminders

We will use rock salt on the roadways and will mix with sand when additional traction is required. As for the walkways,

here, too, we will only use the sand/ice melt mix in areas that traction is an issue. Combining sand with ice melt eliminates much of the problem of tracking sand indoors. Parkfairfax uses only pet- and ground-friendly products, either Cutting Edge or Road Runner on walks. Even though these are both pet friendly, owners should always wipe their pets’ paws.

These may seem like small changes, but they directly affect the quality of life for residents. At present staff has installed 54 sand barrels at various locations near the laundry rooms. These barrels are filled with a mixture of sand and ice melt (also pet friendly product) and are available to residents for entry stoops and for traction for your vehicle if need be. Please do not let your pets use these barrels as restrooms.

Parkfairfax has an adequate fleet of snow removal equipment and a well-established snow removal plan.

The Maintenance Staff is responsible for the removal of snow from all common element sidewalks and for keeping the private lanes and cul-de-sacs passable. The snow removal plan is initiated when the depth reaches 2 inches. We will respond as needed when conditions such as ice, sleet or freezing rain arise.

The City of Alexandria will clear the public streets on a priority basis, and normally only Valley Drive, Preston Road and portions of Martha Custis and Gunston Road are cleared. We supplement the roads clearing whenever possible.

While staff is responsible for clearing sidewalks, please remember that owners and residents are responsible for keeping their entry stoops and the portion of sidewalk that only services their unit clear. **If you need help clearing snow from your walkway, please fill out the snow removal slip in the newsletter and submit to the main office if you have not already done so.**

Again, we remind everyone that if you see something or have a question please contact us at the office.

On behalf of our staff and myself, we want to wish everyone a safe and Happy New Year.

## Landscape Volunteers — Mark Your Calendar

**February 11, 2018: Thank You and Welcome Party**

It has now turned cold and winter is here. But spring comes soon after, the time for Landscape volunteers to get active again! On Sunday, February 11, 2018, a thank you and welcome reception will be held in the Parkfairfax Office party room from 2–5 p.m. Please join us to enjoy refreshments and meet your fellow volunteers. We will thank people who adopted trees, weeded invasives from the woodlands, and worked on other projects to help Parkfairfax preserve our beautiful property. People who are not currently volunteers but would like to get involved are invited to learn about opportunities to make a difference. See you there!



# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

## Call for Participants!

### 2018 Parkfairfax Home and Garden Tour—Saturday, May 5, 2018

***Do you have a recently renovated home or beautiful garden or patio space you would like to share with your neighbors?***

**Participate in our spring tour of our wonderful resident homes, patios and gardens. This is a great opportunity to share ideas with your neighbors showing renovations and outdoor living ideas.**

We are looking for 6 to 10 residents who would be willing to showcase their living spaces for our

#### **2018 Parkfairfax Home and Garden Tour**

***If you have a space you would like to share, please complete the following:***

Name:

Address:

E-mail:

Phone:

Brief description of your space:

Please send 1 to 2 photos of your space.

Please send your photos and information via e-mail to: [2018PFFXTOUR@gmail.com](mailto:2018PFFXTOUR@gmail.com).

The Activities Committee will select 6 to 10 units from submissions.

Deadline for submission is February 28, 2018. Notification of participation by March 15, 2018.

## Building 808 Fire

Roof demolition work began on December 18 on Building 808 on Valley Drive and is slated to be completed within 10 days. The next steps will be environmental remediation prior to the start of full interior and remaining exterior restoration. We are confident that all work will be completed in a timely manner.

Although the Alexandria Fire Marshall reported that the fire was accidental in nature with no building systems being the cause, Parkfairfax management reminds residents not to overload circuits and contact the office immediately if your unit is experiencing any electrical issues. Also make sure you have smoke detectors and test them regularly. This is especially important during the holiday season.



## 2018 USP SPECIALS

**Start the year off right!! Get any Monthly Special**

<p><b>January</b></p> <p><b>All Monthly Specials At Prices Shown</b></p>	<p><b>February</b></p> <p><b>Hall Light Fixtures</b></p> <p>#1, Alabaster: \$116.00 #2, Wellington: \$90.00 #3, French Crystal: \$72.00 #4, Sanibel: \$92.00 #5, Torino: \$83.00</p>	<p><b>March</b></p> <p><b>Garbage Disposal</b></p> <p>1/3 hp: \$150.00 1/2 hp: \$160.00</p> <p><i>*Waste arm included</i> <i>**Trap costs extra if required</i></p>
<p><b>April</b></p> <p><b>Tub Specials</b></p> <p>Shower box wall cap: \$120.00 Premier Shower assembly: \$130.00 Speakman Shower Assembly: \$155.00 Diverter, Handle, Escutcheon Overflow Plate &amp; Flange: \$99.00</p>	<p><b>May</b></p> <p><b>Basin Faucets</b></p> <p>#1, Traditional BN2H: \$135.00 #2, Traditional PC2H: \$140.00 #3, Sanibel Chrome (2H): \$135.00 #4, Treme BN2H: \$155.00 #5, Treme PC2H: \$150.00 #6, Waterfront (SH): \$125.00</p> <p><i>Prices include 2 supply lines</i></p>	<p><b>June</b></p> <p><b>Toilet Replacement</b></p> <p>Aqua Source Toilet: \$210.00 Gerber Toilet: \$195.00</p> <p><i>(white, water saving)</i> <i>Includes wax ring, supply tube, &amp; bolts</i></p>
<p><b>July</b></p> <p><b>Kitchen Lights</b></p> <p>#1, Artisan Décor Light: \$205.00 #2, Chandelier Style 2 Bulb: \$170.00 #3, Futra 2 Bulb: \$210.00</p>	<p><b>August</b></p> <p><b>Kitchen Faucets</b></p> <p>#1, Treme Chrome: \$185 #2, Sonoma Brushed Nickel: \$165.00 #3, Treme Brushed Nickel: \$155.00 #4, Sonoma Chrome: \$200.00 #5, Sanibel Chrome: \$205.00</p> <p><i>Prices include 2 supply lines</i></p>	<p><b>September</b></p> <p><b>Front Entry Door Locks &amp; Hardware</b></p> <p>Door Knocker, Mail slot, Peep hole, &amp; Mortise lock: \$280.00 With Deadbolt: \$310.00 Mortise Lock Only: \$180.00 Dead Bolt Only: \$70.00 Hardware Only: \$110.00</p>
<p><b>October</b></p> <p><b>Bathroom Sink</b></p> <p>Pedestal Sink: \$90.00 Basin Only: \$100.00 Pedestal (Base) Only: \$90.00</p>	<p><b>November</b></p> <p><b>Bath Light Fixtures</b></p> <p>#1, 2 Bulb w/ outlet: \$75.00 #2-, 1 Bulb w/ outlet &amp; chain: \$80.00 #3, Chrome w/ three bulbs: \$75.00 #4, Florescent w/chain &amp; outlet: \$110.00 #5, Contemporary w/two bulbs: \$100.00 #6, Decorative w/two bulbs: \$90.00</p>	<p><b>December</b></p> <p><b>Toilet Replacement</b></p> <p>Aqua Source Toilet: \$210.00 Gerber Toilet: \$195.00</p> <p><i>(white, water saving)</i> <i>Includes wax ring, supply tube, &amp; bolts</i></p>

### Year Round Everyday Specials!!!!

- Kitchen Fluorescent Light Tube Replacements: \$30.00 + cost of each tube used
- Toilet Tune Up (Includes fluid-master, flapper, supply line, and/or flush lever): \$65.00
- Photocell Controlled, Brass, Wall-Mounted Light Fixture w/Bulb: \$85.00
- Clothes Washer Hose Replacement (if hoses are reasonably accessible; for 2): \$100.00
- Battery Powered Smoke Alarm: \$40.00; Battery Only: \$25.00
- Special Trash Pick-Up (Per Pick-Up Truck Load): \$70.00. Scheduled Gas Shut-Off: \$45.00

**Go to [www.Parkfairfax.info](http://www.Parkfairfax.info) for more prices and updated pictures**



# Scheduled Preventive Maintenance

## A reminder to maintain heat in your home this winter

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:

- Make sure that there is ample heat in your unit, especially at your kitchen and bathroom.
- Have a neighbor check on your unit periodically.
- Make sure the Maintenance Office has an emergency key to your unit “just in case”. The water piping in your unit can freeze if sufficient heat is not maintained. When this frozen pipe ruptures, you can be flooded. Please prevent this needless damage—maintain adequate heat in your unit.



**DO NOT use your oven as a source of home heat under any circumstances!** This is not only hazardous to your health, but it will also contribute damaging levels of moisture to your unit (condensation, paint/plaster/floor damage, mold and mildew). You would also have these same moisture problems if you heat your unit with a kerosene heater; not to mention all of the potential hazards of improper fuel storage inside your unit.

Another thing to be aware of is that closed areas can restrict air flow and encourage mold growth, so by keeping closet doors slightly open to allow air flow, along with not packing closets too tightly and allowing at least two inches of space between stored items and exterior walls will reduce the likely hood of having mold problems, using a fan will also help force air movement to reduce mold growth.

## Outside freeze-less hydrants

Parkfairfax staff continues replacing (or converting) outside hose bibs (wall hydrants) with a “freeze-less” valve (Woodford Model 19). These valves do not require the annual winterizations that have been necessary over the past 60+ years.



However, the “freeze-less” design will not prevent trapped water from freezing within the valve body, so **we ask that all hoses be disconnected from exterior faucets over the freezing winter months.**

## Attic Storage

Please let us once again remind you not to overload the attic with excess storage. Excessive amounts of storage will restrict air flow and can create a condition favorable for mold growth. Remember, a clear path down the “cat walk” of your attic must be maintained so that essential inspections can be quickly performed. Please place storage to the sides of the walkway. You can place boards across the tops of the wooden joists to support the load; do not nail them down. The maintenance staff will do what they reasonably can to maneuver through the attics, but remember, they cannot take the time to make pathways through years of collecting, or take risks in attempting to crawl over the tops of boxes. If you believe you have a ceiling coming loose from the ceiling joist please call the office to schedule a free ceiling inspection.



**The Maintenance Crews** have completed this season’s gutter cleaning and filter installation, part of the process involves checking the gutter nails and making sure the gutters are tight and secure. Many of the gutter fasteners have been changed to the screw type which holds very well, however there are still several gutters which have nails that can come loose over time. While effort is taken to see that the gutters are tight and loose nails are tightened, such issues can still arise throughout the year, please report a loose gutter to maintenance by calling 703-578-3427.

## Help us serve you better!

When submitting a request for work to be done inside your unit, trying to get it scheduled often takes additional time. If you would be willing for us to come in and complete the requested work at our earliest convenience, please ask the service provider to type ‘Okay to enter’ on the work order. This will allow us to do the work without going through a scheduling process which often results in delays. This applies to any residence without an active alarm or loose dog. When submitting a work request please also ask that other pertinent information be included, such as ‘top lock only’, or ‘loose cat’, ‘keep door closed’ and etc. The information you provide, helps us get your work request completed more efficiently. Of course if you have a dog or any other reason requiring the work to be scheduled we will be happy to schedule it with you.



## A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (serving more than one unit) and each resident is reminded that they are responsible for clearing portions of the walkways that serve only their unit. Residents who are unable to clear their own walks due to physical impairments may complete the "Request For Snow Removal Assistance" form and return it to the main office. This form may be found in this newsletter, or at the main office.

### Also...

- Please do not use the sand barrels placed near the Laundry Rooms as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the equipment.
- Please do not "reserve" parking spaces. All parking lanes will be plowed once an adequate number of cars leave.
- Please do not ask staff to dig out your car or give your car a jump-start.
- While digging out your car, please do not make huge piles on the streets or sidewalks.
- Please be patient.

## 2017/2018 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.

## Be On the Lookout for Leaks in Your Unit!



Do you have any plaster or paint bubbling in your unit or water stains that keep getting worse? The Association wants to find storm and plumbing related leaks as soon as possible. This helps minimize damage to the units and keep repair costs low (the Association's and yours). Gutter and roof leaks never get any better over time, and neither do plumbing leaks. Obvious leaks that are allowed to continue over long periods of time can create extensive and costly damage. In such cases of obvious negligence, the homeowner may have to carry the burden of interior repair costs for their unit and the Association may only repair the common element causing the damage (a leaking roof, water supply, etc.). Leaks from private (homeowner owned) portions of plumbing pipes (generally to 1 inch within the wall serving that one unit) should also be found as quickly as possible to minimize repair costs to the homeowner. To help you with this, the Association will perform plumbing inspections for you at No Cost! These are called Free Plumbing Inspections.


If you have evidence of a leak from outside of your unit, call Maintenance at 703-998-6315, and this can also be checked at no cost to you! Storm water leaks get worse after it rains and the damage will appear in areas adjacent to, or beneath, the source of water. Keep in mind that widespread paint failure is generally not the result of a leak, but is more likely caused by excessive humidity within the unit, improper painting in the past, or old paint that needs to be maintained. Even if the problem is just simple condensation, paint failure, or normal and expected plaster maintenance, you will have the knowledge of what to do next.

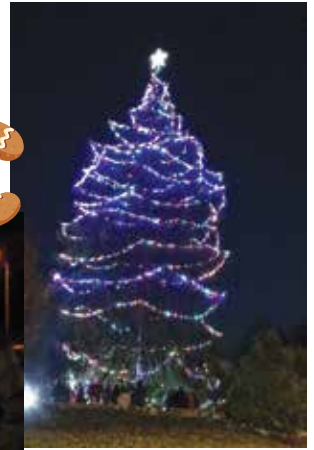
### Do you have upgraded windows?

Making sure they are closed tightly will help keep cold air out, often a window may seem to be closed however if it is not locked it may still be allowing unwanted cold air to come in. Please remember to not only close your windows, but also lock them to keep them as tight as possible, not to mention also being more secure!

### Clothes and/or Dishwashers

Do you have a clothes and/or dishwasher in your unit? Some residents in lower level units have experienced backups of soapsuds in their sinks when an upper level unit is using their washer. This can even happen in a perfectly clear pipe if the wrong type, or too much, detergent is used. Please read the label, use the right detergent for your machine, and use the appropriate amount, this will make everyone's life a little easier.

 Thanks to all who made this another great Christmas Tree Lighting event! 



 Happy Holidays from the Activities Committee! 

## Party Room Rental

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

### HOURS

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

### FEES

A prepaid security deposit of \$200.00 and a rental fee of \$150.00 are required to rent the Party Room, along with a copy of insurance coverage of \$100,000 at the time of reservation. The deposit will be returned within three weeks of the date of the function, provided that there was no damage done and no clean-up was required.

For more information call 703-998-6315 or stop by the office. Applications are available at the front office or on the Parkfairfax website, [www.Parkfairfax.info](http://www.Parkfairfax.info), under resources.





## Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



**FedEx:** [http://www.fedex.com/ca\\_english/track/](http://www.fedex.com/ca_english/track/)

**UPS:** [http://www.ups.com/WebTracking/track?loc=en\\_US&WT.svl=PriNav](http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav)

**USPS:** <https://tools.usps.com/go/TrackConfirmAction!input.action>

**DHL:** <http://www.dhl.com/en/express/tracking.html>

- Always **lock your doors** when leaving your home
  - Be neighborly—**take a moment to get to know your neighbors**
  - Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911 for emergencies** or **703-746-4444 for non-emergencies.**



**Have a great holiday season!**

# CLASSIFIEDS

## HEALTH & WELLNESS

### Luxurious In-Home Massage:

Enjoy a restorative massage in the comfort of your home by an experienced, fully licensed Parkfairfax therapist for a very affordable price. Therapeutic and relaxing 70-minute massage for \$70. First-time special: 90 minutes for \$80. Call Mark Herrenbruck, Encore Massage (703-987-0283).

### Luminance Healing Arts LLC:

Physical therapy for women, athletes, and dancers. Mara specializes in manual therapy and exercise prescription to facilitate healing and give you tools to prevent future occurrence. Call 703-966-3095 for more information. [www.luminancept.com](http://www.luminancept.com)

### NAMASTE: Looking to learn Yoga?

Increase your yoga skills? Practice yoga at home with tailored asanas? And/or how to meditate? Call Francisca 703-399-4532. [www.facebook.com/warriorsevenyoga](http://www.facebook.com/warriorsevenyoga). [www.warriorsevenyoga.com](http://www.warriorsevenyoga.com). Licensed and insured.

### King Street Chiropractic Wellness Center

offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation. [www.kingstreetwellness.com](http://www.kingstreetwellness.com)

## HOME IMPROVEMENT

### Handyman Services (JLGF):

Just Like Glass Floors, We do flooring, carpentry, landscape, plumbing, painting/plastering, refinish furniture, and much more at a reasonable price. Please call us at (571)535 8375 Eddy.

**Witt Construction:** Kitchens, baths, built-in cabinetry and design consultation. Licensed/ Insured. 703-626-6429. [garywitt44@gmail.com](mailto:garywitt44@gmail.com)

**Kitchen and Bath Remodel:** Home Improvement, Kitchen and Bath remodel, Interior Painting, Tile, Flooring, Carpentry, Drywall and more! Va. Class A lic., Insured . Reliable, Great References, 25 years local expertise! Joel Riggs Home Repair Services 703-929-4676.

**Kitchen and Bathroom Remodeling:** Class A Virginia Contractor. Allegro LLC 703-314-1287. [info@allegroLLC.net](mailto:info@allegroLLC.net), [www.allegroLLC.net](http://www.allegroLLC.net).

**Latworks – Carpentry and Handy Work.** 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

**Chelsea Paint and Paper:** Professional, neat, clean, reliable, references available. Free estimates. Interior painting, wallpaper removal/hanging, drywall/plaster repairs. 25 years of experience. Licensed, bonded and insured. Call Steve Chute at 703-912-1450 or 571-216-9338.

### Morning-Star Plumbing Plus:

With over 20 years Parkfairfax experience, we do all plumbing, some electrical, tile work and much more with the best rates in town! No job too big or too small! Call 703-869-7552 or [plumbinghopeplus@hotmail.com](mailto:plumbinghopeplus@hotmail.com). Licensed and insured contractors. 10% discount for veterans and elderly.

### Hunters Home Improvement:

Painting/Plastering - Color Specialist - Refinishing Hardwood floors - remodeling kitchen and bathroom - upgrade A/C units to include heat - upgrade electrical panels & plugs to GFI - competitive pricing on replacement windows

- great ideas and will take you shopping - we care about doing a great job. 35 years renovating Parkfairfax. Kathleen Hunter - 703-618-1967.

### 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 counter tops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or [MZambrana60@yahoo.com](mailto:MZambrana60@yahoo.com).

**Electrical Service:** Parkfairfax resident master electrician with over 30 years of experience working in the community. Electrical panel replacements with whole house surge protection. Lighting, fans, baseboard heaters. Licensed, insured class A VA Contractor. Visa and MasterCard. Allegro LLC 703-314-1287. [info@allegroLLC.net](mailto:info@allegroLLC.net).

### DLC Electrical Contractors, LLC:

Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, [godsblessing4me@gmail.com](mailto:godsblessing4me@gmail.com).

## HOUSE CLEANING

**House Cleaning Services:** With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 Johanna and Mauricio, [dulahu@msn.com](mailto:dulahu@msn.com)

### Flor's House Cleaning Service:

Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

**B&A Cleaning Services:** 26 year's experience and owner operated. References available, Special SPRING rates. We bring our own supplies and equipment. For free estimate call 703-501-9007 or e-mail [bc42happy@gmail.com](mailto:bc42happy@gmail.com).

## PET/PLANT SERVICES

### Pet & Plant Care by Gerri, LLC.

Reliable, loving care for your dogs, cats, rabbits, birds, or fish. Pet sitting, playgroups, walks, feedings, medications, Indoor/outdoor plant care. Established 1999 by 19-year Parkfairfax resident; bonded and insured. Competitive rates; flexible arrangements. Call 703-379-7719.

### Let me take care of your pets & plants:

Parkfairfax resident who loves animals. Grew up with German Shepherds and now has a kitten and plants. Has done a lot of fundraising for the Humane Society. Love to watch your pets and water your plants while you are away. Price negotiable. Also available for dog walking. Call Marlene at 703-963-4505.

## LOST AND FOUND

**LOST!** Pair of dark blue rim, progressive glasses (with light colored patch of design at the upper rim corners). 20\$ reward. Lost Oct 31st, Halloween evening around the Gunston, Martha Custis and Valley Road triangle. Please contact Linda Maguire 703-895-3450.

## MISCELLANEOUS/ SERVICES

**Home Needed!** Wanted good loving home for short hair Calico. Owner moved to senior living. Very sweet personality. 6+ years of age. Indoor/outdoor. Neutered. Up to date on shots and other medical care. Please call 703-516-9750.



**Pet, Plant, Home Care or Other Errands:** Retired State Social Worker Caring and Responsible. Rides to doctors, shopping or I'll do it for you. Call Laura to discuss your needs. (530)744-0112.

**Music Lessons for Parkfairfax Resident:** Voice, piano, keyboard, organ, guitar. Featured soloist at Kennedy Center, Royal Albert Hall w/30 year career in the industry. Sight-reading. Church musicians welcome. Introductory Special \$40 per hour. Linda Maguire, 1643 Preston Road. 703-895-3450.

**Need Decorating Ideas?** If you need help setting up your new Parkfairfax condo, Refreshing your current condo or getting your condo ready to sell, contact Anne. Free 30-minute consultation, Long-time Parkfairfax resident. References available. Contact adurso47@yahoo.com or text 571-309-2347.

**Get Wit It Productions DJ Service:** Since 1984. Professional sound and lighting available for birthdays, corporate parties, receptions, and much more. Sound coverage for any size room. Insured, with competitive rates. Parkfairfax resident owner. Contact (866) 531-6612 Ext 1 or visit aget@wititproductions.com to book online.

**Bookkeeping Services:** Purchase orders, invoicing, payroll, working with foreign currencies and QuickBooks. Call Ann Minor, BA (703) 578-8961.

**Parkfairfax Parents Group:** All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

**Reading Specialist:** Do you have a child who struggles to read or wants to get a head start? Experienced reading tutor in the neighborhood! Specializing in decoding, fluency, comprehension, and improving reading confidence. Call 617-335-9960 or email readwithlisa@gmail.com.

**Garden Magic:** The magic comes from good soil, selecting the right plants, and helping them grow with TLC. Some proceeds go to support the metropolitan Arts Collaborative (metroartsco.org) 501C-3 nonprofit. Call or text Virginia Britton, 703-568-4425 or email metroartsco@gmail.com. New Facebook page – Garden Magic just started.

## REAL ESTATE FOR RENT

**Available Feb 2018 In Parkfairfax** (1662 Fitzgerald Lane.) 1 bedroom lower ground unit, newly renovated open kitchen, front door parking, bright/airy garden patio area, nice refinished hardwood parquet floors, no pets, no smoking, pools, tennis courts, basketball, plus. \$1,625/month + elec. (gas & water free) Contact: Bill at wmclynch@gmail.com, or call 703-474-4891.

**1606 Mount Eagle Pl.–Simon.** One bedroom Adams model. Bright white kitchen with Corian countertops. Stacked washer and dryer. Gleaming hardwood floors. Park at your front door. Call the johnAND-john TEAM of RE/MAX Allegiance 703-820-9723 for an appointment to show and go to www.parkfairfax.com for photos and details.

**3235 Martha Custis Dr.–Garfunkel.** One bedroom Adams PATIO model. Updated kitchen with gas 4 burner range/oven. Washer and dryer. SO MANY CLOSETS!!! Updated electrical box. Brick paved patio facing parkland. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for an appointment to show and go to www.parkfairfax.com for photos and details.

**Madison End Unit for Rent:** Upgraded Madison unit available for rent in January 2018. End unit with front porch, lots of green space, and easy parking. \$2000 per month. Contact owner at 703-307-1101.

## REAL ESTATE FOR SALE

**Tree Top View 3256 Martha Custis Drive:** Upper level condo gorgeous view. End unit, newly renovated kitchen with granite luxurious spa bath. Full size W/D. Pets welcome. Bus stop outside door! Call 703-615-5867 for pricing and pictures.

**Adams, 1-Bedroom - End unit,** 750 sq. ft., private entrance and garden patio, hardwood floors, loads of closet space Replacement windows. Great location, well maintained. DASH at front door – less than ten minutes to Pentagon. \$215,000 by owner. Leave message 703 549-7433.

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### Closed Rental:



6037 Crown Royal Circle, Alexandria, VA 23310,  
**\$2350** With some fixes, I had this rented in a month after I took over after 4 months vacant.

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**\$395,000** and low condo fee, 3812 Jason Ave, Alexandria, VA, Fairlington Towne, 2BR/ 1FB/ 1HB  
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or email, [jworkman@selectva.com](mailto:jworkman@selectva.com).

Jim Workman  
President, Select Heating and Cooling







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**Dear Friends and Family,**

**It is that time of year again where we reflect on giving thanks for all the wonderful things we have in our lives. I would be remiss if I did not reach out to all of you to let you know how important you have been to me both personally and professionally.**

**My business has been very successful again this past year because of all your generous referrals. I want to take this opportunity to thank all of you who have been faithful in passing my name along to all of your friends and family. Your trust in my ability to serve their real estate needs, has been and continues to be the foundation of my business.**

**To each of you, I wish a very Merry and joy filled Christmas and Happy New Year!**

**Most Sincerely,  
Rita Tassa**

**KNOWLEDGE IS POWER**

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**18 Water Street**  
**Sperryville, VA 22740**

**SOLD**

Many renovations including new roof, windows, drywall, all appliances, HVAC, new panel box, plumbing, and bath. Original, refinished wood floors



**4860 28th ST S #C1**  
**Arlington, VA 22206**

**SOLD**

Modern updated kitchen features granite counters, stainless steel appliances, and new gleaming hardwood floor. Gorgeous remodeled bathroom, freshly painted, and a balcony with a view. Easy access to 395



**7089 Spring Garden Dr #204**  
**Springfield, VA 22150**

**RENTED**

Completely Renovated - New Bath, new Paint, new carpets, lots of sunshine, spacious rooms, newer kitchen, and laundry in same building. French doors to private balcony, walk in closet, and pool. Close to I395, I95, and the beltway



**3476 Gunston Road #3476**  
**Alexandria, Virginia 22302**

**For Sale**

Stunning end unit, two bedroom model, fully renovated kitchen, and bathroom. Granite counters, stainless steel appliances, and windows with custom frame outs. Amenities include: 3 pools, three minute walk to the metro, and a quick ride to pentagon metro



**3584 Martha Custis Dr #305**  
**Alexandria, Virginia 22302**

**For Sale**

Great Park Fairfax Location close to Metro and 10 Minute Walk to Shirlington Village. Panoramic Views, Recent upgrades: New Electrical Panel, New Kitchen Floor, Recessed Lighting, Upgraded Shower Hardware. Additional Storage Space Conveys.

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

## January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 New Year's Day Office Closed	2 Activities Committee Meeting 6:30 p.m.	3	4	5	6
7	8 75th Anniversary Committee Meeting 6:30 p.m.	9 Covenants Committee Meeting 7 p.m. Recreation Committee Meeting 7 p.m.	10 Newsletter Submission Deadline	11 TLUC Meeting 7:30 am Large Item Pick Up	12	13 Office open 9 a.m. - 12 p.m.
14	15 Martin Luther King, Jr. Day Office Closed	16 Book Club 7 p.m.	17 Board Meeting 3360 Gunston Road 7 p.m.	18	19	20 New Resident Welcome Reception 10 a.m. - 11:30 p.m.
21	22	23 Bldgs. & Utilities Committee 7 p.m.	24	25 Landscape Committee Meeting 7 p.m. Large Item Pick Up	26	27 Budget Workshop 9.am. - 2:00 p.m.
28	29	30	31	1	2	3
4	5	6	7	8	9	10

Meetings are held at the Association office unless otherwise noted. Please call office to confirm if you have any questions. (703) 998-6315.