

Parkfairfax FORUM

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

February 2018
Volume 40, Issue 2

Being a Good Neighbor in Parkfairfax

We find that during the winter months many owners begin to plan for both interior (HVAC, kitchens and baths, electrical) and exterior (new patios or plantings) renovations. We would like to remind residents that we have by-laws that clearly spell out the Association's rules and regulations, as well as lists of approved specifications. If you do not have a copy of these, they can be found on our website or you can use this link: <http://www.parkfairfax.info/services/work-order-requests/> to place a request and we will email you a copy. Below are a just a few of these rules. You can also find our covenant specifications on the web or email our Covenants Director, Dana Cross, dcross@parkfairfax.info directly for information on the below-mentioned items.

Contracted or homeowner work or renovations. We have a set of guidelines regarding all interior renovations, what is considered routine (applications approved by management) what is considered non-routine (applications submitted to the Covenants committee for approval). There are also guidelines for the hours when this work can be done.

Permits. Many home improvements require a building permit from the city. Any electrical work such as moving or replacing the main panel, installation of a bathroom or kitchen exhaust fan, exterior outlets, installation of a split HVAC system or moving of the gas line in the kitchens all require permits and applications filed with the office.

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.

On January 17, 2018 the Association Office mailed a letter and election documents to all unit owners soliciting nominations for these positions. Persons wishing to nominate a unit owner or themselves should note that nominees for these vacant seats must be unit owners in good standing or the spouse or a unit owner mortgagee (or designee of mortgage). Nominees for the Ward 1 seat must be a unit owner in Ward 1 and nominees for the At-Large seats may be unit owners in any Ward. All nominating petitions and required accompanying materials must be received by 5:00 p.m., EST, Friday, February 23, 2018. Hard copy and/or electronic versions of the required materials will be accepted. If you have any questions, please call or email Sarah Clark at 703-998-6315 or sclark@parkfairfax.info.



Patios and outdoor areas. Please be considerate when using your outdoor spaces as well. Owners and residents are responsible for keeping their immediate patios free of clutter and for maintaining any owner-planted greenery or shrubbery. Remember here too any changes to the patio or plantings must be submitted for approval.

Noise. Please be mindful that in most buildings you may have someone over or under you. That being said covenants requires that 80% of your floors be carpeted and padded if you are directly over another unit.

Let's all work together to keep Parkfairfax the lovely oasis it is.

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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.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

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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

January Board Meeting Highlights:

- The Board PASSED a motion to approve the Draft Audit for the year ending on May 31, 2017.
- The Board PASSED a motion to approve the May, 2017 reserve expenditures in the amount of \$471,132.
- The Board PASSED a motion to approve the June, 2017 reserve expenditures in the amount of \$111,888.
- The Board PASSED a motion to approve the December, 2017 reserve expenditures in the amount of \$346,068.70.

Come to the February 11th Landscape Volunteer Thank You and Welcome Party



On Sunday, February 11, 2018, the Landscape Committee is hosting a thank you party in the Parkfairfax Office party room from 2 to 5 p.m. for the many residents who have worked hard this past year to preserve our historic property through Adopt-A-Tree and other activities.

If you are not currently a volunteer but would like to get involved, this is a chance to meet the Committee and talk with other volunteers. Find out about the upcoming landscape volunteering season. Please join us so we can welcome you! Volunteering is a great way to meet other residents while making a positive impact on our environment.



Interested in placing an ad?

Interested in placing an ad? Real estate and personal business ads are \$11/month for Parkfairfax Residents and \$20/month for all other persons. Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Dana at Newsletter@Parkfairfax.info for prices and any questions you may have!

Be A Good Sport

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

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



If you witness an incident in the facility—someone not following the rules or anyone behaving badly, please contact Sarah Clark, Assistant General Manager, at 703-998-6315 or SClark@parkfairfax.info, and give her the information about the incident, the date and the time so that she can contact those involved.

Enjoy the room, and keep fit.

The Recreation Committee

Pet Waste Receptacles

Please do not place household trash bags and household trash in the dog waste receptacles. This causes an unsanitary and unsightly overflow issue. These are not emptied by our trash removal service, but rather by Parkfairfax staff on a less frequent basis.

Please only utilize these receptacles for pet waste bags and small individual trash items such as coffee cups, water bottles, soft drink cans etc. Regular household trash is picked up by our trash removal service 5 days a week and recycling is picked up once a week.

Pet owners: Please do not dispose of your dog waste bags on the ground.

They will not be picked up by our trash removal service and chances are neighbors are picking these up and disposing of them for you.

If you have any questions regarding the trash service schedule or the location of the dog waste receptacles, please contact Parkfairfax Management Office at 703-998-6315. Thank you!

New Residents Learn About Life in Parkfairfax

New owners and renters were treated to donuts, bagels, coffee and lots of information about Parkfairfax at the recent New Residents Reception. Created as a way to welcome newcomers to the community, the reception provides an opportunity for Board members and committee representatives to explain the rules and regulations that govern living here and also to answer questions that newcomers might have.

Barbara Wilmer, a member of the Community Outreach Committee, encouraged all new residents to read the newsletter for timely updates as well as important contact information for office staff and Board members. Susan Bruns, a member of the Landscape Committee, described her group's function in the community and encouraged people to sign up to adopt a tree. Additionally, new residents watched a video created by Debra Derickson and Barbara Wilmer that shows the how-to's of getting settled in Parkfairfax.

Following the presentations, the audience can ask questions. At the January meeting the hot topic during the Q and A was how to keep their units warm.

If you are a new resident but couldn't attend the meeting, you can find helpful information on the Parkfairfax website www.parkfairfax.info. Go the Resources tab and click on Welcome Packet and Welcome Videos. The New Residents Receptions are held several times during the year.



Barbara Wilmer, left, with the Community Outreach Committee, and Susan Bruns, with the Landscape Committee, provide community information to new residents.

You Can Make It!

The next dog-waste bin is only seconds away. Please, take those extra steps.

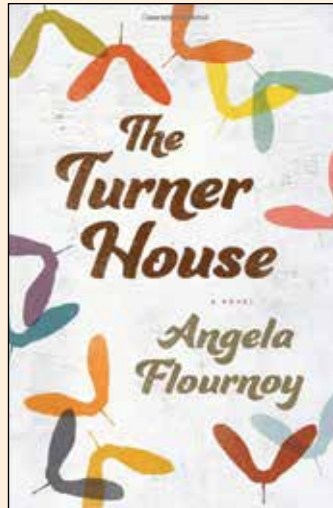


BOOK GROUP: *The Turner House*

By Angela Flournoy

WHEN: February 20, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road



The Turners have lived on Yarrow Street for over fifty years. Their house has seen thirteen children grown and gone—and some returned; it has seen the arrival of grandchildren, the fall of Detroit's East Side, and the loss of a father. The house still stands despite abandoned lots, an embattled city, and the inevitable shift outward to the suburbs. But now, as ailing matriarch Viola finds herself forced to leave her

home and move in with her eldest son, the family discovers that the house is worth just a tenth of its mortgage. The Turner children are called home to decide its fate and to reckon with how each of their pasts haunts—and shapes—their family's future

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.

Book Group Coming Attractions

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

Holiday Decorations Removal Reminder

Are your holiday decorations still up outside your unit? This is a reminder to please remove your holiday decorations.

MANAGER'S CORNER

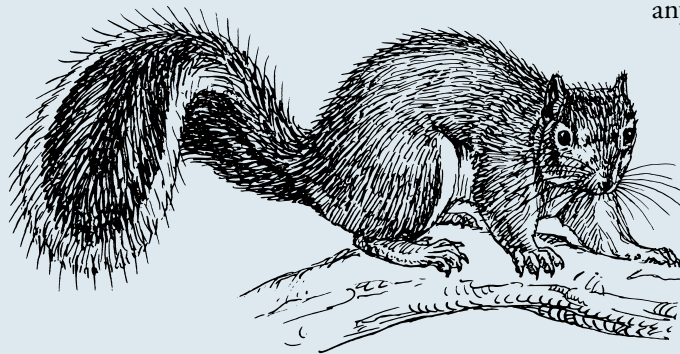
Mark Miller, CMCA, AMS
General Manager



Pest Control and Rodent Issue Update

With the recent colder temperatures, we have been receiving an increase in requests for pest removal and control. I'd like to provide some information regarding what actions have been taken to alleviate this issue.

As Parkfairfax is now in its 75th year, over time many units have had kitchens upgraded with both dishwashers and washer/dryers installed. All of these can create new access points from the crawl spaces, which in turn can allow access to the pipe chases in the walls. We are continually discovering that some units have opened up walls behind cabinets to facilitate new plumbing or wiring and, in some cases, built out false walls to hide the same. When these openings are accessible to Parkfairfax staff, they will seal them with both steel wool and rodent proof expandable spray foam. But please remember that if you do any upgrades and make any needed penetrations or holes, it is the owner's and their respective contractors responsibility to seal around these. Parkfairfax, for reasons of liability, will ask that an owner sign an indemnification waiver if we have to open up cabinet rears and/or remove a dishwasher.



Attics and squirrels. The roof structure here has open gable ends as well as openings under the eaves for attic ventilation. Most will have hardware cloth or screen installed to prevent the critters from getting in. In the past three years, we have begun to replace the trim and gables with composite materials and began to upgrade to new stainless-steel gutter guards (110 buildings have been completed to date with more planned for June). We have seen a tremendous drop this year in squirrel issues. If you notice any activity in your attic, please contact the office immediately. The quicker we are alerted, the quicker we can respond.

Our beautiful tree canopy provides quick access to the roofs and gutters. In the past two years, we have increased pruning, cutting back from the roofline as well as complete tree removal to eliminate the squirrel highways. We have made great progress here and will continue with this program in the new budget year.

This year we have also added over 200 additional bait stations and began "burrow baiting." This entails placing pellets directly into the burrows underground. After a week to 10 days these locations are revisited and if no activity is noted, they are closed using a combination of gravel and cement to seal these areas permanently. We have had great success using this technique and will continue to do so. And please remember, we do not allow ground feeding and ask if you do hang feeders on your rear patio areas that they be a good distance from the building. We will also continue in the spring to remove ground covers in selected areas, eliminate any burrows and then either seed or lay sod.

Unfortunately, we do not think we will ever be entirely free of our little friends but we will continue to work to eliminate access where we can.

FEBRUARY USP SPECIALS



Hall Light # 1
\$116.00



Hall Light #2
\$90.00



Hall Light #3
\$72.00



Hall Light #4
\$92.00



Hall Light #5
\$83.00

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.

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.

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, under resources.

Wall Heater Cleaning Instructions

1. Turn off any circuits that correspond with your heaters

Tech Tip: Once the breaker is turned off, it is important that you test the circuit with a voltage detector to ensure power has been completely turned off to your heater.

2. Remove the grill

Tech Tip: If you have a thermostat on your heater, be sure to remove the knob first very carefully with your flat head screwdriver. Take your time with this. Do not try and force the knob off quickly or remove the grill without first removing the knob. This will damage the thermostat, which you will have to replace or possibly you will have to replace the whole heater.

3. Blow out the heater

Tech Tip: If you do not have an air compressor or a vacuum with a blower, a good old fashioned hair dryer will do the trick. But, DO NOT use canned air. This is a potentially serious safety hazard because many of these products contain a flammable propellant. Regardless of the blower you use, be sure to keep the fan blades from spinning around while blowing out the dust, this can damage the motor.

4. Clean the grill

Tech Tip: Put the grill into a bucket of soapy water as soon as you remove it. That will allow it time to soak while you are blowing the dust out from the heater.

5. Re-install the grill

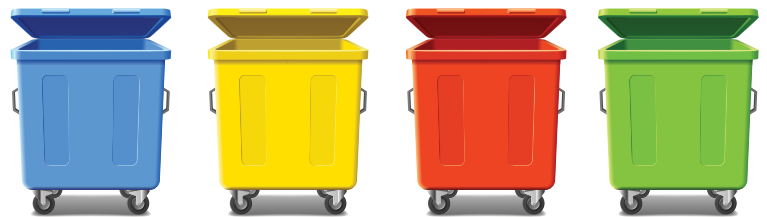
Tech Tip: be sure the grill is completely dry before you re-install it. Any moisture that gets into the heater can damage the heater or be a safety hazard. Also, when replacing the screws, just screw them in snug, do not bury them to prevent stripping or damaging the grill. After your heater has been cleaned you can turn the breaker back on. Turn the thermostat up until the heater comes on, letting it run for a few minutes. Make sure that it warms up normally and listen to make sure it sounds like it is running smoothly. Then set it back to the level you want it.

Following these simple steps will keep your heater running normally and keep you and your family safe and warm when you need it most.

Dumpsters at the Maintenance Yard

There now four types of dumpsters at the Maintenance Yard and they get used in different ways. Right after you enter through the Maintenance Yard gate, you will find three smaller dumpsters on the left. These are for regular household trash, the same trash bags that Jeffrey's would pick up at your door. Use them any time you've missed the regularly scheduled pick up. The next two dumpsters are large, open-top, construction-type dumpsters. They are for larger household items—rugs, furniture, debris from home repair projects, etc. The next open-top dumpster (near the landscapers' chipper) is for landscape material only; garden debris, Christmas trees, branches (usually staff collected), dead shrubs, etc. The next two (smaller) dumpsters are for our single stream recycle collection this is where you should place your recyclables. Last is an open-topped, large, construction dumpster located near the car wash, and it is for metal only— it can be used for homeowner's appliances, file cabinets, metal shelving... anything that is primarily made of metal. This metal is recycled and Parkfairfax is not charged for this dumpster or its related disposal costs.

Please be advised, there are no facilities at the Maintenance Yard for disposing household cleaning supplies, tires, motor oil, paint, solvents, pesticides, herbicides, etc. it is illegal to dump these items at the yard, and you will be subject to prosecution if you do so!



These items should be taken to the City of Alexandria collection facility at 3224 Colvin Street. It is open Mondays and Saturdays, 7:30 a.m. to 3:30 p.m. except holidays. Call 703-746-4410 for details or directions. This is a free City service, however, only you the Alexandria resident and purchaser/user of these old paints, oils, solvents, etc., may drop these items off with the City. Parkfairfax staff cannot do this for you.

Please put disposable items into the appropriate dumpster. It generally takes one Parkfairfax crew of three to five employees about two to three hours every Monday morning to clean up around the dumpsters, and another hour or so every other weekday. A tractor with a front loader is used to load the dumpster, and a backhoe tamps the load down to maximize the quantity and reduce disposal costs.

Scheduled Preventive Maintenance

Yearly Attic/Alarm Inspections

Each year staff inspects alarms installed in attics. In addition, inspections are also made on a three-year cycle for attics that do not have alarms. This year's schedule includes attics located in the 400, 500, 600 and part of the 900 buildings. Notices will be given prior to the inspection as well as follow-up notes on what was found.

Please remember not to overload the attic with excess storage. Excessive storage restricts air flow and can create a condition favorable for mold growth. Remember also that 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 may place boards across the tops of the wooden joists to support the load but do not nail them down. The maintenance staff will do what they reasonably can to maneuver through the attics, but 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 see your ceiling sagging or believe you have a ceiling coming loose from the ceiling joists please call the office to schedule a free ceiling inspection.

Outside freeze-less hydrants

The freeze less design of our frost free hose bibs will not prevent trapped water from freezing within the valve body.

For this reason it is necessary that garden hoses remain disconnected from outside faucets throughout the winter season.



Replacement of a through-the-wall A/C unit

At some point you may need to replace a through-the-wall A/C unit. When you do, please be certain that the correct replacement is used. There are contractors who are all too willing to use a standard window unit as a replacement for a through-the-wall unit; however, due to the venting of a standard window A/C unit you may find it not only losing part of its cooling ability but costing you more to cool your home. Always insist that a through-the-wall unit is replaced with another through-the-wall unit. You can tell the difference between the two simply by looking at them. The casing of a through-the-wall unit will have louvers for exterior venting on the back of the unit, whereas a window unit will have venting louvers on the sides as well. Through-the-wall units can be purchased to heat as well as cool.

Gutter cleaning

The Maintenance Crews have completed this season's gutter filter cleaning and are checking other gutters throughout the property. Part of the process involves checking the gutter nails to make sure the gutters are tight and secure. Many of the gutter fasteners have been changed to the screw type that hold 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 703-998-6315.



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.

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.

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.

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 keeps down repair costs (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 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 one 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, 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.

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.

Problems From Moisture Intrusion

From time to time we have reports from Parkfairfax residents who find moisture intrusion near a through-the-wall A/C unit, if you find yourself with such a problem please call Parkfairfax 703-998-6315 to have it inspected. Parkfairfax bears responsibility for maintaining a proper seal between the brick and the metal through-the-wall sleeve, however, it is the resident's responsible is to maintain a proper seal between the A/C unit and the sleeve. We have found instances where a contractor has talked a resident into letting them remove the sleeve when replacing an A/C unit. This should never be allowed to happen, but when it does, the resident is then responsible not only for possible water intrusion but also for the re-installation of a new sleeve. If you are not sure that your A/C unit has the proper sleeve, please call Parkfairfax to have it checked.



Parking in Parkfairfax

Important Information



Parkfairfax Controlled Areas

All Lots, Cul-de-Sacs, Coryell Ln., Fitzgerald Ln., Holmes Ln, Lyons Ln, Ravensworth Pl. (3100 block)

- Proper VA registration required within 30 days after residency or vehicle purchase
- Display current VA State tags, Inspection, Alexandria decal
- Active Duty Military may retain home state plates but **MUST** display Alexandria City decal (decal fee and property tax waived)
- Enforced by Parkfairfax and Alexandria Police
- Parking for Residents only – maximum one *properly registered* vehicle per unit
- Visitors and guests may park on City streets
- Vehicles must be properly parked within lines (where applicable) and not block lot access
- *Properly registered* vehicles may be parked in same spot for up to 30 days
- **Vehicles not in compliance are subject to towing at owners' expense**



City Controlled Areas

Beverly Dr., Gunston Rd., Greenway Pl., Martha Custis Dr., Mount Eagle Pl., Preston Rd., Ripon Pl., Ravensworth Pl. (3200 block), Valley Dr., Wellington Rd.,

- Proper VA registration required within 30 days after residency or vehicle purchase
 - Display current VA State tags, Inspection, Alexandria decal
 - Active Duty Military may retain home state plates but **MUST** display Alexandria decal (decal fee and property tax waived)
 - Enforced by Alexandria Police Department
- Vehicles must be properly parked within lines (where applicable) and not block access
- *Properly registered* vehicles may be parked in same spot for up to 72 hours (excluding weekends and holidays)
- **NEW!** Temporary 72 hour exemption possible: apply at <https://survey.alexandriava.gov/s3/72HourOrdinanceApplication>
- **Vehicles not in compliance are subject to towing at owners' expense**

See Something? Say Something
 Parkfairfax (703) 998-6315
 Alexandria Police (703) 746-4444

Covenants Corner —



General Reminders

Just a friendly reminder that we all as residents of Parkfairfax must do our part to maintain the cohesive, pleasant appearance of our community. Owners and tenants are asked to be sensitive to the appearance of items that are visible to surrounding units when planning changes to the exterior of a unit and placing items on a stoop, porch, or anywhere around your unit.

Listed below is a portion of Administrative Regulation #2 which provides guidelines regarding the outside of your unit. You can also find it on the website at <http://www.parkfairfax.info/about/governing-documents/administrative-resolution/>. It provides a multitude of information regarding Parkfairfax rules and regulations

Common Elements, Stoops, Porches, Porticos, and Breezeways—Items left overnight on the General Common Elements (which does not include the limited or reserved common elements) shall constitute a violation and will be removed by the Association, with notice, at the expense of the unit owner. Nothing may be placed on the common elements which will present an eyesore, hazard, cluttered appearance, or would otherwise be disharmonious with the common elements.

Any items which are not properly maintained or are improperly stored on the common element may be removed by the Association, with notice, at the expense of the unit owner. Any material or items that may be considered a hazard may be removed immediately by the Association without notice.

Except for an express few, no items may be placed on the common or limited or reserved common elements without first obtaining approval. The following are examples of items that will not be permitted to be installed or to be left on any part of the general, limited, or reserved common element, unless otherwise expressly approved by the Board of Directors. Such Items will be removed by the Association, with notice, at the expense of the unit owner.

- Permanently installed outdoor barbecues
- Monolithic concrete slab paving
- Empty flower pots and other gardening supplies and equipment not in use
- Storage sheds
- Playhouses, dog houses or similar structures
- Free standing flag poles
- Campers/RV's
- Boats (including canoes and kayaks)
- Tents/awnings
- Rugs/carpets
- Appliances
- Trash cans and recycling bins

- Furniture (other than outdoor lawn furniture)
- Excessive or poorly maintained outdoor lawn furniture
- Bicycles, motorcycles or mopeds
- Building materials
- Electronic insect traps
- Solar collectors
- Flammable materials, including gas, kerosene, or propane tanks unless attached to a grill, etc.
- Wading pools
- Motorcycles or mopeds, except on lanes and cul-de-sacs
- Fire pits

The following are permitted without approval, on the stoops, porches, breezeways and porticos:

- Potted plants.
- Statuary (natural, ceramic, unpainted, no more that 24" in height).
- 1 grill per unit (not to exceed 24" in height) can be placed immediately adjacent to the stoop on the common elements.
- Chimineas are permitted, but cannot be within 10 feet of combustible materials and cannot be placed within 15 feet from the building and 4 feet from shrubs and trees and must comply with City ordinance, subject to change by the City of Alexandria.
- On stoops, outdoor furniture of a size appropriate to the stoop. (Indoor furniture is not permitted on the stoops overnight.)
- 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 are permitted for each unit.

Should you have questions concerning covenants issues please contact Covenants Director Dana Cross at 703 998-6315 or via e-mail at dcross@parkfairfax.info.

CLASSIFIEDS

HEALTH & WELLNESS

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

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Handyman Services (JLGF):

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Witt Construction: Kitchens, baths, built-in cabinetry and design consultation. Licensed/ Insured. 703-626-6429.

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, www.allegroLLC.net.

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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:

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Morning-Star Plumbing Plus:

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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.

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, godsblissing4me@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

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.

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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.

MISCELLANEOUS/ SERVICES

Professional Organizer: Resolve to get organized for 2018! Are you confounded by clutter? Overwhelmed with stuff? Gain piece of mind by decluttering, minimalizing, organizing photos, tackling paper piles, identifying time wasted. (228)332-0961, lizperk2@yahoo.com

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.

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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.

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.

Madison End Unit: AVAILABLE NOW: Extra windows offer LOTS OF LIGHT. Plenty of parking, great neighbors. Text Cassie at 850-445-2130

3539 Martha Custis Dr.: Freestyle skiing. Two bedroom two level Townhome, Madison model. Bus nonstop to Pentagon 25 feet away, easy stroll to Shirlington. Renovated kitchen. Dishwasher/dryer, microwave, washer/dryer upstairs. Hardwood flooring throughout. New tile in bath. Views of parkland from double paned windows. 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.

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.

3621 Gunston Rd.: Figure skating. One bedroom PATIO with sunny deck, Jackson Model. Washer/dryer, dishwasher, updated bath and kitchen. Light from all 4 sides. Secluded location but so close to pools, tennis and Shirlington. Easy parking! 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.

1623 Ripon Pl.: Snowboarding. Two bedroom two level Townhome, Madison model, on quiet little Ripon Place, LOCATION! Park at your front door. Sit on your covered front porch and listen to the birds. Parkland views from large bank of double insulated window. 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.

What Not to Flush

Toilets should not be used as trash cans—many community water pipes are many decades old and will back up! Don't try to flush used facial tissues, disposable diapers, sanitary napkins, dental floss, cotton swabs, kitty litter, paper towels, disposable cleaning wipes, rags, hair trimmings, plant trimmings, kitty litter, dental floss, bandages, cigarette butts or paint chips. Put these items out with the trash in plastic bags or in the trash dumpsters at the Maintenance Yard.



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Market Pulse

Parkfairfax

Active*

Quantity	Type
1	1 Bedroom 1 Bathroom
2	2 Bedroom 1 Bathroom

Under Contract*

Quantity	Type
2	2 Bedroom 1 Bathroom

Sold*

Quantity	Type
36	1 Bedroom 1 Bathroom
56	2 Bedroom 1 Bathroom
6	3 Bedroom 1 Bathroom

*Active and Under Contract status is as of 1/8/18. Sold is from 1/1/17-12/31/17. Bedroom count is all above grade bedrooms that include legal egress to outside.

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A.U., Parkfairfax Resident



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Terry.Rader@longandfoster.com



2001 15th St N#720
Arlington, VA 22201

CONTRACT

Luxury 1-Bedroom - 7th Floor with great balcony view of DC and just 2 blocks from Courthouse Metro 1. Hardwood floors, stainless steel appliances, rooftop pool, reserved garage parking, and a fitness center



3476 Gunston Road #3476
Alexandria, Virginia 22302

CONTRACT

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 min walk to the metro, and a quick ride to Pentagon



Fitzgerald Lane

COMING SOON

Rarely available 2 bedroom, 1 Level – patio condo. Nice improvements, kitchen has pass through to dining area, lovely patio area with great view, quiet street and not a thruway



3703 Gunston Rd #209
Alexandria, VA 22302

For Sale

Parkfairfax Condo with professionally installed patio, new storm doors, new windows, new stainless steel appliances, updated bathroom, and open kitchen . Cul de Sac Parking, minutes from DASH bus stop, and 10 Min Walk to Shirlington Village



3584 Martha Custis Dr #305
Alexandria, Virginia 22302

SOLD

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.

If you are considering buying or selling a home, please call or text me @ 703-887-3735

NO COST NO OBLIGATION

My Parkfairfax References Are Available Upon Request



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301-370-4064



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

February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 Activities Committee Meeting 6:30 p.m.	7	8 Transportation & Land Use Committee Meeting 7 p.m. Large Item Pick Up	9	10 Office open 9 a.m. - 12 p.m. Newsletter Submission Deadline
11	12 75th Anniversary Committee Meeting 6:30 p.m. Finance Committee Meeting 7 p.m.	13 Covenants Committee Meeting 7 p.m. Recreation Committee Meeting 7 p.m.	14	15	16	17
18	19 Presidents Day Office Closed	20 Book Club 7 p.m.	21 Board Meeting 3360 Gunston Road 7 p.m.	22 Landscape Committee Meeting 7 p.m. Large Item Pick Up	23 Election Petition deadline	24
25	26	27 Bldgs. & Utilities Committee 7 p.m.	28	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.