

Parkfairfax FORUM

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

September 2018
Volume 40, Issue 9

Spruce Island Update

After much discussion among residents, Board members, management and Landscape Committee members at the Spruce Island town hall meeting August 14, several suggestions seemed to garner the most enthusiasm. Those suggestions are: Remove the concrete “bunker” and the long concrete sidewalk; add pollinator gardens on the corners and benches for seating; and keep as much open space as possible for events such as movie nights. Based on these ideas and other feedback, the Board narrowed the ideas to three options:

Option 1: Remove bunker, main walkway, no gazebo, no pathways, add sod, redo corner beds, add benches and install tree where crape myrtle is.

Option 2: Remove bunker, main walkway, no gazebo, redo corners, add sod, add benches, install tree further back from original location and install pathways to tree.

Option 3: Remove bunker, main walkways, add 14-foot gazebo, add pathways to gazebo, redo corner beds, add benches, install tree where crape myrtle is.

The Board will meet Wednesday, September 19 to review feedback from the Landscape Committee as well as costs associated the above options. Please feel free to read the minutes from the townhall online under “Landscape Reports”



and the September Board package which will be uploaded to the website on Friday, September 14. And of course, please reach out to your Board representatives, the Landscape Committee or management with any questions, concerns or suggestions.

The Spruce Island town hall meeting was held at the main office August 8 to present and discuss ideas and possibilities on the planned upgrades.

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, September 15, 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



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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*

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Dan Courtney, At-Large Representative ♦ Dancpf2017@gmail.com ♦ *Term Ends 2021*

Susan Cox, Ward I, *Vice President* ♦ susancox91@gmail.com ♦ *Term Ends 2021*

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

James Konkel, At-Large Representative ♦ PFX@ourivycottage.com ♦ *Term Ends 2019*

Nicholas Soto, At-Large Member ♦ NSotoParkfairfax@gmail.com ♦ *Term Ends 2021*

*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
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MAIN OFFICE:

General Manager

Mark Miller, ext 101
MMiller@Parkfairfax.info

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Sarah Clark, ext 102
SClark@Parkfairfax.info

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Dana Cross, ext 104
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USP Director

Guy Andrew, ext 105
gandrew@parkfairfax.info

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Belinda Jones, ext 106
bjones@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

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

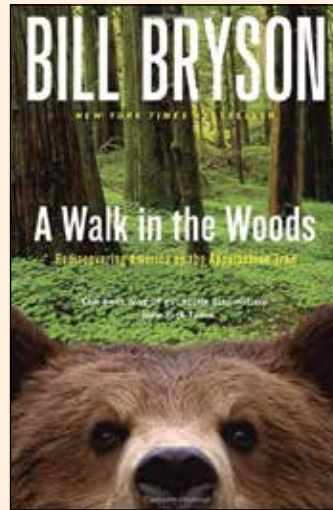
August Board Meeting Highlights:

- The Board HELD a hearing regarding an owner's unit on Gunston Road.
- The Board PASSED a motion to sign a work order software contract with Buildium in the amount of \$1,251 a month.
- The Board PASSED a motion to approve an additional pet application for a resident on Preston Road.
- The Board DEFEATED a motion to approve two additional pet applications for a resident on Valley Drive.
- The Board PASSED a motion to approve the two previously denied additional pet applications for a resident on Valley Drive.
- The Board PASSED a motion to authorize legal council to negotiate a settlement with an owner regarding an on-going court case.
- The Board DEFEATED a motion to waive late fees for an owner.

BOOK GROUP: *A Walk in the Woods: Rediscovering America on the Appalachian Trail,*

By Bill Bryson

WHEN: Tuesday, September 18, 7:00 p.m.



WHERE: The Party Room,
3360 Gunston Road

Back in America after 20 years in Britain, Bill Bryson decided to reacquaint himself with his native country by walking the 2,100-mile Appalachian Trail, which stretches from Georgia to Maine. The AT offers an astonishing landscape of silent forests and sparkling lakes—and to a comic genius like Bryson, endless opportunities to witness the majestic silliness

of his fellow human beings. Bryson's acute eye is a wise witness to this beautiful but fragile trail, and as he tells its fascinating history, he makes a moving plea for the conservation of America's last great wilderness.

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.

SEPTEMBER USP SPECIALS

Door Hardware

Door knocker, Mail slot,
Peep hole, & Mortise Lock:
\$280.00

With Deadbolt:
\$310.00

Mortise Lock only:
\$180.00

Deadbolt Only:
\$70.00

Hardware Only (No Locks):
\$110.00



Book Group Coming Attractions

October:

The Wonder, by Emma Donoghue

November:

Commonwealth: A Novel, by Ann Patchett

The Maintenance Department hours begin at 7am and end at 3:30pm thus maximizing employee production during the cooler parts of the day and minimizing employee exposure to heat stress. Any resident may request to take advantage of the convenience of the earlier hours for inspections and repairs. If early work in your unit sounds good to you, simply inform the Service Coordinator that you would welcome a start on a scheduled job or inspection prior to 8am.



The Battle Against Recycling Contamination is Everyone's Battle

By Brent Bell, Vice President of Recycling Operations for Waste Management

For all the years I've worked in the recycling business for Waste Management, I can tell you that the global challenges our industry is facing these days are without precedent. Simply put, many of the items we all want to recycle are getting hard to market economically. This impacts our business, the environment and the recycling industry as a whole.

The Problem

To explain what's happening, you really need to go back to the habits we've all formed over the years inside our households. Many of us grew up with a different kind of recycling program than we have today. Back in the day, we separated items at the curb each week, making it easier to process paper, aluminum and plastics into different material streams. All the right things were being recycled.

Then in the early 2000s, recycling changed with the arrival of single stream. Through this process, residents and businesses could put all of their recyclables into a single bin or cart, and those items would then be separated at a sorting facility. Over a short period of time, thanks to the convenience of single-stream, more people began to participate and recycling rates soared to their highest levels. Households were recycling more, and as a result, we were processing millions of tons more for the betterment of our communities and environment. Recycling had entered its boom years.

At the same time, products and packaging were becoming more complex. For example, think about the difference in weight of a plastic bottle today versus 15 years ago. Maybe you haven't noticed, but today's bottles are a lot thinner and lighter than they used to be. We've also seen that a wider variety of plastics are also being used to package the everyday items we purchase.

This complexity has in many ways altered consumers' understanding of what they think is recyclable. More and more, non-recyclables are finding their way into single-stream containers—things like plastic bags, organic matter (food, liquid and yard waste), rubber hoses, wires and low-grade plastics. Contamination rates—or the percentage of trash mixed with recyclables—has steadily climbed over the years.

Today, the average contamination rate among communities and businesses sits at around 25%. That means that roughly 1 in 4 items placed in a recycling container is actually not recyclable through curbside programs, and this creates enormous problems for the recycling economy.



Problem one: Contamination significantly increases the cost to process recyclables. Add this to the fact that commodity prices for recyclables has fallen significantly and the financial sustainability of recycling is at risk. To put another way, not only are plastics lighter, and packaging more complex, recyclables derived from those items are being sold for less and at a higher cost to process. Those are some big economic hurdles.

Problem two: Recycling contamination has a direct impact in the quality of recyclables entering the commodity markets. For example, when foods or liquids are placed in a recycling container they will ultimately saturate tons and tons of otherwise good paper and cardboard that they come into contact with. When paper and cardboard loses its quality, it also loses its ability to be recycled. It becomes trash.

Now, imagine that all taking place at an enormous scale, and not just with food and liquids but with all contaminants. Trash entering the recycling stream impacts the quality of recyclables entering the commodity markets. The higher the recycling contamination, the less we can recycle – that is the challenge we are all facing, and it is a global problem.

In response to these quality issues, China—a major importer of recyclables—recently issued new rules on the types of materials it will accept, including a 0.5% max on recycling contamination. That means that the 25% contamination rate we see today at the curb must reach virtually zero for those items to be recycled. Anything above that 0.5% contamination will be trash.

The solution

We all have a role to play in making recycling sustainable for years to come—and that's especially true for Waste Management. We're the largest processor of residential recycling in North America, so we have a great interest in finding a solution for our customers, our industry and for the environment. Actions we're currently

Continued on page 8.



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Your Commitment as a Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, (cell number; email address) and ask them to notify you of association meetings and other

important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly and familiarize them with the community's rules.

Sound Walls Update—Ballot Recount

I-395 EXPRESS LANES SIGNAGE • COMMUNITY MEETING, OCTOBER 11

Mark your calendars!

The Parkfairfax Transportation and Land Use Committee (TLUC) in conjunction with representatives from VDOT will host an important Community Meeting Thursday, October 11, at 7 p.m. in the Party Room, 3360 Gunston Road, to present recent developments regarding I-395 Sound Wall construction. While of primary interest to residents of the 300 and 400 series buildings, all are encouraged to participate.

As presented at the Parkfairfax Annual Meeting last April, the “unofficial” results of two rounds of balloting determined that wall F1 (behind the 400 series buildings, Parc East and into Arlington County) would be built, whereas the shorter wall F2 along the east side of the Quaker Lane hill (behind certain 300 series buildings) would not. It was later learned that while the F1 favorable vote was decisive, the F2 rejection was based on a razor thin margin and extremely low response rate.

VDOT has subsequently undertaken a “recount” of the F2 ballots and discovered discrepancies, which, upon correction, reverse the decision in favor of wall construction. Representatives of the TLUC, Board of Directors and Management have reviewed the revised voting results with VDOT and on that basis support the decision to construct walls F1 and F2.

In addition to presenting the balloting results, VDOT is seeking community input on the walls' aesthetics, i.e. design pattern, color, etc., and will also address construction schedules and impacts.

Lastly, VDOT will clarify the location and design of Express Lane signage, recognizing the historic character of our community.

Sound walls and signage will have a lasting impact on Parkfairfax and we look forward to seeing you on October 11 for this very important community meeting.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2018 Parkfairfax Upcoming Activities

Annual Doggie Dip



**Saturday
September 8th, 2018
12pm-2pm**

Lyons Lane Pool

** Dogs must be current with vaccinations and well socialized among groups of dogs**

No adults or children allowed in the pool

Please make sure your dog enjoys being in water

Please no expandable leashes



**Saturday
September 22, 2018
8am-12pm**
Set up starts at 7am

Valley Dr. parking lot
near the intersection
Gunston Rd.

To reserve a table, please contact Maria Smith by e-mail at smria21@hotmail.com. Tables are \$10/each.

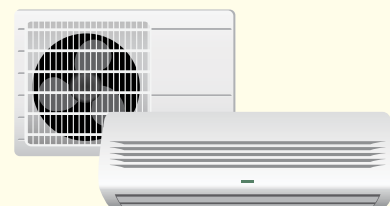
Mark your calendar now:

November 3rd **Wine & Cheese (6-8pm)**

The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Party Room (Mgmt Office), 3360 Gunston Road.

Dispose Air Conditioners and Dehumidifiers at the HHW Center

During the summer months, air-conditioners and dehumidifiers often break due to increased usage, and need to be replaced. Older units contain a refrigerant which is harmful to the ozone layer. The newer reformulated refrigerants, if released, contribute to global climate change. Please drop off unwanted air conditioners, and dehumidifiers at the City's HHW Center (3224 Colvin Street, open Saturday & Monday). The refrigerant will be removed for proper disposal. For a nominal fee, residents who receive City curbside refuse collection may call 703.746.4410 for pick-up. For more information about HHW visit alexandriava.gov/Recycling.



Throw Heating/Air Conditioning filters away as regular trash

This time of year our home air conditioners are running pretty much non-stop. These units often have filters located indoors. Changing the filters at the recommended intervals saves energy and keeps the air cleaner. Do not recycle these filters. Please throw them away with your regular trash. For more information visit alexandriava.gov/RefuseCollection.

Scheduled Preventive Maintenance

The Plumbing Crew will continue snaking the sewer pipes at sewer clean-out and crawlspace. You can help speed this process, and avoid possible damage to your belongings, by not storing anything on the building's steel hatch wells. These half circular plates are provided solely to gain access to the utilities under the buildings and are not intended for storage. Storm drain maintenance and repairs will continue. In-house and contracted carpentry repairs and replacements will continue property wide.

Please be advised, there are no facilities at the Maintenance Yard for disposing paint, household cleaning supplies, tires, motor oil, solvents, pesticides, herbicides, etc. The above items must be taken to the City of Alexandria collection facility at 3224 Colvin Street. They are open Mondays and Saturdays, 7:30am to 3:30pm, 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 remember, **it is illegal to dump these items at the yard, and you may be subject to prosecution if you do so!** We are currently investigating violators). Access to the Maintenance Yard is card-controlled via your facility pass. Try to put items into the appropriate dumpster. By the way, it generally takes one Parkfairfax crew (of 3-5 employees) about 2-3 hours every Monday morning to clean up around the dumpsters, and about 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 capacity and reduce disposal costs.

Major pending contracted work includes:

- The contracted exterior painting in Ward 1. Palmer Brothers has this project. Palmer Brothers will also be painting the entry doors. All affected residences will receive notification in advance of the work. Warranty painting will also take place in Ward 4. **Casement Window Painting in Ward 1**—Please note that the Association and Palmer Brothers provide numerous notifications as a part of the exterior painting. Pre-notifications, lead paint notices, door paint scheduling, and window painting notices. These windows are usually painted in a closed/locked position. When the paint dries, they may be difficult to open later (“painted closed”). Do not put your hand through the glass in attempting to open a window that has been “painted closed”. Do call Maintenance at 703-998-6315 and we will open it for you, for free. One additional aspect is the re-glazing of casement windows, if this is required, maintenance will perform the task following set procedures.
- Carpentry repairs and replacements in Ward 1 will continue in-house and with contracted assistance.
- Entry stoop replacements and sidewalk replacements will continue as approved. The in-house staff will mark sidewalks for repairs as well as mortar joint tuck point repairs at various locations around the property, some funding has been established for contracted assistance in these other areas should the need arise.



Trash and Recycling Guidelines

Trash is picked up 6 days a week: Monday, Tuesday, Wednesday, Thursday, Friday and Saturday. Trash is to be placed outside your unit door before 7am. Do not place trash out the night before a scheduled pick up. Do not carry it to the street or other areas of Parkfairfax.

Recyclables are picked up on Wednesdays.

There is no trash service on Sundays. Please do not place any trash outside on this day. If you find it necessary to discard trash on Sunday, you must take it to the Maintenance Yard and place it in the dumpsters.

If your trash or recycling pick up is missed day, please call the office at 703-998-6315.

Selling your home in Parkfairfax

With the recent increase in home sales in Parkfairfax, we would like to remind everyone of some basic rules of thumb when putting your home on the market.



- Make the office aware of any maintenance repairs that are the Association's responsibility prior to marketing your unit. If you have questions regarding the Association's responsibilities, please refer to the Bylaws on the Parkfairfax website: www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws1.pdf. Any maintenance repair requests must come from the unit owner not a realtor.
- Order your Resale Package by clicking the following link: www.parkfairfax.info/services/order-unit-resale-documents/. Once the Resale Package has been ordered you will be contacted by the Covenants Director to schedule an inspection of the unit.
- Open house signage can be displayed on Saturdays and Sundays only and all signs must be removed no later than 6pm on Sunday. For Sale signs can only be displayed within windows and storm doors, not attached to the building or posted on the common elements.

Holiday Trash Schedule

There will be NO trash pickup on the following Federal Holidays:

Thanksgiving Day • Christmas Day • New Year's Day

Continued from page 4.

taking to improve the economic health of recycling include:

- Expanding the markets where we sell recyclables
- Continuing to seek new and improved sorting capabilities to get contaminants out
- Providing more and more resources for educating consumers on the do's and don'ts of recycling

Communities and businesses have a role to play, too, and it all boils down to recycling the right items the right way. Basically, it's time to get back the basics and to apply the same discipline we did years ago to the modern recycling programs of today. This can be done by following a few simple rules:

1. Recycle all empty bottles, cans, paper and cardboard
2. Keep food and liquids out of your recycling
3. Keep plastic bags out of your recycling

Resident Reminders



If your mailing address, phone number, email address or any other contact information changes, please let the Association office know.

Also, if you have the locks to your doors changed, please provide the office with a copy. Parkfairfax Condominium Bylaws (article 5 section 9) instructs unit owners to provide a working copy of their unit keys to the Association.

If you are an owner that rents your unit, or if you are a tenant, please remember that you are required to provide the Association office a copy of your lease according to Article 5, Section 8 of the Parkfairfax Bylaws.

Dryer Vent Maintenance

When did you last have your dryer vent cleaned? Don't put your property or life in danger by allowing your dryer or dryer vent to go unchecked. Each year a number of fires are reported which are the result of improperly maintained dryers and dryer vents. While checking your dryer vent, also remember to check the external weather cover—bird screens should be used to keep birds and other critters out.



We also need program participants to keep recyclables loose in the bin—no plastic bags! We ask to keep “tangles” out, like hoses or wire. Please keep dangerous items out of recycling, like propane tanks, needles and electronics. These items can injure our employees who work in your community or even create a fire capable of destroying an entire recycling facility. And we ask that recyclers keep bulky items out, as well, like large toys and construction debris. These guidelines can be found on RORR.com, which also houses a lot of handy information. Please share this with others.

By working together, we can make recycling great for the environment and we can make it economically sustainable for years and years to come.

Note: Capitol Services, our trash and recycling hauler, takes recyclables to a Waste Management facility.

What Needs Approval?

When physical changes or improvements to your unit are involved, condominium ownership imposes some of the same responsibilities that apply to single family homes (such as city permits) and some additional restrictions that are in the interest of the condominium complex as a whole.

Alterations to land or buildings must be made in accordance with Parkfairfax specifications, guidelines and procedures, and may not violate any of the governing documents. The alterations must also meet the provisions and building and zoning

The following changes require a Routine Change Application:

- Electrical Panel Upgrade
- Washer
- AC or AC w/Heat Pump
- Door Hardware
- Stoop Railing
- Flag Holder
- Front Door
- Breezeway Fence
- Outside Electric Receptacle
- Exhaust Fan
- Paint/stain front door
- Remove heat convectors & piping
- Attic Stairs to fit present attic access entry
- Security Guards for Kitchen & Bath Windows
- Wall Removal or Partial Wall Removal
- Dishwasher
- Dryer
- Storm/Screen Door
- Front Door Light
- Plant Hanger Bracket
- Removal of Asbestos
- Back Door
- Back Door Lighting
- Dryer Vent
- New Windows
- Window and/or Door Shutters

codes of the City of Alexandria. Applicants wishing to make any of the allowed changes must submit the proper application(s), permits, and contractor information; application for permits is the homeowner's responsibility.

Certain types of alterations require a Routine Change Application from Parkfairfax, while others require a Non-Routine Change Application. See below for a list of changes for each application type.

The following changes require a Non-Routine Change Application:

- Electrical Panel Upgrade
- Brick or Flagstone Patio
- Wooden Deck
- Garden
- Resident Installed Walkways
- Brick Modifications
- Central System Packages Split System Electric Heat Pump (HVAC)
- Dishwasher
- Alteration to A/C
- Plantings
- Gate, Trellis, or Arbor
- Attic Lighting
- Subdivision of Units

Applications and specifications for these changes are available on the Parkfairfax website, www.parkfairfax.info, and at the Association office. For additional guidance, you may contact Dana Cross, Covenants Director, by phone at 703-998-6315, or by email at dcross@parkfairfax.info.



Call 811 for
Miss Utility



Electric power lines, natural gas lines and other utility services could be near the surface in your yard. Damage to underground lines can cause personal injuries and service interruptions—keep your safety, and that of your neighbors, in mind.

The toll-free Miss Utility line makes it easier to determine if underground utility lines are in the way of your next digging project. The toll-free phone number is 811—state law requires that you call at least two business days before digging in your yard. The call alerts participating utilities of your plans to dig, and staff from the utilities will visit your property and mark the approximate location of their facilities, free of charge.

So call Miss Utility before you dig, allow the required time for marking, respect the marks, and excavate carefully!

Bike Inspection & Control

Two bike inspections were conducted in June 2018 and July 2018 and all bikes without current 2018 bike decals or that were improperly stored (not secured in the provided bike racks) were tagged. The tag gives a 30-day deadline for compliance. Owners of the non-compliant bikes received notifications asking them to renew their bike decals.

During the last week of September, any bikes found in violation will be removed to a secure location in the Parkfairfax maintenance yard for a period of no less than 60 days. There is a \$70 fee to retrieve an impounded bike and bikes may only be retrieved during Association working hours. Those bikes which are not claimed will be given to a charitable organization.

If you haven't done so already, please stop by the main office to purchase your bike decal today. The cost of each bike decal is \$5.00.



Is your entry door difficult to open and close?

Wooden things tend to swell slightly during humid/muggy weather (and lately we've had some); unfortunately, this also includes doors which tend to stick when affected by moisture. Parkfairfax paints the exteriors of all painted entry doors once every five years and this helps seal them from some aspects of the weather. Each homeowner should complete this maintenance by painting the interior door surface. If your door's exterior surface has been stained, then all required maintenance rests with you.

Even with proper painting and sealing, some doors might still stick on the muggiest of days. Waxing the edges of your door can help get it to open and close with less effort (any wax will work).



Community Yard Sale

Saturday, September 22 • 8am - 2pm

Party Room Rental Available

Any resident of Parkfairfax may reserve Martha Cutis Pool A or Party Room. Requests for reservations must be submitted for approval to the Assistant 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 8:00am. The room may be used until midnight, Sunday through Thursday; and until 1:00am on Saturdays. The Party Room may be used until 2:00am 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. A prepaid security deposit of \$150.00 and a rental fee of \$150.00 are required to rent the Martha Custis Pool. Both the Party Room and The Martha Custis Pool requires 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.

You Can Make It!

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3225 Ravensworth Pl.: Hawaiian. Two bedroom PATIO Lincoln Model. Renovated open kitchen. Renovated bath. Beautiful patio with great views. Very quiet cul de sac location. Updated lighting. Stacked washer and dryer in its own closet. Lots of storage. Gas range stove. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

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3610 Tupelo Pl (Ft. Williams Park): Delta. Three bedrooms, two bathrooms. Almost ½ acre of lawn. 11 zone in ground irrigation system. Updated throughout. Three fireplaces. Oversized one car garage. Family room. Sunporch. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3329 Valley Dr.: American. Two bedroom interior Madison model. Ceiling fans. Granite countertops. Washer and dryer upstairs. Parquet floors. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3159 Martha Custis Dr.: United. One bedroom mid Adams model. Columned front porch. White traditional kitchen. Washer and dryer. Close to Coryell pool. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3531 Martha Custis Dr.: Jetblue. One bedroom Patio Adams. Renovated kitchen with stainless and granite. Nice hardwoods. Large slate patio. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3438 Martha Custis Dr.: Southwest. Sunny treetop two bedroom Monroe model. Updated kitchen. Stacked washer/dryer. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.



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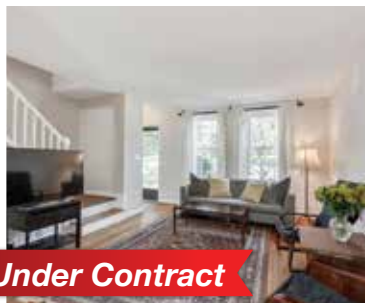
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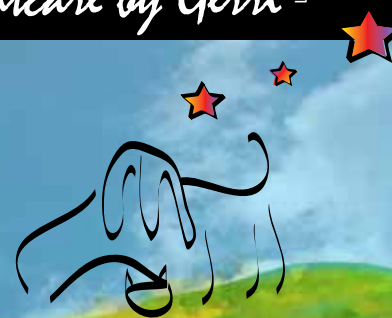
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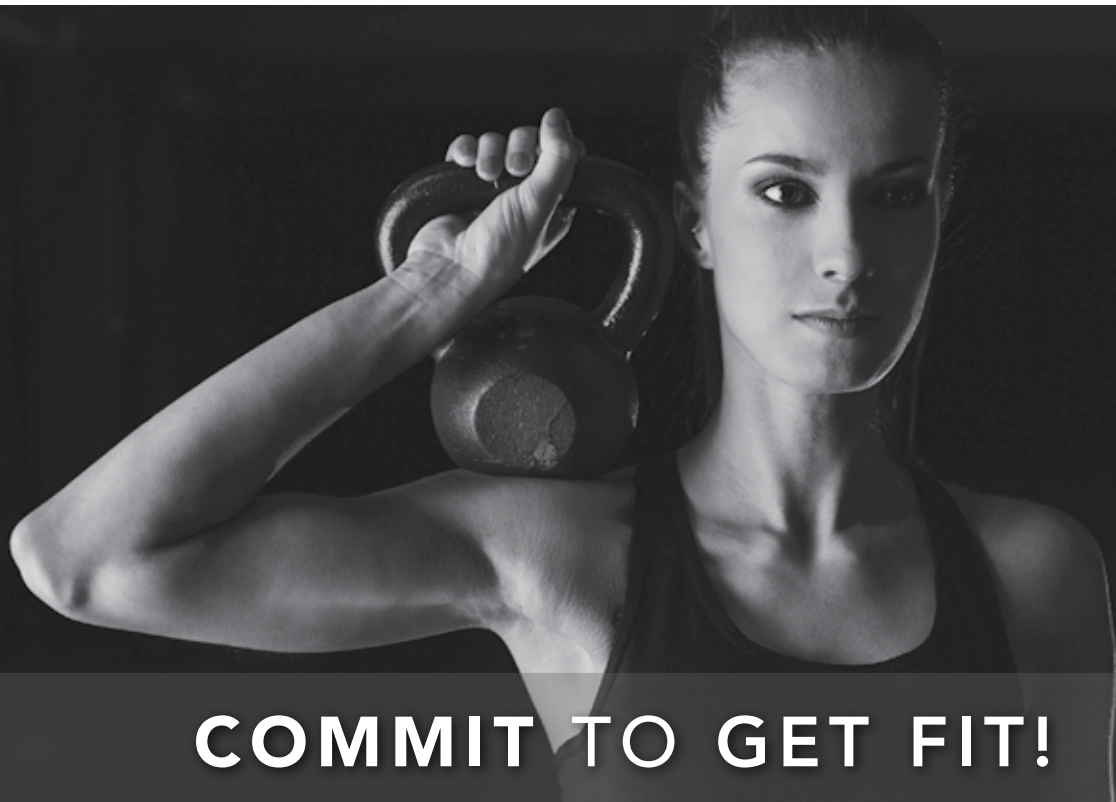
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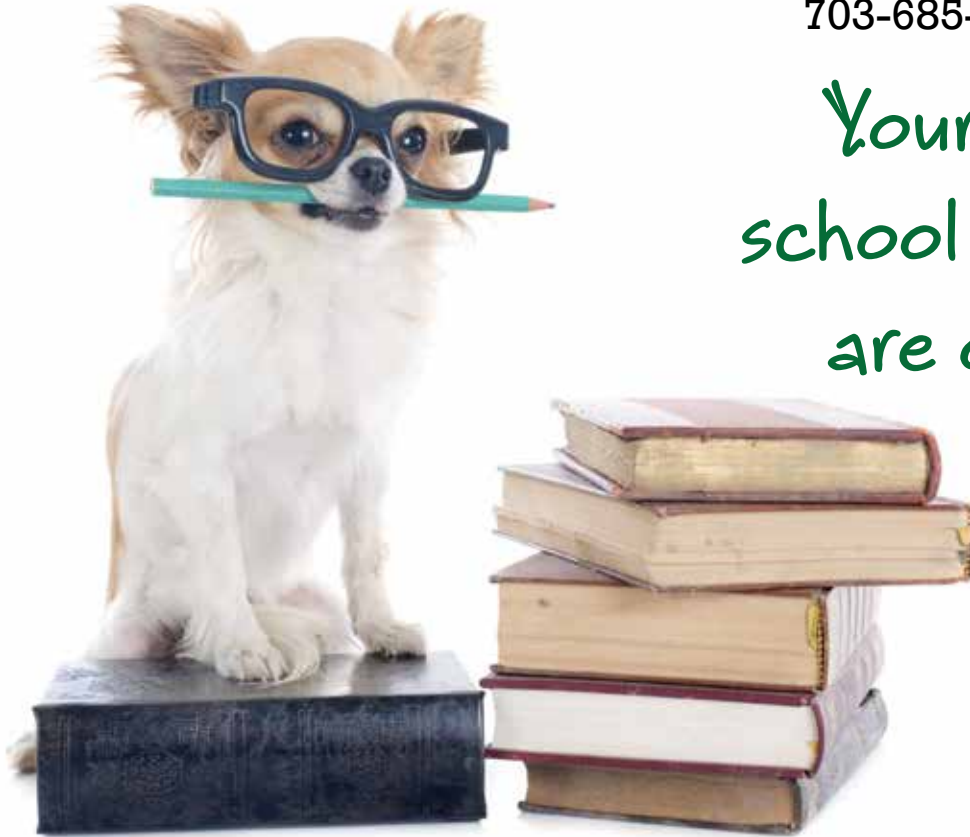
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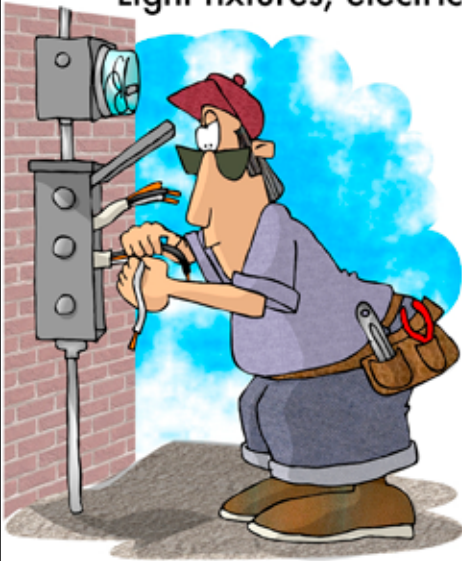
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September 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Labor Day! Office Closed	4 Activities Committee Meeting 6:30pm	5	6	7	8 Office open 9am – 12pm Annual Doggie Dip 12pm – 2pm
9	10 75th Anniversary Committee Meeting 6:30pm Newsletter Submission Deadline	11 Covenants Committee Meeting 7pm Recreation Committee Meeting 7pm	12	13 Transportation & Land Use Committee Meeting 7pm Large Item Pick Up	14	15 New Resident Reception 10am – 11:30am
16	17 Finance Committee Meeting 7pm	18 Book Club 7pm	19 Board Meeting 3360 Gunston Road 7pm	20 Landscape Committee Meeting 7pm	21	22 Community Yard Sale 8am – 2pm
23	24	25 Bldgs. & Utilities Committee 7pm	26	27 Large Item Pick Up	28	29
30	1	2	3	4	5	6

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