

# Parkfairfax FORUM

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

November 2018  
Volume 40, Issue 11

## VDOT Presents Sound Walls, Signage Plans

Parkfairfax residents met with VDOT and its industrial partners on October 11 for an update on the I-395 Express Lanes project, focusing primarily on planned sound wall construction and signage. The event, hosted by the Parkfairfax Transportation and Land Use Committee (TLUC), featured formal presentations by Brent McKenzie from Transurban and a healthy dose of questions from inquisitive and concerned residents. Board President Scott Buchanan, General Manager Mark Miller and Assistant General Manager Sarah Clark, as well as VDOT's Megaprojects Manager Paul Nishimoto were in attendance. A link to the presentation can be found at [www.parkfairfax.info](http://www.parkfairfax.info).

As first presented in October 2017, the construction of two sound walls was proposed to mitigate highway noise today and projected through 2040. The wall from Gunston Road north, behind the 400 series buildings, the Parc East high-rise and Arlington County residences is designated F1. A second and shorter wall from Gunston Rd. South along the east side of the Quaker Lane hill behind the 300 series buildings is designated F2. Preliminary results of the balloting process indicated overwhelming support for constructing wall F1 whereas F2 was voted down by a small margin. Given the close margin of the F2 votes, and with the support of Parkfairfax, VDOT re-evaluated the results and discovered discrepancies in the application of



owner/tenant weighting factors which, when corrected, resulted in a small margin in favor of constructing wall F2. In summary, both walls F1 and F2 will be built.

Wall F1 will be attached to existing structure and will be of perforated aluminum. Wall F2 will be anchored in the ground and constructed of concrete. While the support columns for F1 will be steel, columns for F2 will be either steel or concrete depending on the height that has to be supported. VDOT acknowledged that Parkfairfax is a historic community and offered to explore an earth tone (sandstone) color option for the community-facing side of both walls. The highway-facing side will be of sound absorbent design whereas the community-facing side will be more aesthetically pleasing. VDOT plans to construct the walls middays and nights to avoid peak rush hour periods. While many residents expressed concern over night-

*Continued on page 6.*



### 2019 Board of Directors Elections

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three unit owners, no later than 90 days prior to the Annual Meeting. The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Sarah Clark at [sclark@parkfairfax.info](mailto:sclark@parkfairfax.info) no later than December 6, 2018.

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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](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 2020*

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 Konkell, 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

\*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**  
Sarah Clark, ext 102  
SClark@Parkfairfax.info

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

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

**Service Coordinator**  
Jennifer Jett-Bowling, ext 100  
jjett-bowling@parkfairfax.info

**Service Coordinator**  
Arjay Lancaster, ext 103  
rlancaster@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

Guy Andrew  
gandrew@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

## October Board Meeting Highlights:

- The Board PASSED a motion to approve the July 2018 Reserve Expenditures in the amount of \$227,901.
- The Board PASSED a motion to approve the August 2018 Reserve Expenditures in the amount of \$230,215.
- The Board PASSED a motion to approve a repayment plan for an owner delinquent in paying their condo fees without waiving late fees and handling charges on the condition that the owner signs a promissory note.
- The Board PASSED a motion to approve a repayment plan for an owner delinquent in paying their condo fees on the condition that the owner signs a promissory note.

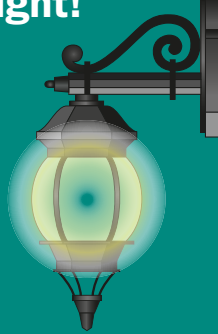
## Keep Lights On at Night!

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.



## Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

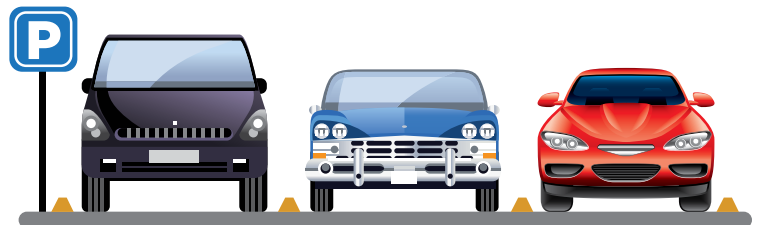
No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.



HAPPY  
THANKSGIVING

## Election Signs

Election signs denoting a preference for a candidate, issue or question in a City of Alexandria, state-wide Commonwealth of Virginia, Parkfairfax Board of Director election or locally voted upon Federal election, are permitted, without prior approval, provided such signs are tastefully displayed and are placed inside of a closed storm or screen door or behind a window within a unit.



To accommodate such signs from inside a storm or screen door, no more than one half of the interior space of a full view storm door may be used and when displayed from behind a window the sign may be of no more than a square of 26 inches.

Election preference signs may be installed not earlier than thirty (30) days prior to the day voting is scheduled and must be removed within seventy-two (72) hours after that day.

### Do you occasionally or routinely use drain cleaning chemicals?



Some drain chemicals are extremely caustic and others contain high percentages of acid. Either of these materials can damage any “weak spot” in the drain piping within your unit. These stronger drain cleaners may even cause a leak. Maintenance staff is aware of this risk and is careful to thoroughly check the piping whenever they use a chemical drain cleaner. Critical points are the trap or “J-bend” immediately beneath the sink (this is the most thinly walled portion of the drain piping), and at the connecting pipe where the horizontal plastic/PVC pipe enters the wall (the developer did not replace the galvanized “nipple” that connects to the stack pipe—this is also a weak point that might be in a somewhat corroded condition).

A safer choice for clearing slow drains is an enzyme-based drain cleaner. These drain cleaners are much less harsh and work effectively on slow draining, organic clogs (grease, hair, etc.). They are not very helpful if you drop something solid in the pipe, or if the pipe is completely stopped up. Keep in mind, the less harsh the drain cleaner is, the more patient you need to be for it to work. The very strong (more potentially damaging) drain cleaners might work very quickly but with the possibility of some pipe repairs being required afterwards.

Whichever drain cleaner you use, always completely read the instructions, particularly any safety-related messages or warnings. Use the measured amounts in the concentrations recommended, and allow the allotted time for them to work.

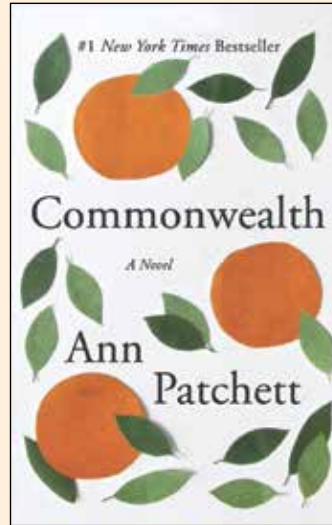
### BOOK GROUP:

## *Commonwealth: A Novel*

By Ann Patchett

WHEN: Tuesday, November 20, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road



One Sunday afternoon in Southern California, Bert Cousins shows up at Franny Keating’s christening party uninvited. Before evening falls, he has kissed Franny’s mother, Beverly—thus setting in motion the dissolution of their marriages and the joining of two families. Spanning five decades, *Commonwealth* explores how this chance encounter reverberates through the lives of the four parents and six children involved.

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).

## Winterization of hose bibs/ wall hydrants



Parkfairfax staff continues replacing (or converting) outside hose bibs (wall hydrants) with a “freeze-less” valve (Woodford Model 19). Once installed, this valve will 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 over the winter.** This changeover creates a significant added workload for the in-house plumbing staff. Staff will valve-off all unconverted hydrants as scheduled this November. Then beginning in February/March 2017 a newsletter article will announce that wall hydrants will be turned on by resident request and maintenance personnel will have to enter the unit to change the hydrant to a new, freezeless type. Once a work order has been made, maintenance staff will install the requested hydrants in turn.



## MANAGER'S CORNER

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

### Welcome, First-Time Buyers

Few events in life are more exciting than buying your first home. We're glad you've chosen us! You're now a member of our community association. We're proud of our association and trust it will contribute to the quality of your experience in our community. Here are a few tips and bits of information to help you make the most of community association living.

### Your Own Space

There's one important difference between renting and owning a home that you need to keep in mind. Unlike renting, your unit and its upkeep belong entirely to you. You're responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber, not the association office. Parkfairfax does offer some services via the USP program and you can find that info on our website under the "resources" tab. Please contact Sarah Clark,

sclark@parkfairfax.info to register and get log in info. We also have a "chart of maintenance responsibilities", which you can find in your copy of the by-laws, which you should have received with your re-sale and/or closing package.

### Common Elements and Assessments

The community has a number of common areas and services—like the grounds and the maintenance to keep them attractive and enjoyable. We share these areas and their expenses when we pay our assessments.

### Community Rules

Because many residents share the common areas, it's necessary to have a few basic rules so everyone can enjoy the community. If you don't have a copy of the community rules, please call the office at 703.998.6315 or email: sclark@parkfairfax.info or mmiller@parkfairfax.info.

### Membership

When you bought your new home, you became a member of our community association. Membership entitles you to attend and observe board meetings and vote in board elections. You may even want to consider running for a board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. Get involved—we need you.

Please contact the manager for more information or if you have questions about the association.

## NOVEMBER USP SPECIAL

### Bathroom Lights – While supplies last!

Bath Light #1: \$75.00

Bath Light #2: \$80.00

Bath Light #3: \$75.00

Bath Light #4: \$110.00

Bath Light #5: \$100.00

Bath Light #6: \$90.00



1



2



3



4



5



6

## 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.

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

**Mark your calendar now for these exciting upcoming events!**

## 2018 Parkfairfax Upcoming Activities

### Annual Wine & Cheese Social



**Saturday  
November 3, 2018**

6:00pm to 8:00pm  
Parkfairfax Party Room  
3360 Gunston Road

Join your neighbors for a fun evening at one of our most popular events!

### Santa Open House



**Sunday  
December 2, 2018**

3:00pm to 5:00pm  
Parkfairfax Party Room  
3360 Gunston Road

Join your neighbors for music, holiday treats and a visit from someone special!

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.

*VDOT, Continued from page 1.*

time construction, limiting construction to midday hours would more than double the duration of the construction.

The second major issue was signage, particularly at the Gunston Rd. entry to the Shirlington Circle. Original planning (discovered recently) was for a huge 14.5-by-13-foot Dynamic Messaging System (DMS) sign towering 32 feet above our historic community and an adjacent 7-by-11-foot static “rules of the road” sign 19 feet high with two column support. Upon TLUC intervention, VDOT revisited their plans and agreed to significantly reduce the height of the DMS sign by about 12 feet, reduce its area by 63% and mount the smaller static sign on the same pole. Please see slide 13 of the presentation for dimensional details. The downsized pole will be

located near the entrance to the pedestrian overpass approach and the Shirlington Circle so as to be minimally intrusive on our residential streets. In view of the fact that Parkfairfax existed well before I-395 (initially I-95) was constructed, the intersection of two residential streets (Gunston Rd. and Martha Custis Dr.) leading directly into a major highway interchange poses unique challenges. While not a perfect solution, VDOT’s recognition of the special nature of our community, and their willingness to tailor the signage accordingly, represent a significant step forward.

The TLUC will maintain liaison with VDOT throughout the process and will endeavor to keep the community informed and engaged.

# Scheduled Preventive Maintenance

The leaves are falling and a majority of our maintenance staff will soon be cleaning the buildings' gutters. This project is exceptionally weather-sensitive, so time is of the essence. All residents are asked to be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is top priority and the first step in effective water management of buildings and grounds. Clear gutters and downspouts also help prevent storm water and snow melt from entering units from overflows. Rhino Guard has been installed on several of our buildings which will help to speed this task along.

## Snow Removal

**Here's the season's first reminder:** Staff is responsible for clearing all common element walks (walks that serve more than one unit). Each resident is responsible for clearing that portion of the walkways that serve only their unit. Residents who are unable to clear their own entry walks due to physical impairment 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. Please note that last year's "assistance lists" will not be used. If you require this type of assistance again this year, you must submit a new form. We cannot make any exceptions.

## 2018/2019 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.

## When You Hire a Contractor



If the work you undertake inside or outside your unit requires one or more permits from the City of Alexandria. Please be aware that the permit will be issued in the name of the property owner and the requirements imposed under the permit(s) are the ultimate responsibility of the property owner throughout the construction project.

The first installation of a clothes washer, for example, requires three (3) city permits: an electrical permit, a plumbing permit, and a mechanical permit. A contractor may serve as the agent of the property owner and may obtain permits for the owner. However, the permit is still issued in the name of the property owner(s) and the legal responsibility for ensuring that (sub) contractors perform the work and that required inspections are obtained remains with the property owner(s).

You must have an approved Association application and the necessary City permits in your possession before you start work, or you may risk receiving a "Stop Work Order" (which will add costs to your fees when you belatedly apply for the permit). Property owners who wish to perform their own work may do so by completing a Property Owners Affidavit with the City along with the normally required permit applications.



For much more information on this, check out the City of Alexandria website at <https://www.alexandriava.gov/PermitCenter>. Homeowners can also verify that contractors have pulled permits, via the City website, by clicking on the Permit Tracker button and typing in their address. Additionally, homeowners can check that all required inspections (i.e. close-in and/or final inspections) are performed and passed.

The Association has a separate "permitting" process regulated via Covenants applications, approvals, and inspections. When Covenants approval is required, you must obtain it before starting the work. For more information, check out Parkfairfax's website at <http://www.parkfairfax.info/> Protect your own best interests! If your contractor tells you that he will obtain all required permits and approvals, demand copies of the permits.

Always obtain written proposals that detail every aspect of the work. If the contractor's proposal is not comprehensive or understandable, write a separate agreement that clearly details all pertinent aspects of the work. Ask for (and make sure you receive) copies of the contractor's insurance, business license, and all paperwork relating to permits required by the City, and also any Covenants submissions and

*Continued on page 8.*

## Assessments as Important as Mortgages and Taxes



When you sit down to pay your bills each month, do you consider your association assessment a low priority? If so, think again.

According to the National Consumer Law Center's (NCLC) Guide to Surviving Debt, "Condo fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the Guide's "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like utilities, building maintenance, snow removal, and cleaning that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

*Continued from page 7.*

approvals required by the Association. Make sure that required inspections are performed and that you receive copies of the results and file these documents with your permanent papers.

If you hire an Association employee to work for you on the side, he is working as a Private Contractor, and all of the above applies. Association staff cannot and do not make referrals or recommendations for any contractor or contracted service. Our best advice is that you shop around and get competitive bids for any significant project. Do your homework! A couple of good resources are the contractor's ads in the Parkfairfax forum and the Vendor's Log in the Parkfairfax Management Office lobby (ask the Receptionist).

## Why Scoop the Poop?

### The truth about Doggy Deposits

*America's overlooked environmental pollutant*

### Some facts about one of our community's biggest challenges:

- Currently over 78.2 million dogs live in the U.S.
- Which collectively deposit 30,000 tons of waste every day
- That's 10 million tons of waste yearly
- The equivalent of 267,500 fully loaded tractor trailers

### What's the big deal?

Dog waste is an environmental pollutant. According to the EPA, dog waste is considered non-point source pollution, along with:

- Oil, grease and toxic chemicals from urban runoff and energy production
- Salt from irrigation practices and acid drainage from abandoned mines

Two or three days' worth of droppings from a population of about 100 dogs can contribute enough bacteria to temporarily close a bay and all watershed activities within 20 miles to swimming and shell fishing. All of Parkfairfax's storm runoff heads directly to Four Mile Run and then to the Potomac and finally directly into the Chesapeake Bay. Unlike other sources adding to water pollution, such as fertilizers, rinse water from driveways and motor oil, dog waste carries parasites and bacteria that can be transmitted directly to humans and make them sick. Roundworm is one of the most common parasites found in dog waste. It can remain infectious in contaminated soil for years. A recent CDC study found 14 percent of Americans tested positive for roundworms.

Dogs feces are common carriers of these as well:

- Heartworms, Whipworms, Hookworms and Tapeworms
- Parvovirus, Giardia, Salmonella and E. Coli

Also, with dog food having high protein these days, a lot of that simply isn't absorbed by the dog and ends up in their waste which then becomes an enticing rodent snack adding to our already burgeoning pest control issues.

Parkfairfax has a robust dog population of close to 400 pets currently residing here. That's a lot of waste and if it's not picked up, it definitely becomes a health hazard. We ask that everyone be responsible, follow both our by-laws and city ordinances and pick up after their pet. Currently, we have 11 pet waste cans located throughout the community. They can be found at: [Pet-Waste-Container-Map.pdf](#)

Please do your part and help us keep Parkfairfax clean and green!



# 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

### 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).

### Quality is my Specialty:

Baltic Construction specializing in kitchen, bathroom remodeling and full handyman services. VA licensed, bonded, insured. Over 20 years of experience. Many repeated Parkfairfax clients. Call Boris: (949)289-3489 [www.balticconstruction.net](http://www.balticconstruction.net).

### 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:

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## REAL ESTATE FOR RENT

**3508 Gunston Rd.:** Patriots. Two bedroom Madison model. Washer and dryer. Ceiling fans. Washer and dryer. Updated kitchen and bath. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

**3425 Martha Custis Dr.:** Seahawks. Two bedroom PATIO Washington model. Updated kitchen and bath. Lovely patio. Good location. Very nice condition. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

**3300 Gunston Rd.:** Giants. Two bedroom PATIO Lincoln model. Renovated kitchen. Washer/dryer in bedroom. Gleaming hardwood floors, closets everywhere. Best patio EVER! Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

**3533 Valley Dr.:** Packers. Two bedroom Bayfront Madison model. Open Kitchen Design. Stainless appliances, granite countertops. Custom built-ins in dining area. Gleaming hardwoods on main level. Jetted tub in bathroom. Verdant parkland views in all directions. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a

showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

**1647 Fitzgerald Ln.:** Saints. One bedroom mid Adams model. Updated kitchen and bath. Stacked washer/dryer. Arched entryway. Sparkling hardwoods. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

**3610 Tupelo Pl (Ft. Williams Park)** – Eagles. 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](http://www.parkfairfax.com) for photos and details.

**3438 Martha Custis Dr.:** Broncos. 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](http://www.parkfairfax.com) for photos and details.

**3262 Gunston Rd.:** Ravens. Two bedroom Madison model. Renovated Kitchen and Bath. Plank hardwoods. Front Porch. Washer/dryer upstairs. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Annual Wine & Cheese Social 6pm – 8pm
4	5	6 Activities Committee Meeting 6:30pm	7	8 Large Item Pick Up	9	10 Office open 9am – 12pm Newsletter Submission Deadline
11	12 75th Anniversary Committee Meeting 6:30pm	13 Covenants Committee Meeting 7pm Recreation Committee Meeting 7pm	14 Board Meeting 3360 Gunston Road 7pm	15 Transportation & Land Use Committee Meeting 7pm Landscape Committee Meeting 7pm	16	17
18	19 Finance Committee Meeting 7pm	20 Book Club 7pm	21 Office closing at 3pm	22 <b>Thanksgiving Day</b> <b>Office Closed</b> <b>No trash pick-up.</b>	23 Office closed	24
25	26	27 Bldgs. & Utilities Committee 7pm	28	29	30	1
2	3	4	5	6	7	8

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