

Parkfairfax FORUM

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

April 2018
Volume 40, Issue 4

BOARD PASSES FINAL BUDGET FOR FY2019

Following the Open Forum on March 14, the Board of Directors passed the final budget for FY2019 which begins June 1, 2018. Assessments will remain the same with a 0.0% increase in Condominium Assessments for the fiscal year. This budget reflects a major effort to not increase condo fees while addressing the very real need to properly fund required maintenance of an aging infrastructure and maintain important resident services.

One of the major drivers of recent assessment increases has been the need to add to the Association's Replacement Reserve account which funds major expenditures to repair or replace community common elements including parking lots and private streets, swimming pools, roofs, gutters, building exteriors, settlement buildings, and waterproofing projects. Currently we are into year three of a seven-year cycle to replace all the hot and cold water supply lines, remediate the crawlspaces, completely replace the old gutter filters with new gutter guards which will not require annual cleaning which in turn saves the Association over \$120,000 in labor costs. Those savings are then applied to the exterior trim project allowing us to wrap more buildings with composite materials. The budget is posted on our website: Final FY2019 Budget

The budget was approved for \$9.364 million and the following decisions have been taken regarding the FY19 budget to address adequate cash availability to cover the operating budget and reserve budget.

- Contributions to Reserves has been approved at \$2,643,372 which represents a 3% increase from the 2017 Reserve study recommendations. This will help to increase the reserve fund to healthier levels for future requirements. Over the past three years, the Association has spent slightly more than \$6 million on reserve-related projects, while at the same time aggressively funding the reserve balance.
- Additional funds have been allocated to several line items in operating and reserves to match prior actuals from FY18
- Surplus balance from the FY18 Operating Budget will be allocated to Owners Equity.

The FY 2019 budget will continue to provide funding to address the ongoing building settlement issues, with \$530,450 earmarked for potential expenditure next fiscal year. The entire property was re-surveyed by an outside engineering firm in 2017, and, based on their recommendations, the Board is looking at possible interim repairs in FY19 to several buildings with settlement problems to stabilize the buildings and provide acceptable living conditions for occupants.

Both the Board and Management continue to work to keep assessments fixed and provide upgrades to the property to insure a safe stable environment that will continue to allow residents to enjoy the wonderful quality of life that Parkfairfax has to offer.

PARKFAIRFAX NEEDS YOUR HELP TO MAKE QUORUM!!

We need a Quorum of 25% for the Annual Meeting!

If there isn't a 25% quorum, the meeting has to be rescheduled—at a considerable cost.

Owners recently received a packet of information that included options for participating if you are unable to attend the meeting. Please review the election packet and participate by one of the methods suggested. You can also cast your ballot in person at the Annual Meeting on Wednesday, April 11, 2018 at the Charles Barrett Elementary School. Doors open 6:45 pm- Polls close at 8:00 pm. If you have any questions, please call or email Sarah Clark at 703-998-6315 or sclark@parkfairfax.info.

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Parkfairfax Condominium Unit Owners Association

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BOARD OF DIRECTORS

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*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.

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HOURS:

Monday - Friday: 8:00 a.m. - 5:00 p.m.
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Alonzo Alexander
AAlexander@parkfairfax.info

Maintenance Assistant
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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

March Board Meeting Highlights:

- The Board PASSED a motion to purchase a Master Insurance Policy from Raley, Watts and O'Neil at a cost of \$418,839.
- The Board PASSED a motion to approve a FY 2019 Budget with a 0% increase assessments over the level of FY 2018.
- The Board PASSED a motion to award an Outstanding Service Award to a resident at the Annual Meeting on April 11th.
- The Board PASSED a motion to award a Volunteer of the Year Award to a resident at the Annual Meeting on April 11th.
- The Board PASSED a motion to approve a contract with Brothers Paving to pave, mill and overlay the Valley Drive Parking lot in the amount of \$43,045.
- The Board PASSED a motion to eliminate the following USP services: installation of bathroom pedestal sinks, sink strainers, installation of interior light fixtures, installation of thermostats, outlet switches and outlets.
- The Board DEFEATED a motion to set a hearing in relation to a Covenants Committee decision to deny a planting request by an owner on Martha Custis Drive.
- The Board PASSED a motion to amend AR-15 – Use of Common Elements — to limit the number of guests a resident with an ID card can bring to the pool to 3, and increase the fee for off site owners to obtain an additional ID card to access the pool to \$350 for an individual or \$500 for a family.
- The Board DEFEATED a motion to reimburse \$200 to an owner on Gunston Road.
- The Board PASSED a motion to approve a repayment plan for an owner delinquent in paying their condo fees.

Grill Reminder



When the warmer weather hits, there's nothing better than the smell of food on the grill. We want to remind residents that grills in front or adjacent to units cannot be more than 24" in height. Grills should be located at least 10 feet from any combustible construction, building or trees and should be located where smoke and cooking odors will not create a nuisance to neighbors. Grills should not be located near a window or door opening where smoke can enter a building.

Covenants Committee Volunteers Needed!

The Covenants Committee needs volunteers to fill two vacancies. The Covenants Committee advises and assists the Board of Directors in monitoring and enforcing compliance with the provisions of the Condominium Instruments and the Book of Resolutions. In addition, the Covenants Committee performs the functions which include but are not limited to: receiving, reviewing, and approving applications for alterations, changes and additions to units or common elements (subject to appeal to the Board of Directors). The Covenants Committee meets monthly on the second Tuesday at 7p.m.

If you are interested in becoming a member of the Covenants Committee, please submit a letter of interest and/or your resume to Sarah Clark, Assistant General Manager. She can be reached at sclark@parkfairfax.info or at 703-998-6315.

Alexandria Storm Water Utility Fee



The PFX Board wishes to inform unit owners regarding a new Alexandria Storm Water Utility Fee the City is instituting this May. You will see this new fee in both your part-year real estate property tax bills. According to City officials, PFX unit owners will be billed at the Condo level of the fee structure seen in their Web site. At the time of this article, the Condo fee was \$39.20 per year. This total would be split evenly across your two part year real estate tax property bills.

The new fee will provide funding for the stormwater management program to reduce the impact of stormwater pollution, flooding, and ensure Alexandria is in compliance with state and federal stormwater regulations. The fee will be utilized to operate and maintain storm drain infrastructure and quality requirements, as well as maintain and enhance streams, channels and the community flood management program. It is important to note, this is a fee as opposed to a tax, which will be billed based on the amount of impervious surface on a property.

Please browse to <https://www.alexandriava.gov/tes/stormwater/info/default.aspx?id=93591> to review all information provided by the City regarding this new fee. On this Web page there is a Property Search link if you wish to enter your address and view your tax and fee amounts.



ADOPT-A-TREE: IT'S THAT TIME AGAIN!

April's daffodils, crocus, hyacinth, and budding trees are here and it's time to water our young trees again. Maintenance Director Alonzo Alexander and his landscape staff, led by Juan Oliver, have turned the outdoor spigots on again and brought out the gator and donut bags. Tree adopters are limbering up the hoses and starting to fill the bags with life-giving water, nurturing the next generation of Parkfairfax's beautiful landscape.

It's easy to join this dedicated corps of volunteers – just e-mail parkfairfaxlc@gmail.com to inquire about adopting a tree. Landscape Committee member Martha Crawley will work with you to find a tree as near as possible to your home. If there is nothing that works for you right now, just wait a while. Parkfairfax General Manager Mark Miller says that there will be new trees planted this year.

Right now we have 34 trees that need people to look after them. These include seven that are still left from the October 2017 planting. At that time, six new shrubs were also planted, which can be adopted, too. As of last month there were 50 volunteers watering 58 trees and one garden. One person is moving away and one reported that she was unable to continue in the program. Their trees have been returned to the available pool.

Here is a sample of what's available:

- An oak behind building 109
- A pin oak behind building 114
- Several Hinoki False Cypress (evergreen) near Wellington Avenue
- An oak near building 209
- A Pagoda Dogwood up the hill behind building 546
- Seven trees planted in 2017 behind the 700s buildings, above the woods

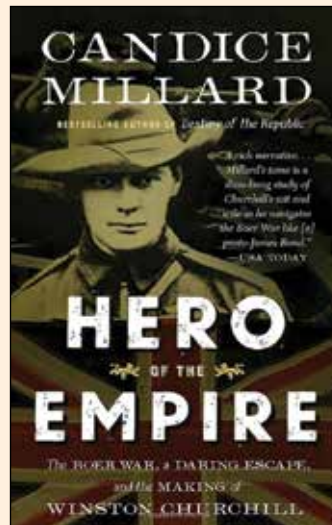
Our small Parkfairfax staff must water these and other young trees until adopters can be found. By adopting just one tree residents can provide for our future environment and help our budget as well.



BOOK GROUP:

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

By Candice Millard



WHEN: Tuesday, April 17, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road

At age 24, Winston Churchill was convinced it was his destiny to become prime minister of England and that to achieve his goal he must do something spectacular on the battlefield. Churchill arrived in South Africa in 1899, valet and crates of vintage wine in tow, to cover the brutal colonial war the British were fighting

with Boer rebels. But two weeks after his arrival, the soldiers he was accompanying on an armored train were ambushed, and Churchill was taken prisoner. Remarkably, he pulled off a daring escape—but then had to traverse hundreds of miles of enemy territory, alone, with nothing but a crumpled wad of cash, four slabs of chocolate, and his wits to guide him. Then Churchill enlisted, returned to South Africa, fought in several battles, and ultimately liberated the men with whom he had been imprisoned. Millard spins an epic story of bravery, savagery, and chance encounters with a cast of historical characters—including Rudyard Kipling, Lord Kitchener, and Mohandas Gandhi—with whom he would later share the world stage. The lessons Churchill took from the Boer War would profoundly affect 20th-century history.

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

May:

The Hidden Life of Trees, by Peter Wohlleben

June:

The Girl Before, by J. P. Delaney



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Springtime is the land awakening. The March winds are the morning yawn.

– Lewis Grizzard

And the wind did just that last month. The good news was that Parkfairfax sustained only minor tile damages to our roofs and several large trees toppled over, with none hitting any buildings. We did have a fair amount of limb and branches drop. But overall due to our aggressive tree pruning and removal program over the past few years Parkfairfax was extremely lucky compared to other communities in the area. We will be starting many exterior landscaping projects as mentioned in last month's newsletter and this time of year we see an increase in homeowner work as well.

In the past several months, many changes were noted in units during our resale inspections. Please remember that many interior and exterior projects require approvals. This month we would like to remind everyone of some of our basic applicable covenant guidelines:

- Applications are required for both routine (management signs off) and non-routine (goes to Covenants Committee for approval). All contractors must have valid license and insurance.
- Routine applications not requiring permits: storm door (front or rear) installation and replacement HVAC through wall units and changing front door paint color (to approved color)

- Routine applications requiring city permits are: washer and dryer with vent installs (plumbing, mechanical and electrical), bathroom or kitchen vents (electrical), electrical panel upgrades and patio light and/or receptacle (electrical).
- Routine applications for wall removal require plans approved by the city building department and a stamped engineers letter stating the wall(s) are not load bearing.
- Non-Routine applications requiring Covenant approvals: new rear patios/decks and walk ways, plantings (front or rear), new split or ductless HVAC systems (require building, electrical and mechanical permits).
- Partial kitchen upgrades: no application is needed to replace cabinets and countertops. Parkfairfax staff has been removing cabinets and sealing openings as a courtesy due to rodent issues. However, this is home owner responsibility when work is done, and all openings must be sealed prior to re-installing your cabinetry.
- Full Kitchen upgrades: If you are doing a full remodel, including any plumbing, gas or electrical work then a Routine application must be submitted with all pertinent permits and contractor information.
- Bath remodel: Same as above, any plumbing or electrical changes will require a routine application and all pertinent permits and contractor information.
- Please remember that this is a shared community with abutting units. We follow the city noise guidelines for doing any demolition and remodeling. Please respect your neighbors when undertaking a project.
- These are some of the major items and a full list can be found on page 12 of the newsletter. Parkfairfax's complete list of Covenants guidelines including specifications can be found on our website. You must be registered to view this section. If you are not, please contact Sarah Clark, sclark@parkfairfax.info to get set up.

Please do not hesitate to reach out to us with any questions or concerns that you may have.

APRIL USP SPECIALS

Tub Specials

Shower box wall cap: **\$120.00**

Premier Shower assembly: **\$130.00**

Speakman Shower Assembly: **\$155.00**

Diverter, Handle, Escutcheon Overflow Plate & Flange: **\$99.00**

1. Premier Shower Assembly
2. Water Pick Shower Assembly



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2018 Parkfairfax Upcoming Activities

Parkfairfax Home and Garden Tour

Opportunity to tour some of our beautiful homes!

See information below for ticket registration.

Saturday, May 5th, 2018, 1pm-5pm

[Rain date Sunday, May 6th, 2018]

Face Painting and Snow Cones!

Kick off the pool season!

Saturday, May 26th, 2018, 1pm-3pm

Martha Custis Pool

Summer Concert Series

Spend the evening outdoors and enjoy great music with friends and neighbors.

Saturdays, Coryell Open Space

June 16, 2018—Bad Hair Day

July 21, 2018—Holly Montgomery Band

August 18, 2018—Joe Chiocca Band

End of Summer BBQ

Great food and loads of fun. Bring your appetite!

Saturday, August 25th, 5:30pm-7:30pm

Martha Custis Pool

[You will need your Parkfairfax ID for this event]

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



Register for tickets!

Join in the day to see neighbor's homes, patios and garden spaces and other green features in our community.

To register for tickets, please send an e-mail to: 2018PFFXTour@gmail.com

Please enter "Ticket Request" in the subject line. Please include:

- Your name
- Your address
- Number of requested tickets.

Your name will be added to the registration list. On the day of the event, starting at 12:45pm, please stop at the Parkfairfax Mgmt Office, 3360 Gunston Rd., to pick up your Ticket/Program that will serve as your map of the property.

DASH Seeking Feedback on Proposed Bus Fare and Service Changes

As part of its annual budget development process, DASH is gathering community input on several proposed fare and service changes. The proposed changes include a fare increase from \$1.60 to \$1.75, an increase in the cost of the monthly DASH Pass from \$40 to \$45, a new discounted Senior SmarTrip fare during off-peak periods, and a minor reduction in weekday morning King Street Trolley service.

The proposed changes are part of a larger DASH budget proposal that seeks to improve the agency's financial stability amidst declining ridership trends at both the regional and national levels. "DASH takes great pride in its low fares and exceptional customer service," said DASH Marketing & Communications Manager, Allyson Teevan. "Our proposed FY 2019 budget is designed to increase revenues, avoid major service cuts, and maintain fares that are still well below all other bus agencies in the D.C. region."

One of the highlights of the proposed fare changes is a new \$1.00 senior fare for all Senior SmarTrip users traveling during off-peak weekday hours (before 6:00 AM, 9:00 AM to 3:00 PM, and after 6:00 PM) and on weekends. The new discount is aimed at making public transit more affordable for Alexandria's senior community members and encouraging increased ridership during off-peak periods when buses are less crowded.

The proposed fare increase would raise the cost of a single, one-way trip from \$1.60 to \$1.75 to help offset the cost of the new senior program. The change represents the first fare DASH fare increase in nearly five years, and only the third fare increase since 1999.

DASH is collecting feedback on the proposed changes outlined above. Community members may provide input online at www.dashbus.com, via e-mail, via telephone (703-746-DASH), or in person at one of several public meetings that are being held throughout the city, that will also be held via Facebook Live on DASH's Facebook @DASHBus:

- **Thursday, April 5, 2018: 6:30 – 7:30 pm**

Mt. Vernon Recreation Center, 2701 Commonwealth Avenue, Alexandria, VA 22305

- **ATC Public Hearing:**

Wednesday, April 11, 2018

Alexandria City Hall, 301 King Street, City Council Work Room, Alexandria, VA 22314

For more information on the proposed changes or to provide feedback, visit www.dashbus.com.



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!

Scheduled Preventive Maintenance

The Plumbing Crew will continue snaking the sanitary sewer pipes in the crawlspaces as their schedule permits. To avoid having your personal items handled and to make the process more efficient, please do not store anything on the building's hatch well covers. These are the large, black, steel, half circles normally located at the rear, or ends, of the buildings. Please note that Maintenance needs periodic access to the buildings' crawlspaces for both routine and emergency repairs. Large pieces of equipment and piping might occasionally be brought into the crawlspaces. Keep this in mind if you decide to plant around the crawlspace opening. While the staff tries to be careful, they must have room to enter and exit these spaces. Do not plant or store anything here that you might regret losing.



Moisture near A/C units

From time to time we receive 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 703-998-6305 to have someone from maintenance inspect it. Parkfairfax bears responsibility for maintaining a proper seal between the brick and the metal thru-the-wall sleeve; however, it is the resident's responsibility to maintain a proper seal between the A/C unit and the metal sleeve. We have found instances where the metal sleeve was removed when an A/C was replaced, this should never be allowed to happen, but when it does the resident then becomes 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 you may call Parkfairfax to have it checked.

Freezeless Wall Hydrants

The plumbing crew will also continue upgrading building wall hydrants (exterior hose faucets). Those with more recently replaced hydrants will only need to have the stem replaced and entry into the unit may not be necessary. The new hydrants are "freezeless" and future winterization will no longer be required. You will be reminded to disconnect your garden hoses at the start of freezing weather as your hose could still freeze and cause damage. The car wash is already turned on and the tennis court restrooms are open. The Plumbing Crew and the Exterior Crew have completed the final pre-opening work at the swimming pools.



When you decide to upgrade your air conditioning system

Warmer weather is here, and after the mild winter we've had, some feel we may now be in for a hot summer. Years ago through-the-wall A/C units were introduced to Parkfairfax. In the ensuing years, many of these units were installed. More recently ductless units were developed which soon transformed the HVAC industry by providing a broader choice of cooling options for the general public. In an effort to maintain the historic appeal of Parkfairfax, the Board of Directors appointed a committee to develop a set of specifications designed to standardize and guide homeowners and contractors in the process of upgrading to ductless units.



If you are considering installing a ductless split system, please pick up an application from the Parkfairfax Office. You will be given a copy of the current HVAC Specifications for Central Packaged Split System Electric Heat Pumps. Once you have selected a contractor, we would encourage you to set up an on-site meeting with your contractor and maintenance staff to go over the specification requirements for a smooth installation.

Replacing a through-the-wall air conditioner

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.

Other major in-house and contracted work that is pending this year includes:

- Carpentry repairs and replacements done by in-house and contractor staff.
- PEX piping installation will be done by plumbing contractor E&G LLC
- Contracted entry stoop replacements and sidewalk replacements will continue as approved.

Residents at affected entry stoops will be notified in advance.

If You Have an Attic Level Ceiling

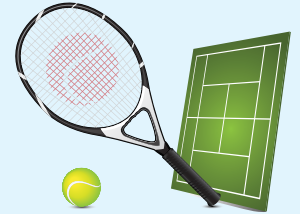
Over the years, a small but significant number of attic-level ceilings have loosened from their joists, and in some extreme cases have fallen. These attic-level ceilings may become unattached from the joists/ceiling structure for many different reasons—roof leaks, improper storage by residents, a possible misstep of a past resident, vibration or a workman in the attic who may have loosened the ceiling from its anchors, or, over time, a ceiling may finally simply yield to gravity. We have not been able to determine the cause of failure in every instance.

As a precaution, we ask that each resident be watchful of attic-level ceilings, especially if it appears that the ceiling may be “sagging” in towards the unit. Additionally, there are some actions you can take to ensure your attic-level ceiling stays in good shape.

- Make certain that everything in the attic is supported by the joists (the beams that the ceiling is nailed to).
- Make certain that nothing is placed directly on the thermal insulation between the joists. Boards (or plywood) can be set on top of the joists to provide a more uniform platform for storing items.
- Ceiling fans (or anything else attached to the ceiling) should be attached to the wooden joists, not hanging from toggle bolts punched through the plastered ceiling.
- Anyone walking in the attic should stay on the catwalk down the center of the attic. It is potentially dangerous to step off of the catwalk onto the tops of the joists. If your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or at some time in the future.
- Avoid jarring/construction types of activities in the attic and do not use the attic above your unit as a workroom.
- If you put flooring down, do not hammer on the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance to fully evaluate the attachment of the ceiling to the underside of the joists in the future.
- Decking should also not interfere with the ventilation along the eaves (the daylight space along the roof/gutter line).
- Storage should not result in making it impossible to safely move around on the catwalk.
- Any significant modifications in the attic require Covenants approval.
- If you have any reason to suspect that your attic-level ceiling might be coming loose from the ceiling/roof structure, or if you would like Maintenance to inspect it as a precaution, please call 703-998-6315 to have a work order generated for this free service. Remember excessive storage in your attic may prevent staff from performing an effective inspection.

Tennis Courts Lighting Controls

All five of the lighted tennis courts and the basketball court have player-controlled lighting controls. You will find the electrical timer switch at the entry gate to each of the lighted play areas. Turn the switch “ON” once. The play lights must warm up for a few minutes before they reach full brightness. Flipping the switch “off ” and “on” will only delay the warm-up period. When you have completed your play and are leaving, please turn the lights “OFF” if there are no other players waiting to use the court. Please call Maintenance at 703-998-6305 if any lighting is out or not working properly’ or if any other required maintenance is required at the tennis court areas.



Dryer Vent Maintenance

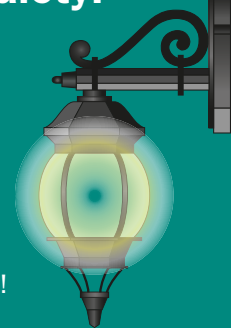
When did you last have your dryer vent cleaned? Don't put your property or life in danger by allowing your dryer or dryer vent to go unchecked. Each year a number of fires are reported which are the result of improperly maintained dryers and dryer vents. While checking your dryer vent, also remember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



Keep Lights on for Safety!

Please turn on your entry light overnight every night: Help light the night for you and your guests, and for your neighbors and their guests.

Photo-cell controlled, brass, wall-mounted fixtures are available through USP for \$85 installed. Call 703-998-6315 to order!



You Can Make It!

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



Painting Scheduled

Ward 1 painting—is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 4; touch-up work will be done in-house as needed. Parkfairfax’s in-house painters will perform Ward 1 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door’s finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included a map (sections and wards) so you can see which areas will be effected this year by contractor painting and touchup.

Please see the schedule map affecting Ward 1 residents below. Fill out the painting form and return it to the Parkfairfax office.



Paint Color Request Form

WARD 1 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2018

Date _____

Name _____

Building Number _____ Unit _____

Address _____

Phone Number (Home) _____

Phone Number (Work) _____

Please check your selected color:

- Bracken Tenement Biscuit
 - Outside White
 - Barraud House Green
 - Phillipsburg Blue
 - Market Square Dark Green
 - Palace Arms Red
 - Levington Kitchen Green
 - I wish to stain my front door with one of the following stains. **Do not prepare it for painting:**
- Minwax Stains**
- 235 Cherry
 - 2718 Ebony
 - 2716 Walnut
 - 210 B Golden Oak

These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door’s finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.

Return form to:

Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.



RADAR

Research And Discover All Registrations



What is RADAR?

All taxpayers benefit when everyone pays their fair share. Sometimes that means reporting those you believe may be avoiding tax payments by not registering their vehicles.

The Alexandria City Council authorized the implementation of the RADAR program to allow local residents to identify and report vehicles regularly parked within their communities for a period of more than 30 days, that do not display a valid City decal denoting they are paying Personal Property Taxes on that vehicle.

Out-of-state vehicles not properly registered for local taxation may also be subject to an additional surcharge.

How can you help?

If you see someone you believe to be skirting the law by not properly registering their vehicle, the City encourages you to report the vehicle information to the Department of Finance, Revenue Division, using the *Call.Click.Connect.* system on the City's website, and select the 'Personal Property Tax Evader' option.

Please include the vehicle **license plate number and state, make and model, street address where the vehicle was seen parked, along with the range of dates the vehicle was spotted.**

Based on the Code of Virginia, not all tips result in an assessment, but all vehicles reported will be thoroughly researched and taxed to the full extent of the law.



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 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 **Routine Change Application**:

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

The following changes require a **Non-Routine Change Application**:

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

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.

Birds in Parkfairfax

Cooper's Hawk

A medium-sized hawk of the woodlands. Feeding mostly on birds and small mammals, it hunts by stealth, approaching its prey through dense cover and then pouncing with a rapid, powerful flight. Of the three bird-eating Accipiter hawks, Cooper's is the mid-sized species and the most widespread as a nesting bird south of Canada. (from the Audubon Guide to North American Birds)

Audubon Guide to North American Birds



Annual Meeting, April 11, 2018

The 2018 Annual meeting and Board Member Election is scheduled for Wednesday, April 11, 2018 at the Charles Barrett Elementary School. Check-in will begin at 6:45 p.m. and the meeting will start as soon as a quorum is met. Polls will close at 8:00 p.m. At the meeting, an election will be held to select three (5) unit owners as members of the Board of Directors: (1) for a three-year term as a Ward 1 Representative, (1) for a one-year term as an At-Large Representative, (1) for a two-year term as an At-Large Representative and (2) for three-year terms as At-Large Representatives. There are four candidates for the five open seats: At Large- Dan Courtney, Richard Moha, Nick Soto, and Ward 1- Susan Cox. Owners recently received a packet of information that included options for participating if you are unable to attend the meeting. Please review the election packet and participate by one of the methods suggested. We hope to see you there!

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CHORAL SOCIETY

SONGS OF LOVE AND WAR
featuring Eric Whitacre's 'Five Hebrew Love Songs'

MAY 5 | 7:30PM
CONVERGENCE ARTS INITIATIVE,
ALEXANDRIA

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Roxan Waluk
Jewelry Designs

Come shop stunning hand created jewelry while enjoying wine, food, fun & friends.
Hosted by Soley Boland, Melody Knapp & Kathy Schramek.

Parkfairfax Party Room
Saturday, May 5th 12PM-5PM
3360 Gunston Rd. Alexandria, VA 22302

Northern Alexandria
Native Plant Sale

Saturday, April 28
9AM to 2PM

*Largest native plant sale
in the D.C. Metro Area!*
12+ vendors from 3 states

1701 N. Quaker Ln. parking lot
Alexandria, Virginia 22302

(571) 232-0375

www.NorthernAlexandriaNativePlantSale.org

SMOKE ALARMS

Smoke Alarms Save Lives

What Are the Different Types of Smoke Alarms?

- Ionization Alarms – These types of smoke alarms sound in a quicker timeframe when there is a fast and flaming fire.
- Photo-Electric Alarms – These types of smoke alarms sound in a quicker timeframe when there is a smoky and smoldering fire.

What Are the Different Types of Power Sources?

- 9 Volt Battery Power – These smoke alarm batteries must be replaced at least every year, and the entire smoke alarm should be replaced every 8 to 10 years.
- Lithium Battery Power – Long-lasting lithium batteries do not have to be replaced. The manufacturer suggests replacing the entire smoke alarm every 8 to 10 years.
- House Current Power – Smoke alarms that are wired into the home may have a battery back-up if so, The 9 volt back-up battery should be replaced at least yearly. If the back-up battery is lithium powered, it will not need to be replaced. Smoke alarm manufacturers suggest you replace your smoke alarm every 8 to 10 years.

Five Quick Tips

- Smoke alarms should be installed on every level of your home, as well as inside of all sleeping areas.
- You should test your smoke alarms each month.
- You should lightly dust or vacuum your smoke alarm after each test.
- The entire smoke alarm should be replaced every 8-10 years.
- Your family should plan and practice a home escape plan during your smoke alarm testing routine.

How to Maintain Your Smoke Alarm

- You should test your smoke alarm regularly.
- You should remove the cover and gently vacuum or dust your smoke alarm annually or when the battery is changed. Follow manufacturer's instructions for cleaning.
- Standard 9 volt battery powered alarms should have the battery replaced each year; do this when you change your clock in the fall.
- Lithium battery powered smoke alarms do not need new batteries each year; instead, replace the entire alarm after 8 to 10 years.
- Never paint over any portion of your smoke alarm.
- If your smoke alarm activates due to a fire in your home, the smoke alarm should be replaced.



Where to Install Your Smoke Alarm

- *There should be a smoke alarm on every level of your home.*
- *You should place a smoke alarm in each bedroom.*
- *You should not install smoke alarms near fireplaces or wood stoves or in the kitchen; they tend to false alarm more frequently in those areas.*
- *Install smoke alarms at least three feet away from any air return or air vent.*
- *If you have to install your smoke alarm on a wall, it should be placed four to 12 inches below the ceiling.*

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

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.

www.warriorsevenyoga.com.

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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

HOME IMPROVEMENT

Handyman Services (JLGF):

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

Latworks: Carpentry and Handy Work. 28 years of experience, 20 years at Parkfairfax. Experienced in

trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

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.

Chelsea Paint and Paper:

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

Morning-Star Plumbing Plus:

With over 20 years Parkfairfax experience. We do plumbing, some electrical, tile work, kitchen and remodeling, upgrades, plaster work and painting, and more with Great rates! Call 703-869-7552, Plumb-inghopeplus@hotmail.com. Licensed and insured. 10% discount for Veterans and Elderly.

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.

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.

PET/PLANT SERVICES

Pet & Plant Care by Gerri, LLC.:

Reliable, loving care for your dogs, cats, rabbits, birds, or fish. Pet sitting, playgroups, walks, feedings, medications, Indoor/outdoor plant care. Established 1999 by 19-year Parkfairfax resident; bonded and

insured. Competitive rates; flexible arrangements. Call 703-379-7719.

Let me take care of your pets &

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

MISCELLANEOUS/ SERVICES

WANTED: Black metal window screens that fit the historic black steel casement windows that were original to Parkfairfax. Will pick them up or remove from storage location and transport. Do not need to be in mint condition. Contact: gvogt@comcast.net or 703-845-3653.

Beach House for Rent:

Remodeled Outer Banks Cottage has four bedrooms, two baths, enclosed outside shower and dressing room, front and rear decks and a screened dining porch. Next to tennis courts and lake, 300 yards from one of the "Ten Best Beaches on the East Coast" ("Washingtonian", 2003). \$1500 per week. Call Brigid at (703) 931-2559 or call (703)888-6525.

Need Editing? Experienced editor ready to help you with your novel, memoir, marketing material, resume, etc. Introducing offer a short piece for half price so you can preview my work. lizperk2@yahoo.com (228)332-0961,

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.

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

REAL ESTATE FOR RENT

1636/1638 Fitzgerald Ln.: Delray beach. Combined unit! Four bedrooms & two bathrooms plus a PATIO, Roosevelt model. Gas range, dishwasher, refrigerator. Gleaming hardwood floors. Large stacked washer/dryer upstairs. Sunsplashed interiors. 1,555 sq. ft.! 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.

3539 Martha Custis Dr.: South beach. Two bedroom two level one bath Madison model. Renovated kitchen. Washer and dryer upstairs. New tile in bath. Gleaming hardwood floors. Steps away from the footbridge to Shirlington. 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.

One Bedroom Adams.: Private entrance and large garden patio. Six closets! Freshly refinished floors and paint. Parking at front door. \$1,450/month includes gas, waster and all amenities (pool, tennis, volleyball, basketball, exercise room, car wash bays, trash removal). Leave message 703-549-7433.

REAL ESTATE FOR SALE

3401 Martha Custis Dr.: Key West. Two bedrooms on one level with patio. PRIVATE. Renovated kitchen with granite counters and cherry cabinetry. Renovated bath. Handsome parquet hardwoods. Washer/dryer! 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.

3139 Martha Custis Dr.: Naples. End unit two bedroom Washington PATIO model. Updated kitchen and bath. Hardwood floors. Washer and dryer upstairs. Plenty of sun light. Inlet parking. Freshly painted. 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.

Interested in placing an ad?

Email Dana at dcross@parkfairfax.info for sizes, prices, and any questions you may have!

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.




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Our 8 Weeks to Wellness® program will get you there! Patients who start with high blood pressure, high blood sugar, weight concerns, insomnia, low energy, fatigue, pain, high cholesterol and follow our proven program—at the end of 8 weeks—are off or need less medication, are more active, weight less, and participate in activities they have not done in years. **Most important, they are happier, more energetic, sleep better, feel and look younger.**

"Having tried many programs, King Street's 8WW total wellness approach is beyond anything out there. With the staff's high level of care, service and accountability, I have lost 25lbs without feeling deprived. I'm learning how to live and maintain a healthier lifestyle. If you are looking for change, give 8WW a shot. It will change your life." – TY, Age 33

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Thinking About Selling?

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- Home inventory is down 8% over February 2017
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Source: Realtor.com

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 WASHINGTON MODEL

- 2 Bedrooms, 2 levels, Patio Area
- Updated Kitchen and Bath
- Sparkling Hardwood Parquet Floors
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 for additional details

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Must be 18 years or older, local residents & first-time guest.
ID REQUIRED. Some restrictions apply.

Limited Time Offer 04.30.2017



ATOMIC DOG

MAY 4-27, 2018

An art exhibit for dog lovers
and art lovers of all breeds.

Opening Reception:

Friday, May 4, 7-9pm

Soft Opening:

'First Thursday' May 3, 6-9pm
in honor of Dog Days of Del Ray

Curator and Cover art: Sarah Chittenden

Art Exhibit at Del Ray Artisans gallery
sponsored by

The
Dog Store



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www.DelRayArtisans.org
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Gallery Hours

Thursday: Noon-6 pm
First Thursday: Noon-9 pm
Friday: Noon-9 pm
Saturday: Noon-9 pm
Sunday: Noon-6 pm

Free admission.
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VA 22206 • Fairlington •
Buckingham Model
Available 1 May

Under Contract:

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Unit 313
Mc Lean, VA 22102
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Inventory as of March 9, 2018:

ParkFairfax: 7 for sale
3: 2BR/ 1BA
4: 1BR/1BA

Fairlington: 5 for sale
2: 1BA/2BA
1: 2BA/1BA
2: 2BA/2BA



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Alexandria, VA 22302

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

NO COST NO OBLIGATION

My Park Fairfax References Are Available Upon Request

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FOR SALE

**Parkfairfax, Madison Model.
2 Bedrooms, 1 Bath**



FOR SALE

**Parkfairfax, Madison Model
2 Bedrooms, 1 Bath**



COMING SOON

**Parkfairfax, Monroe Model
1 Bedroom, 1 Bath**



SOLD

**Alexandria Old Towne
2 Bedrooms, 1.5 Bath**



SOLD

**Parkfairfax, Monroe Model
1 Bedroom, 1 Bath**

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April 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Activities Committee Meeting 6:30 p.m.	4	5 Landscape Committee Meeting 7 p.m.	6	7
8	9 75th Anniversary Committee Meeting 6:30 p.m.	10 Covenants Committee Meeting 7 p.m. Recreation Committee Meeting 7 p.m.	11 Annual Meeting 7 p.m.	12 Large Item Pick Up	13	14 Office open 9 a.m. - 12 p.m. Newsletter Submission Deadline
15	16 Finance Committee Meeting 7 p.m.	17 Book Club 7 p.m.	18 Board Meeting 3360 Gunston Road 7 p.m.	19	20	21
22	23	24 Bldgs. & Utilities Committee 7 p.m.	25	26 Landscape Committee Meeting 7 p.m. Large Item Pick Up	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12