

MALLARD COURTS APARTMENT

Newsletter

4511 COLONY COURTS #1203B ALEXANDRIA, VIRGINIA 22309

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ROLLINGPARKMANAGEMENTLLC.COM

February 2026



Dates To Remember

02/01 RENT DUE
02/14- VALENTINE DAY
COMMUNITY EVENT
02/16- PRESIDENT DAY-
WASHINGTON BDAY

Here's what has happened in the last month and what's to come!

Welcome to our community newsletter! We are delighted to share the latest updates on our ongoing efforts to make a meaningful and lasting impact in our community. First and foremost, we would like to extend our sincere gratitude to all our tenants and supporters for your continued trust, engagement, and commitment. Your involvement plays a vital role in helping us strengthen and uplift our community.

We are also excited to announce the successful launch of a new initiative designed to provide educational opportunities and valuable resources to residents in our community. This newsletter aims to improve access to high-quality, informative content while fostering a spirit of learning and growth throughout our community. Thank you for being part of this journey with us, we look forward to achieving even more together.



HOURS

Monday- Friday:
8:30 a.m. - 5:30 p.m.
Saturday:
10:00 a.m. - 5:00 p.m.
Closed Sunday

Mallard Courts
Team:

Community Manager:
Daisy Ayala
Assistant Manager/Leasing Agent
Yesly M Fuentes
Maintenance Supervisor
Alcidez Fuentes
Maintenance Team
Daniel Carias
Geraldo

MANAGEMENT - ROLLINGPARK
MANAGEMENT LLC

In this newsletter you can expect:

Community Updates

Things To Do / Local Business Spotlight

Resident Engagement

Community Reminder

Wellness & Lifestyle

Staff Profile Highlights

Healthy Living Tips for February

February is the perfect time to refocus on wellness and establish healthy habits that carry you through the rest of the year. Even small changes can make a big difference in your overall well-being.

1. Stay Active Indoors

Cold weather can make outdoor exercise challenging, but there are plenty of ways to stay active indoors. Try stretching, yoga, home workout videos, or even a brisk walk through indoor common areas (where permitted). Aim for at least 30 minutes of movement most days of the week.

2. Nourish Your Body

Focus on balanced meals that include fruits, vegetables, whole grains, and lean proteins. Seasonal produce and warm, home-cooked meals can be both comforting and nutritious during the winter months.

3. Prioritize Heart Health

February is often recognized as heart health month. Consider simple steps like reducing sodium intake, drinking plenty of water, managing stress, and scheduling routine health check-ups.

4. Support Mental Wellness

Shorter days can sometimes impact mood. Stay connected with neighbors, practice gratitude, get enough rest, and seek natural light whenever possible to help maintain a positive mindset.



Just minutes from Washington, D.C. along the Potomac River waterfront, historic Alexandria invites families, friends, and history lovers to explore the city and region as America commemorates its 250th birthday.

Celebrations begin in 2025 and culminate in summer 2026 with special events, tours, exhibits, public art, lectures, concerts, and family activities.



alexandria

Explore al fresco options galore in Old Town, Del Ray and beyond, from patios by the Potomac River to secluded rooftops to secret gardens.

more info:

<https://visitalexandria.com/events/?dates=02%2F12%2F2026-03%2F12%2F2026&init=1>

Community Updates



WHAT YOU SHOULD KNOW

Prevent Vehicle Theft:

- PARK** in well-lit areas.
- STOW** away valuables.
- LOCK** cars and windows.
- DO NOT** leave keys in car
AND
- NEVER** leave your vehicle
while it's running.



Avoid Late Rent



Use your tenant portal

Using a tenant portal is important because it makes renting simpler, faster, and more transparent for both tenants and property managers.

Benefits

1. Easy Online Payments

Pay rent securely anytime, set up autopay, and avoid late fees.

2. Faster Maintenance Requests

Submit repair requests online, upload photos, and track progress in real time.

3. 24/7 Access to Documents

View your lease, payment history, notices, and important updates anytime.

4. Clear Communication



Use Caution on Walkways
Be mindful of snow and ice in parking lots and sidewalks. Walk carefully and report any hazardous conditions to the management office. Preparing in advance can make winter safer and more manageable for everyone. Let's work together to keep our community safe, warm, and ready for the season!

@ppfolio



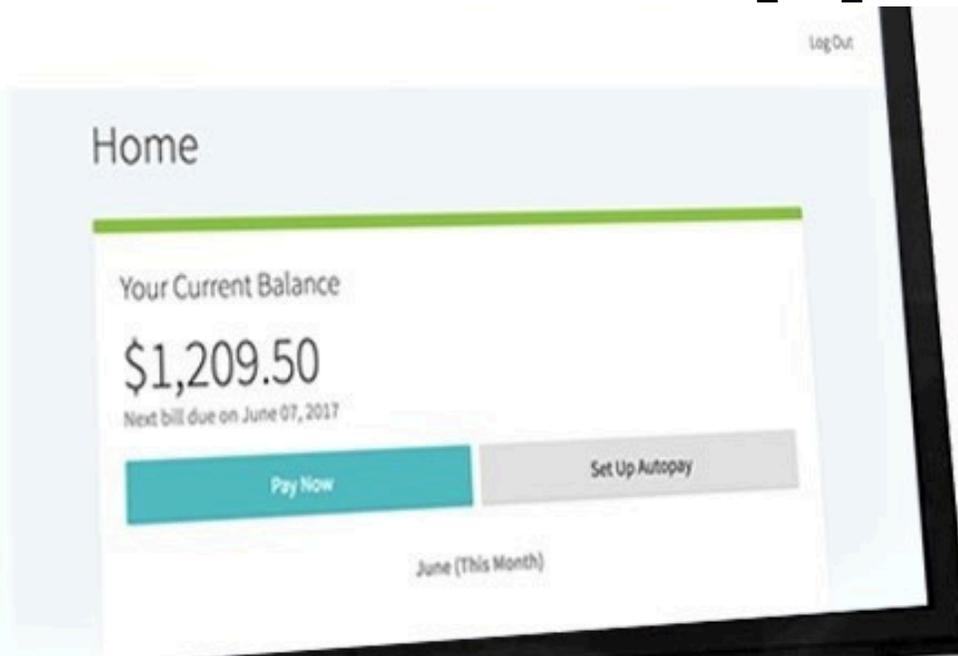
Building schedule for pest control:

CALL US TO FIND OUT
ABOUT THIS MONTH
SCHEDULED

EVENT

Throughout the year, our community organizes events and activities for our residents to enjoy. We encourage you to follow our monthly newsletter to stay informed about upcoming events and see what we have planned for the next month. We look forward to your participation!

Get More Familiar with Appfolio



Online Portal by Appfolio

For your convenience you can submit maintenance requests, make online payments, view current and upcoming charges and enroll in monthly rent reminders!

APARTMENT MAINTENANCE REMINDER

REMINDER TO OUR RESIDENTS

Steps you can take to safely control pests.

- 1. Clutter provides places for pests to breed and hide and makes it hard to get rid of them. Get rid of things like stacks of newspapers, magazines, or cardboard.**
- 2. Store food in sealed plastic or glass containers. Garbage containing food scraps should be placed in tightly covered trash cans.**
- 3. Remove garbage regularly from your homes.**
- 4. Deep cleaning is essential: by Vacuuming, wiping, and mopping every corner of the apartment.**

- Easy Payments pay your rent or due instantly.
- Set up auto-payments.
- Enable push Notifications.
- Submit maintenance Request. You can view the status of your maintenance request.
- Monitor your rent payment history.