

---

# Kings Park West Pages

October 2001

---

September 13, 2001

Dear PWCA Homeowners & Residents,

2001 has been a great year for the Park West Community! I would like to take a moment to describe some of the major issues and projects the Board of Directors (BOD) had to address this past year. The first and most time-consuming problem that the BOD tackled was the issue of trash in the community. As many of you are probably aware, the trash in our community had become quite a problem. Crows, cats and other vermin were ripping bags open causing a health and safety hazard, as well as causing a generally unsightly appearance of the community. After much discussion, the BOD sought to promote the use of covered containers in order to alleviate the problems mentioned above. The BOD felt that covered containers would be the best solution while also realizing that many community members may not be able to use them for a variety of reasons. A temporary solution was developed that allows residents to place covered containers out for collection after 6:00 PM the night before trash collection. The use of dark, heavy-duty trash bags is limited to the morning of trash collection only. White trash bags are now prohibited at all times. Trash collection now occurs on the corners of the community. As I have stated above, these measures are considered a temporary solution to the problem and we will review its overall effectiveness in the coming weeks.

Along with tackling the trash issue the BOD sponsored a "Community Clean-Up Day" in the spring. This was a chance for residents to get out and do some spring cleaning for the community. As a result of the community clean-up over 600 pounds of trash was collected in and around the community. Due to the huge success of the first community clean-up day, the BOD is looking to have another "Community Clean-Up Day" in the early fall.

The next major project was the cold tar sealing of the community streets. The experts recommended that a cold tar seal be placed on the asphalt 1-2 years after it is initially laid. The reason for using a cold tar seal on the community streets is to extend the life of the streets. The project went fairly smoothly considering the magnitude of the undertaking. (See Domino's article.)

Finally, you may have noticed through the flyers that are routinely distributed throughout the community that the BOD has been actively trying to organize more community activities. This helps to foster community relationships and promote community pride. Some of the activities include our Annual 4th of July community party, an adult splash party, an Easter egg hunt, a community yard sale, National Night Out and a community clean-up day. All of these activities have been successful and we hope to continue to sponsor even more activities in the future. We believe that good community relationships keep our community safe and increase the value of the community both economically and intrinsically.

In closing, I would like to recognize the fact that all of this could not be accomplished if it were not for the numerous volunteers throughout the community. We hope that all community members, owners and renters alike, will take an active interest in what the BOD does and we hope that you will actively participate in community activities in the future.

Sincerely,

*James P. McHugh*

James P. McHugh  
President  
Park West Community Association

# New Management Company, New Kind of Contract

At the monthly meeting in June 2001, the PWCA Board of Directors voted on and approved a full service management contract. At the Special Budget Meeting in August 2001, the Board voted on and approved a motion to enter into a contract with Koger Management for full-management services.

The Board of Directors is looking forward to and is excited about our new relationship with Koger Management. Our goal as a Board is to be able to focus our time and efforts on the concerns of the residents and policymaking. To better accomplish these goals, the BOD thought it was time to retain a new company and to sign a full service contract.

## **What does “full service management” mean?**

Full service management means better service for the residents of PWCA from Koger Management as well as more individualized attention to the residents from the Board of Directors.

Koger Management will have similar responsibilities as our previous management company, such as: the collection and accounting of community money and inspecting properties for compliance with the architectural rules and regulations.

Koger has an extensive competitive bid list of companies offering services so it is the Board’s expectation that PWCA residents will receive the most competitive prices and best service possible on our community-wide contracts (such as trash removal, snow removal, lawn service, pool service, etc.).

## **What will Koger Management do for us under the new contract?**

Our goal as a Board is to respond more quickly to residents’ concerns and complaints. To be able to do that, the Board felt that full service management was the way to go. Koger Management will be charged with financial management, general administration and operational management under the new contract.

Under financial management, some of the duties that Koger Management will be responsible for are the accounts payable, accounts receivable, cash management and other general financial management. Koger will provide the Board monthly financial statements and a yearly budget. (Subject to Board approval.)

Under general administration, Koger Management will be responsible, for example, in assisting owners in resolving matters as pertaining to the Association such as complaints regarding the use/abuse of common areas. Other functions include, but are not limited to, preparing all forms, reports and providing “welcome packets” to all new owners and residents.

Under operational management, Koger Management will provide 2 yearly inspections and will make recommendations to the BOD on necessary improvements to the community and individual units (architectural violations). The company will also be in charge of soliciting bids and executing contracts for daily operations (such as tree service and trash service) and will be expected to follow through to make sure the contracts are upheld.

Currently, the Board members are in charge of the above tasks. Many of these tasks are time consuming. Since one of our goals as a Board is to be able to respond to residents in a more efficient and timely manner we felt that this was the best way to achieve our objective.

(continued on page 3)

(continued from page 2)

**If Koger takes over the business of the community, will we still need a Board of Directors?**

Absolutely! The board has final approval of all actions taken by Koger Management. Koger will act like the arms and the legs of the Board and be in charge of doing the background work for maintaining the community as a whole.

**Will my quarterly association dues go up as a result of this decision?**

Not in the coming year 2002. There are sufficient funds available in the current budget to pay the additional cost. The contract will be evaluated after one year and the decision will be made at that point to continue with full service or not.

In conclusion, full service management is a change from how things have been done in the past. The Board of Directors feels that our community will benefit from a full service management contract by keeping property values high and maintaining a strong sense of community. Please, if you have any questions or concerns, please email or call to get more information. ❖

--Tom Dorman/Heather Villavicencio



## Domino's Delivers a Check

The street re-sealing project that took place back in July has been declared a success! The Board of Directors would like to thank all of the residents again for their cooperation during such a large community project. We are aware of the level of inconvenience this project caused the residents of PWCA during that week and the Board worked hard to minimize the disruption. In the end, the streets in our neighborhood look great and the price wasn't bad either. There was one mishap, however, that you may or may not of heard about.

On the first day of the re-sealing, after section one had been completed (Treasure Court, half of Gainsborough Drive, and Malone Court), a pizza delivery person willfully got out of his car and removed the barriers constructed at the Carriagepark Road entrance. The driver then proceeded to drive up Gainsborough Drive and delivered a pizza to a house on Malone Court. As the driver was leaving the neighborhood via the Roberts Road entrance, a Board member and several other residents flagged down the driver and asked him what he was doing. Unfortunately, his car already left deep tire marks in the freshly sealed roadway. The Board then decided to re-seal the street for a second time to ensure a quality seal to the roadway. The cost of the second coat of sealant was \$2500.

The Board of Directors then took a vote and decided to take legal action against Domino's Pizza to recoup the cost of the second sealing. The matter was sent to the attorney for the Association. After pursuing the matter for several months, the Board is happy to report that the attorneys were able to secure a check from Domino's Pizza for \$2500 to cover the extra cost of the second coat of sealant. Unfortunately, to recoup the \$700+ in attorney's fees, the Board would have to sue Domino's Pizza for punitive damages, incurring further legal fees and no guarantee of success. The Board is satisfied with the outcome and has signed the settlement agreement. ❖

## Note from the Architectural Committee Chair

Congratulations to the homeowners for their efforts in maintaining the homes in our community! The response rate to ACC notices has been OUTSTANDING! We appreciate everyone answering our requests for repairs. I look forward to working with the new management company this fall and will be soliciting ideas from the community for ways to better the system of Architectural Review. ❖

Rich Juchnewicz  
Architectural Control Committee

## Neighborhood Watch Update

My name is Paul Downey and I am the chair of the PWCA Community Watch Committee. Over the past several months the Board has been trying to organize a community watch program. I have been attending meetings every other month with Fairfax County Police in order to become familiar with the program. I am now gathering a list of names of the residents in our community who would like to help keep our neighborhood safe. If you would like to volunteer please call me at 703-764-2536. The Police will conduct a training session for all volunteers in the near future.

This past August we held a gathering down at the pool for the National Night Out. The police and sheriffs department from Fairfax County came by and entertained the children and adults alike. The police let the children run the lights on the patrol cars and speak through the loud speakers. The police talked to the residents and explained the community-patrolling program. Community patrolling involves consistently assigning the same officers to our community so that they become familiar with our community and our residents. The Community Watch Committee looks forward to participating in the 2002 National Night Out program next summer. ❖

## A Few Friendly Reminders to All Residents

The annual meeting is scheduled for Thursday, November 15, 2001. We hope to see you there! Please do not forget to return your nomination form to the address listed or email it to the community website:  
[pwca@parkwestcommunity.org](mailto:pwca@parkwestcommunity.org)

Please be mindful of parking in restricted areas or in a careless manner that could limit or impede an emergency vehicle's access to the community. Advanced Towing has been instructed to remove any vehicle parked in restricted parking areas or any vehicle posing a community safety hazard. Please adhere to the posted speed limit (15 MPH). Please keep our neighborhood safe for all residents.

Please walk dogs only in the common areas. Front yards are not common areas! We are also reminding all dog owners that they are required by Fairfax County Law to CLEAN UP AFTER THEIR ANIMALS. Failure to do so can result in fines by the Department of Health.

Please respect the County noise ordinance. This ordinance states, that "between the hours of 11 PM and 7 AM it shall be unlawful for any person to make, continue to make, or cause to be made or continued, a noise disturbance within the County of Fairfax." This law also includes music from motor vehicles.

And finally, please keep those injured and the loved ones of those killed in the September 11th terrorist attacks in your thoughts and prayers. To show our support, the BOD purchased and distributed a small American flag for every house in the community. ❖