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# Park West Pages

October 2002

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October 1, 2002

Dear PWCA Homeowners & Residents,

I am happy to report that it has been another great year for the Park West Community! At the Annual Budget Meeting which was held on Thursday, August 8, 2002, the PWCA Board of Directors (BOD) approved the 2003 Budget. We are pleased to announce that the quarterly dues for each house will be reduced by \$15 beginning with the payment due on October 1, 2002. The new quarterly assessment per home will be \$200.00. You will see this new amount reflected on the statement mailed from Koger Management in mid-September.

The BOD has been able to reduce the quarterly assessments by 12% over the past two years thanks in part to the hard work of the volunteer directors. Our community association is financially sound and there is enough money in reserves to cover any major replacements, should they be necessary. Since most major projects costing large amounts of money are behind us for the foreseeable future, the BOD has lowered the amount they will place into the reserve account on an annual basis. We are happy to pass this savings on to our homeowners!

The BOD will continue to meet all of our contractual obligations (pool, trash, grounds, etc.) and make general enhancements (entrance sign at Roberts Road, new pool furniture, etc.) to the community. Any future increase in assessments would likely be necessary only in the event of significant increases in the contractual obligations of the community.

As always, I would like to thank the volunteers on the BOD and other committee volunteers whom, without their hard work and dedication, many recent achievements would not have been possible. Here are some of the major issues and projects the BOD has addressed over the past three years. The first and most important problem that the BOD tackled was the issue of trash in the community. The BOD has sought to promote the use of covered containers in order to alleviate the unsightly trash problems in our community. Along with tackling the trash issue the BOD has also stepped up enforcement of the Architectural Guidelines in the community. Many real estate agents have spoken of the well-kept appearance of our community and the values of the homes reflect this statement. The BOD also: sealed the streets to extend the life of the recently paved streets; erected a new entrance sign at Roberts Road; installed new playground equipment; re-surfaced the pool; repaired/replaced sidewalks; painted the pool house; repaired poor drainage areas; planted new trees; and sponsored "Community Clean-Up Days", Annual 4th of July community parties, an adult splash party, Easter egg hunts, and community yard sales.

(continued on page 2)

(continued from page 1)

Finally, the BOD has been actively trying to keep you, the homeowners and residents of our community more informed concerning the actions of the BOD. All BOD meetings are open to the public and we invite you to attend to voice any concerns you may have concerning 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 meetings and 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, if you ever had ideas on improving the community please consider becoming a member of the Board of Directors. We anticipate that there will be three open positions at the Annual Meeting in November. I hope that you can volunteer some of your time to make our community an even better place to live.

Sincerely,

*James P. McHugh*

James P. McHugh  
President,  
Park West Community Association

## **New Entrance Sign Coming Soon!**

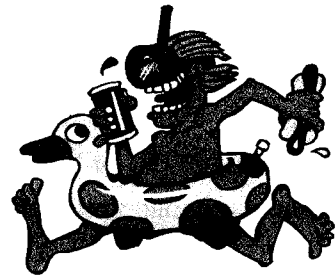


Throughout the months of August and September, residents who enter our community via Roberts Road have been witnesses to a new addition to our community. In an effort to enhance our identity to those who travel past our homes, a new entrance sign promoting our community has been completed. In addition to promoting our community and increasing property values, the new sign will also enhance the view entering our community. The design of the new entrance sign resembles our original entrance sign located off Braddock Road. This allows for a sense of continuity between the two entrances. A flowerbed located at the front of the new sign will allow us to plant a variety of foliage to enhance the cosmetic view of the hillside. The Board of Directors are pleased with the final product and hope that you, our neighbors appreciate the beauty and recognition the new entrance sign brings to our community.

# PWCA Soliciting Nominations for Elections to the Board of Directors

The PWCA Board of Directors is charged with the responsibility of adopting and publishing rules and regulations that assist in maintaining and enhancing the quality of life within our community. Currently the nominating chair is accepting nominations to place on the ballot from members of the Association seeking election to the Board of Directors. Each year at the annual meeting of the Association, three (3) positions on the Board of Directors are up for re-election. Individuals elected will serve a term of three years. Interested individuals should contact the Nominating Chair, Donald McBride, (703) 978-1510 prior to September 30th, to have their names added to the ballot. Individuals can also submit their nominations via e-mail at [pwca@parkwestcommunity.org](mailto:pwca@parkwestcommunity.org)

## The 2002 Pool Season



This summer was another great season for the community pool. Atlantic Pool Service once again provided us with management services that included the friendly lifeguards who kept the pool safe and the facilities clean. The weather cooperated with plenty of hot and sunny days to enjoy. Of course the pool itself provided relief from the heat for those who took advantage of the convenient and pleasant facilities.

The Annual Fourth of July family party took place on June 30th. Okay so it's not July but keeping with tradition we had it on the Sunday before the holiday. Residents and a few of their guests enjoyed BBQ chicken, pork, beans, and the like from Red, Hot & Blue Restaurant. We also had drinks, cake, and exciting games. A good time was had by the approximately 140 people in attendance.

The pool house received a facelift this year. In keeping with Architectural Committee guidelines, both the interior and exterior received fresh paint. Keep an eye out for more improvements next year. We will be replacing worn and torn umbrellas and tables as well as re-strapping most of the armchairs and lounge chairs.

If you've never taken advantage of our beautiful, relaxing pool, the Pool Committee urges you to come down at the beginning of next season for your pool passes and visit the pool at least once. Think you get home too late during the week to make it to the pool? Come down on Wednesday nights when the pool is open until 9 p.m. You'll be glad you did.

# Reminders from the ACC Committee

By the time this article reaches the members of our community, the fall season will be upon us. Weather permitting, there will be one more round of home inspections in October. On the down side, these inspections are usually unwanted and seem to be a nuisance, but they are necessary to maintain the aesthetics of our community and to maintain the rising home prices. On the up side, everyone that comes into our community, either looking to buy or just to visit says that it looks very beautiful and clean. So thank you to all of our residents for keeping our community "up to snuff" and looking great!

## Helpful reminder of things to look for outside and inside your home:

### *Check every month*

- \* All faucets (exterior and interior) and toilets for leaks
- \* Carbon monoxide detectors

### *Check every six months*

- \* Gutters for debris
- \* Wiring and cords
- \* Roof for missing shingles or blisters
- \* Smoke detectors (change your batteries)

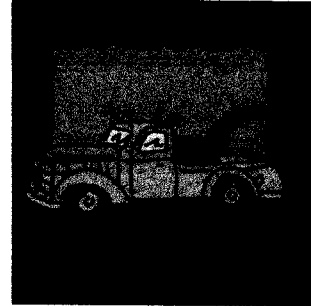
### *Check every spring*

- \* Doors, windows and trim (rake boards) for rotting wood or in need of caulking
- \* Caulking on sinks and showers
- \* Masonry for cracks

### *Check annually*

- \* Basement and exterior for signs of wood-eating insects
- \* Basement and crawl spaces for dampness

## From the Parking Committee



With the cooler weather approaching and school back in session the Parking Committee would like to remind everyone of the community parking regulations. If you have a contractor to your home to do work, you are responsible to provide that contractor with a parking space. Cars double-parked or parallel parked more than 24 inches from the curb (not touching the concrete gutter) or parked in areas designated with yellow curbs (fire zones) are subject to immediate towing. Also, please be courteous of your neighbor's reserved spaces. Parking in another resident's space without permission is subject to immediate towing. Finally, if you are having someone to your house YOU are responsible for notifying them of the community parking regulations. If your or your guest's car is towed, please call Advanced Towing (703) 978-7990. If you would like to contest the tow or would like to see the photograph showing the violation, please e-mail the Parking Committee Chair, Jim McHugh, at [parking@parkwestcommunity.org](mailto:parking@parkwestcommunity.org) or call (703) 425-5080 between 9:00 A.M. and 9:00 P.M. to schedule an appointment.