

PARK WEST PAGES

January 2004

President's Message

Rich Juchnewicz

As the past year progressed, our community continued to improve and our resident involvement increased. We've had new people in the community come forward and volunteer for either positions on the Board or to Chair some of our committees. As I've said in the past, the people who live here are our neighbors and I feel it is easier to talk to people first and get to know them before sending them a letter. I've taken the opportunity to talk to people about trash, parking, towing, grounds keeping, plowing, architectural changes to their homes, among many other things.

We've increased number of **speed bumps** to help slow down vehicles coming in and out of the community (but nobody likes them, including us on the board). Instead of paying several thousand dollars to have them removed and rebuilt, we ask for your patience and confidence that we will have a solution soon. We've contacted a different paving company (H&H Paving, Fairfax) to see how much it would cost us to have a six inch flat spot on top of the bumps. This would lower the height, but keep the incline, not damaging the undersides of vehicles and still keeping the traffic slowed down. Along those same lines, the number of people ignoring the stop signs in the community has increased. The first thing on my mind is safety, so ignoring signs, speeding through the community and parking issues are items for which I always encourage your suggestions, comments and possible solutions.

Our **budget** from last year only went \$6,100 over (snowplowing – go figure), but we still managed to purchase our new pool furniture and maintain an adequate reserve input. Our Reserve Fund is strong and right on target. Could we contribute more to the fund? Yes, but we would need to increase dues and nobody wants that, so we decreased the amount contributed to just below \$50,000 and we are aiming at \$50,000 this year. Our budget for this year is right on track, but that's not saying much from a budget year that started 1 October, but we hope to keep it that way.

Annual **Clean Up/Community Improvement Day**. Everyone says "We always have a clean up day, but what's this community improvement?" Well, one project I would like to do is purchase a vinyl shed for the pool and improve the area around the lifeguard room. That means a few volunteers who wouldn't mind mixing and pouring some concrete and then assembling the shed later that day or the next. Also, I would like to purchase some trees and scrubs that would be distributed around the community filling in some of the areas where trees came down in the storms or were damaged by insects and died. We would need some holes dug and trees/scrubs planted and would need volunteers to water them for several weeks afterwards. It would be convenient to have the homes nearest the plantings to take care of this. Similarly, the parking islands and common areas around the outlying portions of the community need some cleaning/clearing on those clean up day(s) or by our landscaping contractor. I would like to see them turned from leaf collections to walkable areas.

Tree removals. Along with plantings, there are some homeowners' trees that need to be removed or trimmed backed, including some that hang over sidewalks. Please

communicate with the Board about this removal. While I'm on home fronts, I would like to see some of the stumps that have been in front/side yards for years to finally get removed.

Small projects, but still improvements.

Streets and Sidewalks- SNOW ON THE WAY!

Brigette Peterson

As you all know, last winter we were all buried in snow and, according to the *Farmer's Almanac*, this winter's snow accumulation is supposed to be similar. Although I had hoped that this prediction was false, as I sit writing this article during our first snow storm of the year, I am inclined to believe the predictions. Last year, Kings Park West weathered most of the storms fairly well. Our community was plowed and residents were able to be out on the roads several days before many other communities in Fairfax. However, despite this achievement, there was still room for improvement and thanks to suggestions from many residents in our community, some changes were made to ensure a safer and more comfortable winter.

This year we will have a snow plow entering the neighborhood at both ends in order to ensure more efficient plowing of the streets and earlier access to the roads by all residents. In the event of a significant snowfall (greater than 12" in one storm), we have asked that the plowing company move some of the large mountains of snow that get plowed into corners making it difficult or in some cases impossible for some residents to access their designated spaces.

In addition to these changes, it is important to remember that safety of the residents is our ultimate goal and this cannot truly be achieved without cooperation and patience from everyone in our community. Please remember that it is each resident's responsibility to shovel their own walkways and parking spaces. Also, keep in mind that snow shoveled into the streets makes them more dangerous to traverse and is ultimately plowed back into your parking space or another resident's spot. Please be courteous and shovel snow into your yard or when possible a common area to avoid making our roads more dangerous to travel. Finally, if you have any questions or concerns, please contact the Streets and Sidewalks committee through our website or call **Brigette Peterson** at (703) 978-7731 between 8 AM and 9 PM. With everyone's help, hopefully, this will be a safe and enjoyable winter.

Parking

George Burgee

We would like to wish everyone a safe and happy holiday season. As the last thing anyone would want to deal with is having their or their visitor's car towed from the community please take a moment to read the parking regulations.

- ❖ Cars double-parked or parallel parked with both curbside tires not touching the concrete gutter (normally more than 24 inches from the curb) or parked in areas designated with yellow curbs (fire zones) are subject to immediate towing.
- ❖ Be courteous of your neighbor's reserved spaces. Parking in another resident's space without permission is also 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 call the Parking Committee Chair, George Burgee, at (703) 503-0065 between 8:00 A.M. and 9:00 P.M. to schedule an appointment.

Environment

Recently, there has been a noticeable increase in white kitchen trash bags being left for trash pick up. Note that only dark, heavy duty garbage bags should be left out for refuse pick up. White kitchen bags are easy for animals to open, causing the trash to blow throughout the community, as well as causing harm to the critters. Similarly, there has been an increase in fast food trash and cigarette butts in the parking lot and sidewalk areas. Note that the community does not have litter pick up service; trash from cars should be disposed of properly and set out in heavy duty bags on pick up days.

Please note that Christmas trees will be picked up at curbside by American Disposal on two days - Friday, January 9th & Friday, January 16th.

Pool News

Don McBride

With winter upon us, thoughts begin to turn to spring, warm weather, and the 2004 pool season. This upcoming season, we will be modifying how pool passes are issued to Park West Community Association (PWCA) residents.

Beginning in early spring, all PWCA residents will be mailed an application for pool passes by our management company, Koger Management. Residents interested in obtaining a 2004 pool pass should complete the application and return it to Koger Management for review. Residents in good standing with the PWCA (no delinquent dues, no 2nd & 3rd ACC violations, or 2nd & 3rd trash violations) will receive their pool passes via the mail prior to the opening of the 2004 pool season. Along with the passes, you will also receive 10 guest passes, which may be used at any time during the 2004 season. Should more than 10 passes be required before the end of the season, additional guest passes may be obtained by contacting the pool chair or any member of the pool committee. Each additional pass may be purchased for a nominal fee to be set by the Board of Directors (BOD) prior to the opening of the pool.

Residents who are not in good standing with the PWCA will not receive pool passes. Koger Management will notify ineligible applicants of their violation(s) and the procedure to correct them. Pool privileges will not be extended to members of that household until the violation(s) are cleared and removed from the Associations records.

As always, no resident or guest will be admitted to the pool without a valid pool pass. Each adult and child will be issued a separate pass in their name. Children

under the age of 12 will be issued a separate color pass signifying their need to have an adult or parent in attendance while using the pool. **Under no circumstances will children under the age of 12 be allowed to enter the pool without adult supervision.**

The pool is for your use and enjoyment. PWCA residents interested in using the pool for birthday parties or small gatherings should contact the pool chair in advance of the intended day to reserve the use of the pool. It is our hope that this upcoming season will be one of fun and enjoyment for all while using our swimming pool.

Please feel free to contact myself or any member of the BOD with comments or suggestions to make the 2004 pool season a memorable one.

Board of Directors - Officers

President	Rich Juchnewicz	(703) 426-8097
	Chair, architectural control committee	
Vice President	Kristen Cigler	(703) 503-7379
Secretary	Brigette Peterson	(703) 978-7731
	Chair, streets and sidewalks	
Treasurer	George Burgee	(703) 503-0065
	Chair, parking and nominating committees	

Directors

Kimberly Eckert	(703) 993-3937	
Stephen Lubore	(703) 729-9248	Chair, website committee
Don McBride	(703) 978-1510	Chair, pool committee

Other Committees

Communications	Amanda Adolph	(703) 503-2992
Environment	Kevin Berry	(703) 503-7379

Property Management Agent

Koger Management	Howell Thomas	(703) 591-2414
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Website

<http://www.parkwestcommunity.org/>