

Park West Pages



Park West Community Association Newsletter

December 2004



The President's Message

Richard Juchnewicz

Reflecting on the year soon coming to a close, there are some reoccurring issues facing the Kings Park West community.

Among the challenges we've faced this past year has been communication between our homeowners, their contractors, their renters, the management company (Kroger) and the Board. We have homeowners making good faith efforts to keep up their homes, but who are not complying with Architectural Guidelines, and not contacting Koger or the Board with any questions that they may have. It is the responsibility of homeowners to adhere to the covenants and restrictions of the PWCA.

As we work as an association to ensure that the high aesthetic standards of our community are maintained, we face the on-going challenge of homeowners who rent out their homes but are not diligent in maintaining their property. Too often, the property falls into disrepair, potentially negatively affecting the community overall and even property values.

We also have homeowners renting to more tenants than the law allows. The board has taken action against those, some recently.

Related to these issues is the problem of noise. Residents continue to be disturbed by "party houses" and the noise associated with the traffic in and out of these residences. Though as your neighbors, board members are sympathetic, the board is not the place to call about noise complaints when they occur.

Fairfax County law clearly covers the issue of noise and disturbance of the peace, and the matter is taken seriously. When you experience a problem, the first phone call should be to the non-emergency number of Fairfax County Police (703-691-2131). If you know the owners of the property, consider giving them a call to discuss the problem. If you have repeated problems, *do* notify the board by email:

pwca@parkwestcommunity.org

If the home truly becomes a problem house, the community can take action to have the house listed as a nuisance. The county can take legal action against the home and homeowners.

The PWCA Board is committed to this

community, and a small group of people devote their valuable time to the issues I have just outlined – and to many other matters. I don't know if any of you have ever worked on a board, but there doesn't ever seem to be enough time to do all the

things that we want to do. There are nine board seats, but we have never had more than eight filled. As for the committees, I can't remember the last time we've had an organized meeting for any of them because they're only one person deep. Though on the up-side it's easy to have impromptu meetings with yourself, it's a lot for one person to shoulder.

The community has the resources to upgrade the community, but we lack the personnel. If you have ideas, please step up offer to help. So many times the only time we hear from homeowners is when there's a problem. We'd like to hear from you all before there's a problem, but we'd also like to hear from you with any ideas that you may have. We need your help.



At the Annual Meeting on November. 18, three members of the Board were elected, and one new member was appointed. Kristen Cigler and I were re-elected for new terms, and we added some new faces with Kathleen Marvaso (elected) and Chris Cosgriff (appointed). This brings our Board membership up to eight, with one opening left unfilled. If you've ever wondered how your community is run, this is your chance to find out first hand.

That doesn't mean that you have to be on the Board to make input into what happens around the neighborhood. I get e-mails and phone calls from lots of you with ideas and requests that help the Board and me with decisions that we make at the monthly Board meetings.

The Board meets on the second Tuesday of every month (at Robison Secondary during the school year, and at the pool during the summer months). All are welcome, and urged to attend.

In this issue of the *Park West Pages*, we will review some of the rules and procedures that help keep our community a terrific place to live. See you 'round the snow shovel (yes, it's coming).

Important Community Reminders

Exterior Improvements



If you're planning any changes or improvements to your home – including storm doors, windows, painting, deck, fence and shed improvements, or landscaping – you need approval from the Architectural

Control Committee. See the PWCA website (Rules & Regulations and Community Information), or email the ACC at acc@parkwestcommunity.org

Trash Policy

Trash is collected on Tuesday (including recycling) and Friday mornings. Trash can be put on pick-up corners only in heavy duty black trash bags or trash cans after 6 pm the night before pick-up. White trash bags and grocery bags are not allowed. Cans and recycling bins must be removed from public areas the same evening after collection. Cans and bins left in common



areas will be collected and taken to the pool for storage. Residents can re-claim their bins and cans at the pool.

Noise Complaints

If you are disturbed by noise in the community, contact the Fairfax County Police Non-Emergency number: 703-691-2131. Contact the board if you experience an on-going problem with noise: pwca@parkwestcommunity.org

PWCA Website

The Association maintains a site on the Internet to provide notice of community and other subjects of



timely events interest

to our homeowners at www.parkwestcommunity.org. The site is updated frequently between issues of this newsletter to provide new information to our residents.

The website allows PWCA members to view the current operating budget, By Laws, Declaration of Covenants and Restrictions, and Community Guidelines. The form to request approval for Architectural changes can also be downloaded from the site. For additional information, please contact Steve Lubore at: webmaster@parkwestcommunity.org.

Upcoming Community Events 2004-2005



December

Board Meeting* December 14
7:00 p.m. – Robison Secondary School
Holiday Decoration Contest Judging December 19

2005

April

Community Clean Up April 16
Easter Egg Hunt March 26

May

Pool Opens May 28

July

4th of July Pool Party July 4

* **Board Meetings are held each month, the second Tuesday of the month. All are welcome.**