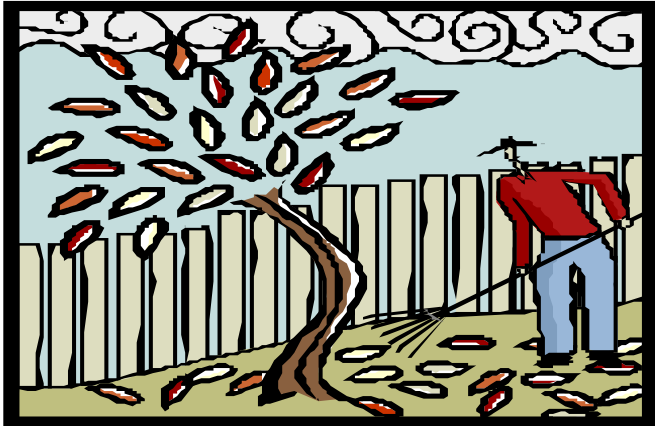


Park West Pages

Park West Community Association Newsletter - October, 2005

Additional Information Available at: www.parkwestcommunity.org



President's Message

By Rich Juchnewicz

Mahatma Gandhi said, "Honest disagreement is often a good sign of progress." I'd like to think that the recent exchanges I've had with some of you are an indication of progress, in terms of some new interest in participating in the management of our community.

I've heard from people who want us to raise dues; spend money; change management companies; and basically do more than what we are doing now.

There may be things we can do differently, but raising dues is not the answer. Third-party engineering analysis tells us the association has sufficient funds in reserves to maintain the property at this point. As for spending - we are doing that, but we always try to do it wisely and efficiently.

When we take on a project, one of the first things that we do is get proper bids from at least three companies to insure we spend your money responsibly. Those bids are then vetted by the Board, which determines which is best for the community.

Sometimes that process can take several months, even longer, as evident by the speed bumps. We know that causes frustration. But remember -- we all have day jobs too.

In the last three years, we've had only four volunteers come forward to give their time to the community. Three are now on the board, and two have volunteered to join the environmental committee.

As I've said in the past, each of the nine board positions (8 filled) are volunteer positions. That's eight people out of a community of 270 town homes -- a very select few of your neighbors -- who are giving their extra time, money and even their sweat, to this community. My sincere thanks to all of them.

There are hopeful signs. We have a young lady who is a renter who has stepped forward and work with Delegate Sharon Bulova's office to assist in getting lighting on Roberts Road. Here is a person who sees a need, and wants to help make a change happen. We are grateful.

There is a positive change in the works for Park West. Our current management company, Koger Management, has not met our expectations, and we believe the community deserves better service.

So, after interviewing different firms over the course of the summer, the Board has decided to end PWCA's relationship with Koger Management.

The new firm, Capitol Property Management, of Centreville, Virginia, is a smaller company that will devote more people and resources to our association than Koger.

We are optimistic that this change is going to be a positive one for PWCA. -- one that will enable us to be more responsive and effective in meeting your expectations. But we still need your help and your patience.

Call us and let us know of problems in the community. But please don't expect them to be fixed overnight, unless it is an emergency. And if you have thoughts on solutions, please add those in too!



Fall House Projects? Check the Web

Fall is a great time to take care of home improvement and maintenance projects, like painting, landscaping, and replacing storm doors and windows.

PWCA Covenants, Conditions and Restrictions require compliance with guidelines governing paint colors, storm door colors and styles, sheds and fencing.

Exterior alterations and modifications require prior approval of the Architectural Control Committee. For information, visit the website: www.parkwestcommunity.org.

Around the Community...

Tree Trimming and Maintenance

Crews have been in the community trimming trees encroaching on common areas in recent weeks, and additional trimming is planned.

Erosion Control

Addressing erosion problems in the community is on the to-do list of the new management company, which will oversee the professional evaluation of the trouble-spots and the development of a plan of action.

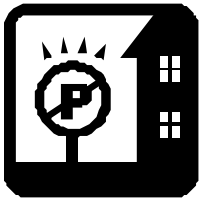
Landscaping Work Accomplished, More Ahead

The center islands throughout the community were cleaned out this summer, removing brush and overgrowth. Ground crews will be in the community fertilizing and seeding common areas this fall to keep our community green and lush.

Subscribe to Community Email Service

Subscribe to email alerts, news and announcements of community events by sending a blank e-mail with the subject line "SUBSCRIBE" to:

pwca_info_subscribe@parkwestcommunity.org



Parking Challenges

With George Mason in session, the community will experience the usual parking problems stemming from both Robinson and Mason students

think that they can park on our (private) streets and in our spaces during the day to avoid paying to park at their schools. The Association has a letter that we put on cars after they have been identified as offenders to let owners know they are parked illegally on private streets and will be towed. Residents should be advised that if you are having friends park in the community during the day they should park in one of your assigned parking spaces. This will help avoid any mistakes.

If your vehicle is registered in Fairfax County, you need to have a current tax sticker. Also, check you inspection and registration for expiration. Consistent with PWCA policy for the past 10 years, the Board has given permission to Fairfax County Police to come through our community and ticket for all three of these offenses.

As always, please watch how and where you park in the community, and consult the PWCA website if you have any questions about the parking rules. It could save you a \$100.00 tow bill.

Miscellaneous Public Service Notices: For information on employment opportunities for people age 50 and older, contact the non-profit Senior Employment Resources: www.senior.jobs.org.



No Excuse For Not Knowing The Rules

The Community Guidelines are available on line and are designed to introduce you to the community and to the policies of the Park West Community Association (PWCA). You'll find important information in them such as:

- ✓ PWCA Board of Director contacts and summary of committee functions.
- ✓ Maintenance Requirements (paint, storm doors, windows)
- ✓ Schedules and information on Trash and Recycling
- ✓ Parking Rules & Policy
- ✓ Pet Rules
- ✓ Landscaping
- ✓

Visit the website at

www.parkwestcommunity.org



2005 Calendar

October

8th-Community Yard Sale
15th-Fall Community Clean-Up

December

22nd - Holiday Decoration Judging

Monthly

Board Meetings are held the second Tuesday of each month at Robinson Secondary School.

School's In - Drive Safely



With summer over, and children back in school, drivers need to be extra cautious in the community. Park West has busy bus stops with kids who are many times distracted and not focusing on cars.

Please watch your speed, and keep an eye out for children playing, and crossing the streets.

Advertise in the Park West Pages In 2006

The *Park West Pages* newsletter will go to a longer, color layout in 2006 in an effort to bring you additional information in a colorful, readable format.

The new layout will include advertising for local businesses. Any residents interested in advertising in the community newsletter should contact Communications Chair Kathleen Marvaso at kmarvaso@cox.net. Ad rates are as follows:

¼ Page Ad - \$50 ½ Page Ad - \$100 Full Page Ad - \$200