

# Park West Pages



Park West Community Association Newsletter - October, 2006

Additional Information Available at: [www.parkwestcommunity.org](http://www.parkwestcommunity.org)

## President's Message

By Rich Juchnewicz

Happy Fall to All!

Another year in Kings Park West community is winding to a close, and as we look to the year ahead and beyond, the board is focused on projects which help our twenty-something neighborhood "age gracefully" as we approach its third decade.

Tending to the community is like taking care of ourselves, in that an ounce of prevention is worth a pound of cure. It's important to anticipate work that needs to be done to keep our streets and sidewalks, pool, pool house, lights, and grounds in good order. In 2006, we completed some paving work, and major repairs and maintenance to the pool. In 2007, we will re-seal and stripe the parking lots, giving Park West a face-lift and needed pavement maintenance.

Keeping up with such projects obviously requires significant financial resources. Kings Park West is financially sound, with good solid reserve accounts. But anticipating and preparing for the future is part of responsible management.

Residents who attended the PWCA Annual Meeting Wednesday, September 20 approved a board recommendation to increase quarterly dues by ten dollars in January to \$210.00 per quarter to ensure that we are able to keep our reserve funds at levels needed to manage community upkeep. This amounts to a 5% increase, the first increase in five years. This additional \$40.00 per household per year enables us to increase funds going to the reserve accounts by \$10,880, and ensures our ability to maintain reserves at necessary levels.

We have a terrific community in Kings Park West, and taking care of our common property and facilities is essential for maintaining individual property values -- not to mention our quality of life. We will keep you posted on planned projects in the newsletter and on the website, and the door is always open for everyone interested in attending the monthly board meetings. It's your community -- *you're welcome to help manage it!*



## Our Neighbor George Mason University: Signs of Things to Come?

George Mason University's exciting performance in the NCAA tournament last year may have put the school on the map nationally, but long-time neighbors in adjacent communities have always rooted for Northern Virginia's fine young school, and watched with pride as it grew.

But the university-neighbor relationship has been tested in recent years, as the GMU campus stretches to its outer boundaries with new buildings and dormitories, and makes plans for more changes and significant growth in the future.



What *is* planned for the future? How will the growth in student population and new campus venues affect the neighboring communities? Property values? Will roadways keep up with growing traffic volume?

PWCA has joined leaders from neighboring communities in asking for a dialogue with GMU on these issues, and for the university's consideration of neighbors' views and concerns.

The sudden appearance of the large Las Vegas-styled sign on Braddock Road stoked rising tensions recently, emblematic to many of GMU's indifference to neighbor's interests.

Braddock District Supervisor Sharon Bulova is hosting a series of informational meetings to foster constructive dialogue between GMU and neighboring communities. A PWCA representative attended meetings on September 5 and October 3, and PWCA will be represented at the final scheduled meeting November 6. These meetings are open to the public. For information, go to: [www.fairfaxcounty.gov/braddock](http://www.fairfaxcounty.gov/braddock).

# A Community of Neighbors

## An Interview With Pool Chair Don McBride

*Park West Pages* will regularly feature a profile of one of our neighbors in each issue.

Residents of Park West think about the pool for about four months, between May and August. But for PWCA Board member and Pool Committee Chair Don McBride the “pool season” lasts all year long. Don leads the management of all aspects of the pool, from routine maintenance to major repairs; from the admission process to assuring we have responsible, professional lifeguards.

A sports enthusiast who likes golf, tennis and softball, Don is a neighbor who invests a substantial amount of time in things that are important to him and his family. He and wife Nancy selected Kings Park West in part because of the pool, playground, and other amenities of our family-style neighborhood.

“I guess a little bit of selfishness motivates my involvement in the community,” Don says. “If through my participation on the board I can ensure that our investment will be protected, then not only have I gained but so have my neighbors.”

The amenities and the location drew the McBrides to Park West, but friendly neighbors, walking trails, a low crime rate and neighborhood spirit keeps them happy in Park West.

Don says there is always room for improvement, however. “I would like to see some more involvement in the community by other residents,” he says. “Everyone has ideas and suggestions to offer to improve the quality of life within our community yet it seems we can not persuade them to become involved.”

Don represented PWCA at the community meetings concerning George Mason University hosted by Sharon Bulova, and would like to see a committee formed of homeowners and students to improve relations and increase compliance with community rules and standards.



Gainesborough residents Melissa and Rick Messner's beautifully landscaped yard sets a high standard in the community. Kings Park West also has Melissa to thank for the landscaping around the community entrance signs.

# Special Student Edition of Newsletter

## Students are Welcome...When they Follow the Rules



A special student edition of the *Park West Pages* community newsletter was produced and distributed to student rental houses within the community this fall to remind students that they are welcome in the community, if they follow the rules.

Approximately 30% of Park West townhomes are rentals, many of which are occupied by as many as four George Mason college students.

Friction between students and other community residents typically stems from loud noise from parties, parking and trash violations.

The newsletter provides an overview of trash and parking regulations, and reminds students they are expected to follow all community rules. Most importantly, the publication stresses that illegal activity -- like underage drinking and drinking and driving -- will not be tolerated in Kings Park West.

“GMU police have a zero-tolerance policy about underage drinking on campus,” said PWCA Board Chair and Fairfax County Police Officer Rich Juchnewicz. “Students who think they have escaped the enforcement of the law by moving to our community are in for a surprise.”

For a copy, contact [kmavaso@cox.net](mailto:kmavaso@cox.net).

## Stay Connected in Kings Park West

Keeping up with events in the community is easier when you subscribe to the community email list. Please register for e-mail notification of important information by sending a blank e-mail message to:

[pwca\\_info-subscribe@parkwestcommunity.org](mailto:pwca_info-subscribe@parkwestcommunity.org) with the Subject 'Subscribe'.

The community website provides a wealth of information for PWCA residents: [www.parkwestcommunity.org](http://www.parkwestcommunity.org).

**PWCA Board Meetings**  
**Second Tuesday of Each Month - 7 pm**  
**Robinson Secondary, Room 504**  
*All are Welcome*