

Park West Pages

Park West Community Association Newsletter - April, 2007

Additional Information Available at: www.parkwestcommunity.org

PWCA President's Message

By Rich Juchnewicz

Bring on the spring, bring on the rain. There are two meanings to that. One being, spring is here and so will the wet weather. The second is, spring is here and the community "springs" forth. So be prepared to see everyone coming out and doing home and yard projects in the nice weather.

The Board has a number of projects that we are working on this year around the community. Already started are the renovations on the pool house, including paint, small repairs, and replacing some deck furniture.

Also planned for early spring is removal of the sand from the parking lots. We are confirming the date with the contractor, but expect that to take place in April.

Coming the week of June 25th is the re-sealing of our roads and repainting of the lines, curbs, speed bumps and parking numbers. Watch for community notices about moving your car that week.

Also in the works this year are several additional projects to address erosion issues around the community, some additional island clean-up, and some work on the basketball courts.

Keeping the community looking good and in good shape takes time and money. And remember -- even if you're not actually a member of the Board, you are still a vital part of the management of this community. We need your input, suggestions and information about ways to improve our neighborhood. We are always looking for volunteers to help with projects and also for people to serve on the Board.

All are welcome!



Time to Paint, Clean and Landscape

Inspections of the exterior of every property in Kings Park West have been completed, and violation notices are being processed.

All homes that have fallen out of compliance will have 30 days to correct any problems cited. Homes that remain out of compliance after 30 days will be subject to fines and the loss of pool privileges until the issues are corrected.

Keeping your property up to standards is not an option--it is required. For information on PWCA architectural standards, go to Community Guidelines: www.parkwestcommunity.org

Community Guidelines

No Excuse for Not Knowing the Rules

Everyone who lives in Kings Park West is responsible for complying with the rules.

The Community Guidelines provide important information including:

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

Visit the website at www.parkwestcommunity.org



Spring & Summer in Kings Park West

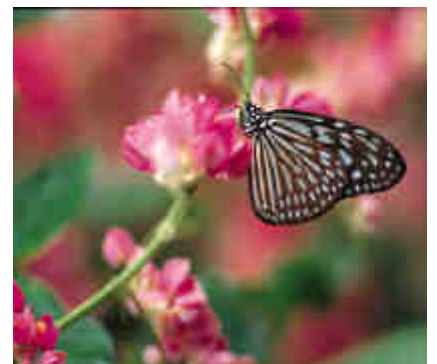
April 7 - Easter Egg Hunt

April 21 - Community Clean-Up

May 5 - Community Yard Sale

May 26 - Pool Opens

July 4 - 4th of July Pool Party



What's Wrong With This Picture?



White trash bags are **NOT ALLOWED**.

Trash must be placed to the curb in heavy-duty **black** or **green** trash bags only.

White bags draw crows and squirrels, who tear open bags, and create a mess. It is unsanitary, and unsightly - and your neighbors get stuck cleaning it up.

Trash days are Tuesday and Friday only. Trash may be put at the designated pick-up areas **no earlier than 6 pm the night before trash pick-up.**

Trash violators will be fined for each violation!



Making Exterior Changes?

If you're planning any changes or improvements to your home – including installing a satellite dish, changing storm doors or windows, painting, deck, fence and shed improvements, or landscaping – you need approval from the Architectural and Control Committee (ACC).

See the PWCA website (www.parkwestcommunity.org, *Rules & Regulations and Community Information*), or email the ACC chair at acc@parkwestcommunity.org for more information.

Lawn Moving Services

Mowing, mulching, weeding, edging. Gutters cleaned.
Call Jose 703-928-7732
OTTELLC@hotmail.com



When 'Off-Campus Housing' = Your Neighborhood

Members of the PWCA Board of Directors represent our community at meetings hosted by Braddock District Supervisor Sharon Bulova and Virginia Delegate David Bulova which bring together George Mason University campus police and administration representatives, neighboring community leaders, Fairfax County Police, and county zoning officials.

The purpose of the meetings is to address the growing number of complaints about serious disturbances caused by college-age renters in adjacent communities, including underage drinking, drunk driving, disorderly conduct, noise, vandalism, and trash problems. Park West has its share of these issues, with several of our properties considered "problem houses" by police.

As a result of these meetings, Fairfax County Police and zoning officials are taking an aggressive stance toward dealing with "problem houses". It is critical that incidents be reported, so call the Fairfax County Police non-emergency number when they occur: **703-691-2131**.

Pool House Gets a Touch-Up

For those of you who made use of the pool during the 2006 season, you may recall the ceilings in both bathrooms and entrance doors were in need of some repair and repainting.



In preparation for the 2007 season, the pool house will have an interior make over that will include the sanding and repainting of the ceilings and a new coat of paint throughout the entire pool house. The entrance doors to the pool house will also undergo some upkeep to include sanding and a new coat of paint.

In addition, we will be adding a step ladder to the attic to allow use of the upstairs section of the pool house for storage. Please feel free to contact the pool chair or any member of the PWCA Board of Directors with any additional suggestions.

Home Improvement

Painting, drywall, carpentry, bath & kitchen, remodeling, plumbing, electrical.

Small jobs welcome. Licensed & Insured.

Call 703-250-0868

OTTELLC@hotmail.com

Parking lot asphalt restoration will be done the week of June 25.

Watch for notices in the community regarding clearing parking lots of vehicles.

Snow



Plowing



Parking



Towing



Winter isn't easy -- that's why people move to Florida! The February ice/sleet/snow event raised the collective blood pressure of the Park West community. The precipitation was followed by extremely cold temperatures which froze the mess instantly.

Generally, the plows do their best to plow away from parking areas. That storm was a challenge.

When the plows do push the snow up against the curbs, we ask residents to please take a shovel and clear the curb so you can park as close as possible. This winter our towing company towed several cars for being more than 24 inches from the curb while there was snow against the curb.

Our purpose for having an active towing program is to maintain our travel lanes so emergency vehicles can get through when needed. The presence of snow does not increase the distance that you can park off the curb.

As a matter of fact, snow actually puts your vehicle further out into the lane of traffic, restricting the travel lane even more and creating a potentially dangerous situation.

The pavement restoration project planned for June will make it easier to follow parking rules, regardless of the weather.

The streets will be re-sealed and all parking spots will be re-stripped.

We will be painting the curb-side parking areas to include a three-sided box out from the curb, making it easier to see if your tires are inside the lines and you are parked correctly.

Remember that it is your responsibility, as residents, to make sure your guests park correctly.



Park West
Community
Yard Sale

May 5
(Rain Date May 6)

Pool Parking Lot

Contact Pam Nemon
at hnemon@gmu.edu

Homeland Windows & Siding



Homeland Windows & Siding is in the neighborhood and ready to show you our new line of energy efficient replacement windows and doors -- guaranteed to lower your energy bill.

Homeland has over 100 years of experience between our installers and manufacturer. Guaranteed lowest prices. Please call for a free estimate.

Ask about specials for Kings Park West Residents.

703-246-9484

www.homelandwindowsandsiding.com



Community Clean Up

April 21- 1:00 p.m.



ParkWest Community will be observing the 'Rites of Spring' by conducting our annual community event to gather the remains of Old Man Winter and consign them to the trash bin.

This will be a one-day affair where all can join with Board Members to "police" our community where all who participate will get a chance to air their interests and concerns about the community with Board members in person.

For your information, our community has little known "treasures" in our back yards...valuable and varied species of trees in our midst that need our help to stay healthy. Come out on **Community Clean-Up Day** and learn more about these treasures in our back yards.

Also, we hope to have a representative from one of the local nurseries on site to suggest just the right plantings that will show off our residences starting in Spring and carry through Summer into the Fall. This Community Event will take place on Saturday, April 21, 2007. We will gather at the Tot Lot at 1:00 p.m. See you there!



Easter Egg Hunt Saturday, April 7

The Park West Community Association invites you and your family to join us at the PWCA Annual Easter Egg Hunt on Saturday, April 7 at 10 am at the Tot Lot.

Children Ages 10 and under are invited to participate.

There will be coffee, juice and donuts available for everyone attending. We look forward to seeing you at the Tot Lot!

Rain date: Sunday April 8 at 10 am at the Tot Lot

The PWCA Board of Directors can always use another pair of hands. Monthly Board meetings are held the second Tuesday of each month at Robinson Secondary School - Room 504. Meetings are open to everyone.



Pool Opens May 26

Watch Mail for Pool Pass Applications

Warmer temperatures mean only one thing: Memorial Day Weekend is just around the corner, and with it comes the opening of the Park West Community Association pool.

The 2007 pool season will officially begin on Saturday, May 26, 2007. Once again, Atlantic Pool Services will be managing our pool and providing our lifeguards.

Use of the PWCA pool is restricted to residents of Park West Community Association and their guests. Beginning the first week of April, all PWCA residents will be mailed an application for the pool passes. Residents interested in obtaining a 2007 pool pass should complete and return the application to our management company, Capitol Management.



If you reside in a rental property, you will also be requested to provide your current lease agreement with the pool application. Residents whose properties are in good standing with the PWCA (no delinquent dues, no 2nd & 3rd ACC violations, and no 2nd or higher trash violation) will receive their pool passes prior to opening day. Residents who are not in good standing with the PWCA will not receive pool passes. Capitol Property Management will notify ineligible applicants of their violations and the procedures to correct them. Pool privileges will not be extended to members of the household until the violation(s) are cleared and removed from the Associations records.

No resident or guest will be admitted to the pool without a valid 2007 pool pass. Children ages 12 and under will be issued a separate color pass signifying their need to have an adult or parent in attendance while using the pool. Children age 12 and under will not be allowed to enter the pool without adult supervision. Additional information regarding hours of operation, rules and regulations for the use of our pool can be viewed at our website:

www.parkwestcommunity.org

Our annual Independence Day party is scheduled for July 4, 2007. Residents interested in using the pool for birthday parties or small gatherings should contact the pool chair to reserve the use of the pool.

The pool committee is considering other activities, including hosting movie nights at the pool, and ice cream parties. Please take a moment to review the bulletin board located in the lobby of the pool house for updates. The pool is for your use and enjoyment. If you have any comments or suggestions regarding the pool, please feel free to contact the pool chair or any member of the PWCA Board of Directors.