

Park West Pages

Park West Community Association Newsletter - March, 2010

Additional Information Available at: www.parkwestcommunity.org

PWCA President's Message

By Rich Juchnewicz

As we look forward to the sunny days of summer, I'd like to look back on the winter of 2009-2010 and maybe find some constructive input from our residents. I received emails, texts and phone calls about the amount of snow and was just as glad as everyone else to see the end finally come. And despite the way it felt as we lived through it, I did travel our community and many others during the storms and believe it or not we were one of the better dug-out communities in the area.

But you can't escape the fact that 24 and 27 inches of snow is just a lot of snow. Northern Virginia is not equipped to move and manage that kind of snow. In our community, we also faced the issue of *where to put it all!*

Frankly, some residents didn't help things by dumping snow shoveled from their parking spots into the roadway. That created jetties of snow that made the initial plowing more problematic.

Any and all suggestions on how to better manage things better in the future are welcome. The board meetings are open, and all ideas will be considered. The more people we have focused on finding solutions, the better.



Time For Spring Home Maintenance

There's no better time than spring for getting the yard in shape, and taking care of household maintenance.

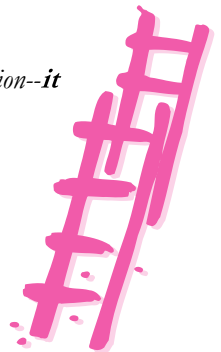
Inspections of the exterior of every property in Kings Park West have been completed, and violation notices have been sent to owners.

All homes that have fallen out of compliance 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/accguidelines.htm



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

Trash Pick Up in Park West: *Help Keep Your Community Clean*



It seems like such a simple thing. But few issues spark as much conflict and controversy as trash pick up in our community.

Park West has clearly define rules about trash disposal, which can be found in the Community Guide, on the website, and the topic is covered in virtually every edition of the *Park West Pages* newsletter published.

Yet problems still persist: trash put out too early; trash put out after pickup on a Friday which sits for four days; and trash put out in flimsy white or clear bags which attract crows and other critters.

Just to recap the rules:

1. White trash bags are NOT ALLOWED.
2. 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.
3. Trash days are Tuesday and Friday only.
4. Trash may be put at the designated pick-up areas **no earlier than 6 pm the night before trash pick-up**.
5. Trash violators will be fined for each violation!

New Trash and Recycling Sites

Several new trash and recycling sites have established within the community at residents' requests to address sanitation issues. Residents affected will be notified by letter, and signs will be posted.



Making Exterior Changes?

All Changes Require Prior Approval of the Architectural Control Committee

Park West is a community with high standards intended to keep the neighborhood attractive and in good repair. Those standards are more important than ever for maintaining property values and attracting prospective buyers in a slow housing market.

In purchasing a home in the community, all residents agree to follow the standards. But in the excitement of a home-improvement project, or in the haste of getting an ACC violation corrected, it is possible to forget the rules.

So remember that all changes and improvements to your home -- even those required by the community's Architectural Control Committee -- require prior approval. A simple form on the community website provides all the information you need for a quick-turn-around approval.

So 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 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.

Simple Steps to Protect Your Property

Summer means nice weather, open doors and windows, and relaxing hours on the patio. It's a time to relax -- but not let your guard down when it comes to common sense precautions to keep your family and your property safe.

The Park West community is a safe one. But basic rules always apply:

- Always lock doors and windows
- Lock car doors and windows
- Remove valuables from your vehicle
- Be observant - report unusual behavior in the community to the Fairfax County Police

Block Captains Needed

PWCA is looking for volunteers to be block captains in our neighborhood.

Block captains will welcome new neighbors and act as a liaison between neighbors and the board.

If you want to enrich our neighborhood but cannot commit to being a board member, this is an ideal way to do so.

Please call Debbie Kirvan at 703-425-3403 for information about a spring organizational meeting.



Park West Pets

Four-legged residents are welcome in the Park West Community, but to ensure the health and safety of all of our residents, pet owners have important responsibilities.

Remember that pets must be leashed at all times. While there are places in the area where your dog can run free, Park West has no areas where dogs can be off leash. There are no exceptions.

Please be considerate of your neighbors. Walk dogs only in common areas, and do not allow them to use a neighbor's property to answer the call of nature. Remember that Fairfax County law requires that you clean up after your dog.

Dispose waste in your own garbage -- *never in any common area.*



Snow



Plowing



Parking



Towing



Winter isn't easy -- that's why people move to Florida!

The historic amount of snow that fell this winter raised the collective blood pressure of the Park West community.

PWCA contracts with Bladerunners to clear and treat our streets. While some felt the plowing of the community fell short of expectations, Park West was cleared within hours of the end of the storm -- days (even a week in some instances) before thousands of residents of Maryland, DC and Virginia.

Generally, the plows do their best to plow away from parking areas. This winter that was a challenge. We did our best to respond to residents' concerns, directing Bladerunners to problem areas when they returned with smaller equipment capable of maneuvering in smaller areas.

Snow always creates challenges for those parking along the curbs. In several instances, cars were towed for not being parked close enough to 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.

Remember that it is your responsibility, as residents, to make sure you and your guests park correctly. Cars double-parked or parallel parked with both curbside tires not touching the concrete gutter (nominally more than 24 inches from the curb) or parked in areas designated with yellow curbs are subject to immediate towing.

Please 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 visit your house you are responsible for notifying them of the community parking regulations. If your or your guest's car is towed, please call Dominion Towing (703) 978-7990.

If you would like to contest the tow or would like to see the photograph showing the violation, please call or e-mail the Parking Committee Chair, Rich Juchnewicz, at (703) 426-8097 between 8:00 A.M. and 9:00 P.M. to schedule an appointment.

Park West Community Yard Sale

Saturday, May 1
(Rain Date May 2)

8 am - noon - Pool Parking Lot
Contact Joan Murphy (703) 323-8827





Easter Egg Hunt

Saturday, April 3

The annual Easter Egg Hunt will take place this year on Saturday, April 3rd at 9:00 a.m. at the Tot Lot. This event is free to PWCA residents.

Children ages 10 and under are invited to participate. The children will be split into two age groups so that everyone has a chance to find the goodies. There will also be coffee and doughnuts available for the adults.

We had a great turnout last year, and are hoping to see you and your family there this year! *Rain Date: Sunday, April 4, 9:00 a.m.*



Community Clean Up April 24

Spring is here and that means its time to spruce up our community. Please pitch in and do your part. Meet at the pool on April 24th at 9:00 AM to help clean up debris, and clean up the common areas after a hard winter.

Wear sturdy clothes and shoes. Sturdy shoes and work gloves are a must. Trash bags will be supplied. *Rain date is April 25, 1:00 pm.*

The PWCA Board of Directors Meetings are Open to All.
Meetings are held the second Tuesday of each month at 7:00 p.m.
at Robinson Secondary School - Rm. 504.

In the summer months, the meetings are held at the Park West Swimming Pool.



Pool Opens May 29

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 2010 pool season will officially begin on Saturday, May 29, 2010. 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. Residents received an application for pool passes around March 19. Residents interested in obtaining a 2010 pool pass should complete and return the application to our management company, Capitol Management ***no later than April 30.***

If you reside in a rental property, you will also be required 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 procedures for correcting 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 2010 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, 2010. 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 is for your use and enjoyment. If you have any comments or suggestions regarding the pool, please feel free to contact pool chairs Joanne Biagi and Joan Murphy by email at pool@parkwestcommunity.org.