

Park West Pages

Park West Community Association Newsletter - June, 2010

Additional Information Available at: www.parkwestcommunity.org

PWCA President's Message

By Rich Juchnewicz

I want to take this time to make mention of some simple facts about living in our Park West Community. Our Association runs on dues and these are payable quarterly (January, April, July, and October) to our Management Company, Capitol Management. These dues pay for our trash collection, grounds keeping, snow plowing, pool use and maintenance, and our management company. As a Board, we try to spend our funds as carefully as possible (like it is "our" money because it is our money). Right now, we have approximately \$14,000 in outstanding dues, with some (if not most) at the lawyer's office for collections. The Board has instructed our management company to not send our delinquent accounts to our lawyers for collection until at least three overdue quarters have past, with overdue letters from the Management Company every 30 days.

I am not trying to make this sound like we are in financial trouble because we are not. What I am saying is that if you are having difficulties meeting your financial responsibilities, communication with our management company and the Board are a must so that we can help find a reasonable solution to this matter together.



July 4th Pool Party

The Independence Day Pool party is scheduled to take place on Sunday, July 4, 2010 from 1:00 to 5:00 PM at the Park West Pool (rain date is Monday, July 5).

The party is open to PWCA residents and their invited guests.

Food from Red, Hot, & Blue, hot dogs, games, and fun for everyone!

We are looking for volunteers to assist in organizing and running the party. **Please contact: Joanne Biagi: (703)978-8258 or Joanne Murphy: (703)323-8827.**



News Splash *By Joan Murphy*

May 29, 2010 was opening day for the Park West Community Pool. It was a perfect weekend with temperatures in the 90's. The water was refreshing and neighbors greeted each other after a long winter

The pool season opened with several changes. The two most noticeable are: the green furniture has been replaced with blue and white and there is a new full-size refrigerator in the pool house. In addition, the bathrooms have been altered and the outside lights updated. There are some familiar faces, however. Tara and Wesley are back as our lifeguards and Joanne Biagi and Joan Murphy are the chairpersons.

This year's opening day had a special attraction. Alison McBride operated Alex's Lemonade Stand to raise funds for children with cancer. Neighbors contributed baked goods and hot dogs that were enjoyed throughout the weekend. Hats off to Allison! Alison reported a donation to the foundation of \$418.. Alison wants to thank everyone for their generosity.



Applications for pool passes were processed and the approved passes were delivered mid May. If a resident has not filled out an application, forms are available on the website. Complete, sign, and return the application to Capitol Property Management. No one is permitted entry to the pool without a pass.

Summer is the season for outdoor entertaining. The next planned outdoor event is the July 4th pool party with a sumptuous buffet and games for everyone. Mark your calendars. More summer festivities will be posted on the bulletin board in the pool house. Suggestions have been for a pasta party, taco night, crab feast, and an ice cream social.

The grill, tables, and refrigerator are available any day or evening for birthday parties or a small scheduled event. Reserve your date and time with a pool chairperson. If you have any suggestions or comments regarding the pool, please feel free to contact a pool chair or the PWCA board.

IT IS IN THE BAG

By Debbie Kirvan

We greatly appreciate the cooperation of the residents who changed their trash sites recently. Kudos!



WHY WHITE TRASH BAGS ARE NOT ALLOWED IN PARK WEST:

White trash bags attract all kinds of critters including rats. So, this is a health issue for all of us. Rodents are attracted to :

Trash and garbage

Pet feces and food

Spilled or discarded food

Kitchen scraps

Flower bulbs and seeds

Bird seed spilled on the ground

Food from low-hanging feeders

We can control these factors. Make health and sanitation a neighborhood priority. Use only **heavy-duty dark bags or lidded trash cans.**

Trash days are Tuesday and Friday **only**. Recycling is Tuesday **only**. **Trash may be put out after 6pm the night before pick-up.** Trash violators will be fined for each violation.

PWCA Block Captains

We had a great response to our request for volunteers to be block captains in our neighborhood. The block captains will welcome new neighbors and conduct liaison between neighbors and the board. Block Captains are:



TJ Hanton- Carriagepark Road (lower)

Tammi Jackson-Griffin: Malone Court

Liz Kincheloe-Richardson- Carriagepark Road (upper)

Laura McGriffin- Carriagepark Court

Jeanette Scheppan- Gainsborough Drive

Michael Zindler- Gainsborough Drive

For additional information or to volunteer, please call:

Debbie Kirvan-703-425-3403. Many thanks to all of our volunteers!

The PWCA Board of Directors

Meetings are Open to All.

Meetings are held the second Tuesday of each month at 7:00 p.m. In the summer months, the meetings are held at the Park West Pool.

SUPPORTING OUR PWCA

By Curtis McGiffin

As a new owner-resident of Park West, I eagerly wanted to participate in shaping my new community; so, I joined the Park West Community Association's Board of Directors because community service starts with action...not words or good intentions. What I discovered was that our Park West Community Association is comprised of enthusiastic and dedicated volunteers who care about maintaining the high quality of life to which we here at Park West have grown accustomed. There are less than a dozen folks who devote a considerable amount of personal time maintaining and repairing the infrastructure, keeping the budget in line, enforcing the covenants, and answering neighborhood grievances; all with a goal of keeping our community safe, comfortable, and desirable.

With that said, your community needs your support and talents.. So please, I implore you to get involved and support the Association...you'll get to know your neighbors and elevate your community. To keep up with the Park West Community Association events, please link to: www.parkwestcommunity.org.

Architectural Alert

By Don McBride

The maintenance of architectural standards within the community is the activity probably most closely related to property values. The ACC committee has the responsibility of enforcing the exterior appearance standards found in the covenants and maintenance guidelines. Inspections are conducted quarterly by our management company. During the spring inspection, several homes were found to have problems with the concrete steps leading into their homes. The BOD chose not to "sanction" these homes during this inspection period, instead choosing to alert all homeowners through the newsletter that the steps will be a major focus of next spring's inspection. Any home found to have problems with their steps during the spring 2011 inspection will be sanctioned and expected to correct the deficiency. If you have any questions or concerns, feel free to contact the ACC committee at acc@parkwestcommunity.org.

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Illustrations of children playing on a trampoline and a slide.