

# Park West Pages

Park West Community Association Newsletter

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

FALL 2014 / WINTER 2015

OCT 2014 - FEB 2015



## Upcoming Events

Oct 18 - PWCA clean-up  
Nov 2 - End of daylight savings  
Nov 4 - Election Day  
Nov 11 - Veteran's Day  
**Nov 20 - PWCA Annual Meeting**  
Nov 27 - Thanksgiving  
Jan 19 - MLK Day  
Feb 16 - President's Day

## The President's Message by Curtis McGiffin

This wonderful summer season has come to an end and we can look forward to a busy autumn and a colder than normal winter (if you believe the Farmer's Almanac). Our busy summer included a community clean-up, summer pool activities, the annual 4th of July BBQ, a community Yard Sale and a host of property maintenance and improvements. Be sure to check out the newly rubber-mulched Tot-Lot. The HOA will be finishing out the year with some new tree planting, and street and curb work. Additionally, we have clarified some rules and regulations that we think will help improve our community and we will be contracting with a new trash collection service (January 2015), at significant cost savings to the HOA.

The PWCA will host our community's **Annual Meeting on Thursday, 20 November at 8pm (Robinson Cafeteria)**. The HOA covenants require this meeting be conducted once a year with a quorum of home owners to report on the past year's and next years efforts, programs, and finances; as well as discuss the desires and goals of the entire PWCA. This is your opportunity to be heard! In addition to Board member elections, some of the planned topics will be: updating the covenants, the updated architectural and yard regulations, and a proposed \$30,000 street sign project; votes associated with these and other issues are likely. Finally, you will be able to address questions to Summit Management. Your PWCA Board's success depends on your involvement, ideas, and cooperation.

Great communities don't happen by accident. It takes a group of people like you, coming together, who do little things that collectively add up to big things. Communities can be difficult to maintain, as the constant distractions of work and personal-lives can fray the fabric of our neighborly connections. That is why it takes diligence and cooperation to be in a community...to be in our community. Thank you for making our PWCA a proud and desirable Fairfax County community. Have a great Fall/Winter season, a happy holidays, and a very happy new year.  
[president@parkwestcommunity.org](mailto:president@parkwestcommunity.org)

### Block Captains

Our Block Captains have been greeting new neighbors, sharing information, and keeping our community running! Contact information for PWCA Block Captains are below:

**Rhithu Bhardwaj** / 4815 C'park Rd / 703.725.9111

**Carolyn Janning** / 4818 C'park Rd / pinkpenguin3@verizon.net / 703.909.9925

**Diane Barnhard** / 4931 C'park Rd / dianebarnhard@mac.com / 703.425.7747

**Tammi Jackson-Griffin** / 10436 Malone Ct / jtammi@cox.net / 703.272.7394

**Laura McGiffin** / 10433 C'park Ct / laurasnote@gmail.com / 703.865.4744

**David Mowry** / 4854 Treasure Ct / airminuteman@hotmail.com / 703.425.8738

**Joanne Biagi** / 4766 Gainsborough Dr / 703.978.8258

### PWCA HOA Board Meetings

Normally the 2nd Tuesday of the month at 7pm in room 505 at Robinson HS.

- Oct 14th
- Nov 18th Annual Mtg (Robinson Cafeteria; 8pm)
- Dec 9th
- Jan 13th
- Feb 10th

Meetings are open to all PWCA members. Be sure to check the website for updates/cancellations.

## PWCA Parking Committee

From parking questions received over the past few months, please note the following "FAQ"s regarding the PWCA permit parking program:

- **ALL** vehicles parking in the community **MUST** have either a resident or guest permit, **including vehicles parked in PWCA-assigned (numbered) spaces**; only permanent, full-time residents in the community are eligible to receive parking permits.

- **Permits are nontransferable**, must be placed in PWCA-registered vehicles, and properly affixed to an assigned vehicle immediately upon issuance.

- The number of permissible vehicles to be registered per residence is three vehicles; current resident owners with four continuously owned, registered vehicles on 1/1/14 are "grandfathered"; all residences with current leases with four vehicles will be "grandfathered" until leases current on 1/1/14 expire and the nonresident owner applies for new tenant permits.

- Any new owners, landlords with new/renewed leases, or residents with new cars are required to submit a new application at least 15 days before the beginning of a new lease, along with a copy of a vehicle registration card for each registered vehicle (as well as copies of new leases and tenant authorizations from landlords). New permits normally will be issued within 7 days from receipt. As well, all old permits and/or guest permits must be returned when receiving new permits to avoid a \$50.00 administrative replacement fee for each non-returned permit.

- Nonresident owners and renters: please note your permits' expiration dates, and take timely, appropriate action to avoid being towed for having expired renter permits. Permit extensions are not automatic.

- Each nonresident landlord is issued one "NR" hang-tag permit for their **exclusive use only**. Renter's using this pass will be towed.

- Any residents having work done at their homes must use their guest permits, or otherwise obtain temporary permits for their contractors/nannies/cleaners/etc. (unless their vehicles are clearly marked service vehicles).

- Temporary guest permits are available, can be requested between 9 a.m. and 9 p.m., and a list of PWCA parking officials can be found at [www.parkwestcommunity.org](http://www.parkwestcommunity.org). Please request temporary permits as early as possible (i.e., at least 2 hours prior to need, if possible), especially with requests for larger numbers of guests.

Contact PWCA Parking Chairman Joe Underwood at [parking@parkwestcommunity.org](mailto:parking@parkwestcommunity.org) or (703) 323-4710 with any questions.



## **Safe Disposal of Hazardous Household Waste**

- a. PWCA strictly prohibits the dumping of any hazardous waste products around homes or in common areas. Fairfax County offers an ongoing program for the safe disposal of HHW. These items include aerosol sprays, automotive fluids, varnish and stains, oil-based paint (latex paint is not considered caustic and can be disposed of with refuse, once dry), paint thinners, gasoline, kerosene and pesticides.
- b. To properly dispose of HHW materials pour them into clean, airtight containers and bring them to: I-66 Citizen's Recycling and Disposal Facility 4618 West Ox Road 4618 Thursday from 1:00pm – 5:00pm Friday from 8:00am – 12:00pm; Saturday from 9:00am – 4:00pm
- c. All waste must be labeled. For more information call (703) 324-5068.

## **Stay Instantly Informed!**

Want important or time critical PWCA information? Please consider adding your email address to the PWCA email group. Occasionally, the HOA is informed of short-notice traffic concerns, community hazards, or criminal activity; and if you are on the list, you'll be in the know! The HOA will not spam you. Register for the PWCA email notification by sending a blank e-mail message to [pwca\\_info\\_subscribe@parkwestcommunity.org](mailto:pwca_info_subscribe@parkwestcommunity.org) with the Subject 'Subscribe'.



## **PWCA Community Clean Up**

Our autumn community clean-up effort will be Saturday, October 18th, at 9 AM (meet at the pool). This will be the perfect time to collect the garbage remnants from our past summer. Please dress accordingly and bring your gloves; garbage bags will be provided. Kids can log volunteer hours! This is our opportunity to come together as a community, clean-up our corner of the world, and make our neighborhood a little nicer.

## **HELP...Block Captains & Committee Members Wanted!!!**

Your community needs concerned residents who want to get involved, meet new friends, and further the PWCA spirit of neighborliness. All Committees (parking, pool, environmental, etc) and several blocks need your help, ideas, and energy. If you are interested in a BC or committee position, please contact the PWCA Board at [president@parkwestcommunity.org](mailto:president@parkwestcommunity.org).

## **PWCA Architectural Modifications**

Exterior alteration or modification of a Kings Park West Community townhome (including window replacement) is not permitted without prior written approval from the Architectural Control Committee (ACC). Requests should be made via the Architectural Control Modification Form found on the PWCA website. The completed form should be mailed to PWCA Architectural Control Committee, Attn: PWCA ACC Chair, c/o Summit Management Services, Inc., 8405A Richmond Highway, Alexandria, Virginia 22309. Approval or disapproval will occur within sixty (60) days of submission of written request. Questions should be e-mailed to [acc@parkwestcommunity.org](mailto:acc@parkwestcommunity.org).

# Chocolate Cake Cookies



Chocolate Cake Cookies photo by Taste of Home

Prep: 30 min. Bake: 10 min./batch Yield: 84 Servings

## Directions

In a large bowl, combine cake mix, pudding mixes and mayonnaise; mix well. Stir in chocolate chips and walnuts.

Shape by teaspoonfuls into balls; place on greased baking sheets. Bake at 350° for 9-10 minutes or until cookies puff and surface cracks slightly. Cool for 5 minutes before removing from pans to wire racks. **Yield:** 7 dozen.

<http://www.tasteofhome.com/Recipes/Chocolate-Cake-Cookies>

# Cinnamon Chip Scones



Prep: 25 min. Bake: 10 min. Yield: 12 Servings

## Directions

In a large bowl, combine the flour, 1/3 cup sugar, baking powder, baking soda and salt. Cut in butter until mixture

resembles coarse crumbs. Stir in buttermilk just until moistened. Fold in chips.

Turn onto a lightly floured surface; knead gently 10-12 times or until dough is no longer sticky. Divide in half; gently pat or roll each portion into a 7-in. circle. Brush with butter and sprinkle with remaining sugar.

Cut each circle into six wedges. Separate wedges and place on an ungreased baking sheet. Bake at 425° for 10-13 minutes or until lightly browned. Serve warm. **Yield:** 1 dozen.

## Ingredients

- ❖ 3-1/4 cups all-purpose flour
- ❖ 1/3 cup plus 2 tablespoons sugar, *divided*
- ❖ 2-1/2 teaspoons baking powder
- ❖ 1/2 teaspoon baking soda
- ❖ 1/2 teaspoon salt
- ❖ 3/4 cup cold butter, cubed
- ❖ 1 cup buttermilk
- ❖ 1 package (10 ounces) cinnamon baking chips
- ❖ 2 tablespoons butter, melted

<http://www.tasteofhome.com/recipes/Cinnamon-Chip-Scones>

## **Work Expected on Dry Pond in November**

This November, Fairfax County will be working to improve the collection and drainage of the dry pond located within our community. The storm-water management **dry pond** is designed to hold water for a short period of time before allowing the water to discharge to a nearby stream. Dry ponds control peak flows of runoff, help improve water quality and lessen the effects of erosion. Between rain events, a dry pond looks like a large, grassy low area. When it rains, the pond fills with water. They hold water for 48-72 hours to allow sediment and pollutants to settle out.

### **Cold Weather Preparation.**

According to the Farmer's Almanac, winter will be much colder than normal, with slightly below-normal precipitation and snowfall. The coldest periods may occur in early to mid-December, late December into early January, and late January. The snowiest periods are expected in mid-December and early February. Some tips to prepare: clean your gutters before they freeze and insulate exposed water pipes and hose bibs. Snow shovels are never harder to find than after a snow storm...so be sure to have one on hand. Magnesium ice melt is best for concrete and will not damage the surface like salt. Yard fertilizer will work in a pinch and kitty litter or sand can add traction. Trim tree branches to minimize damage from ice weight and have an emergency kit for the car, just in case.

### **CURBSIDE DUMPING IS A NO-NO**

Does this sight look familiar to you? Unfortunately, we experienced several incidences of curbside furniture dumping in our community this past summer season. Residents who move out often don't want to take their old junky furniture with them, nor do they want to take it to the county dump, nor call our trash collection company and arrange to have it hauled away (for a small fee). When this happens, your HOA must pay the bill to have this unsightly mess removed from Park West. Please remember to "call for a haul" and discourage your renters and neighbors from leaving a mess for someone else to pay for when they move out.



### **A Covenants Committee?!**

The PWCA HOA Board is announcing the formation of a committee to determine and draft an update to our 30+ year old Covenants and Restrictions. This committee will need a chairperson to lead the committee and resident owners who want to contribute, with the HOA President and VP assisting when necessary. The timing of the committee is flexible and the duration is as long as necessary and not a day more. If you would like to be a part of this opportunity, please send an email to [president@parkwestcommunity.org](mailto:president@parkwestcommunity.org)

# New Standards for Townhome Lot Maintenance?

For the convenience of the residents and owners within the Park West Community and to ensure our community's attractive curb appeal, the following guideline modification was reaffirmed by the Park West Community Association (PWCA) Board of Directors and the Architectural Control Committee on 12 August 2014. These guidelines are not to be construed as a waiver of the provisions of the Park West Community Association Declaration of Covenants, Conditions, and Restrictions or the By-Laws. These "house rules" are meant to clarify PWCA expectations so homeowners can avoid any annoying violation notices. An expanded version of these rules can be found at [www.parkwestcommunity.org](http://www.parkwestcommunity.org). As with anything concerning our community, questions can be referred to Summit Management or the Board of Directors. Keeping our community holistically appealing increases the value of each individual investment/asset...including yours!



a. **All front and visible side yards** must be free from weeds and be presented in a well maintained, safe, clean, and attractive condition at all times.

1. Garden beds shall be kept free of weeds. The PWCA Environmental Committee recommends mulching to deter weed growth.
2. Hardscapes (e.g. rocks, pavers) shall be kept weeded.
3. Lawn areas shall not exceed six (6) inches in height. All edges (e.g. walkways, sidewalks, walls, fences, garden beds, trees, shrubbery) shall be kept neat and presentable through trimming or edging.

b. **Front door entryways**, stoops, stairs, front yards, and side yards shall not be used as storage areas (e.g. trash cans, recycling bins, bicycles, wood piles).

c. **Trees, Shrubs, Bushes**, and Greenery

1. Shall be maintained in good health.
2. Shall be pruned or trimmed to remain clear of sidewalks, pathways, lamp posts, signage, and cable/telephone boxes. Overhanging limbs should be at least seven (7) feet above ground to allow sufficient clearance for sidewalks, pathways, and parking areas.
3. Shall not impede drainage.
4. All debris shall be collected and removed in a timely manner in accordance with the Yard Waste Recycling rules.
5. Any dead trees, shrubs, bushes, or greenery on the homeowner's lot shall be removed promptly. For trees covered under Article VI, Section 6, Item (i) (measuring in excess of six (6) inches in diameter two (2) feet above the ground) those specific trees shall not be removed before receiving written notice from the Environmental Committee.
6. Any tree being removed should be removed twelve (12) inches below grade and replaced with a new tree or other such landscaping.

d. **Holiday/Seasonal Lights**

1. Christmas lights and decorations shall remain outdoors only from Thanksgiving through January 10th of the following year.
2. Other seasonal /religious occasion lights shall remain outdoors for a maximum total period of two (2) weeks unless a waiver is submitted & approved by ACC.