

Park West Pages

Park West Community Association Newsletter

Additional Information Available at www.parkwestcommunity.org

FALL 2015 / WINTER 2016

OCT 2015 - FEB 2016



Upcoming Events

- Oct 12 - Columbus Day
- Nov 1 - End of daylight savings
- Nov 11 - Veteran's Day
- Nov 19 - PWCA Annual Meeting**
- Nov 26 - Thanksgiving
- Jan 18 - MLK Day
- Feb 15 - President's Day
- Mar 13 - Start daylight savings

The President's Message

by Curtis McGiffin

This warm and dry summer season has come to an end and we can look forward to a busy autumn and another cold snowy winter. Our busy summer included Sundaes at the pool, the annual 4th of July BBQ and Chili contest, new street signs, two damaging microburst storms in June and a new landscape maintenance contractor. A very special "thank you" to the Pool Committee and all those who helped with the planning, set-up, serving and clean-up...their efforts made the summer a huge success.

The PWCA will host our community's **Annual HOA Membership Meeting** on **Thursday, 19 November, 8pm at Bonnie Brae ES cafeteria, 5420 Sideburn Rd.** The HOA covenants require this meeting be conducted once a year with at least a quorum of homeowners to report on the past year's efforts and next years plans, programs, and finances. Additionally, we'll discuss the desires and goals of the entire PWCA and plan to introduce the new community website. In addition to the elections of at least 3 Board seats, some of the planned topics will be: a proposed \$45,000 mailbox replacement project and a discussion on snow removal funding; votes associated with these and other issues of financial consequence are likely. Also, we will introduce the new "Hospitality and Beautification" Committee. Finally, you will be able to address questions to both Summit Management and your elected HOA Board of Directors. Your PWCA Board's success depends on your involvement, ideas, and cooperation. This is your opportunity to be heard and contribute to the value of your community!

Great communities don't happen by accident. It takes homeowners like you, the PWCA membership, coming together with a common goal. Thank you for making our PWCA a proud and desirable Fairfax community. Have a great Fall / Winter season, a Happy Holidays, and a Happy New Year.

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 13th
- Nov 19th Annual Mtg
(Bonnie Brae ES; 8pm)
- Dec 8th
- Jan 12th
- Feb 9th

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

Rock the Proxy: Let Your Voice be Heard

- We've got an HOA election coming up (Thursday, 19 Nov), and even if you're unable to attend the membership meeting and election, you can still vote by proxy. A proxy is the written authorization that allows one homeowner to appoint another (the proxy holder) to vote on their behalf. The association's governing documents specify that the association can use proxy voting.
- Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the Annual meeting, but you still want your voice to be heard. If you're interested in using a proxy, ask the manager or a board member for a proxy form. Cite the name and address of the individual you're appointing to cast your vote. Then list your name, address and telephone number, and sign and date the form.
- The association can only accept one official proxy form per homeowner (household). Summit Management will verify all proxies. Proxy forms will be mailed to each owner soon.
- Be aware that by assigning your proxy to another person, you've authorized the proxy holder to vote for you as he or she sees fit. The proxy holder is responsible for voting or abstaining from a vote. Essentially, a proxy is an act of trust—the proxy giver must trust the judgment of the proxy holder. The proxy giver may think the proxy holder will vote for a certain candidate or issue, but the proxy holder isn't legally bound by that assumption unless it's written on the proxy form.

Interested in running for a PWCA Board member seat? Notify Summit Management by returning the nominee form by November 2nd.

At the 2014 Annual Meeting, we introduced the PWCA's 6-year community improvement plan. It started in 2013 with the new pool fence. It continued in 2015 with the installation of new street signs and marquee signs at the community exits. The next step is to replace the community's 33-y/o cluster mailboxes with decorative models similar to those pictured. At a cost of



\$45,000 your HOA will ensure an efficient installation and USPS key accountability. Our old mailboxes are tired, rusted, and in some areas of the community...non-functioning. This improvement will not only enhance the beauty and value of our community, but it will functionally benefit every home!

Cold Weather Preparation

Whether you believe the Farmer's Almanac or the impact of El Nino, winter will be cold and snowy. Some tips to prepare: clean your gutters before they freeze; disconnect your hoses from the house and drain them; 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. The PWCA snow policy is posted on the website; but all residents are expected to shovel and de-ice the sidewalks in front of their homes. Also, residents are asked to assist the community by shoveling around the mailboxes and fire hydrants; and assisting your neighbors with their sidewalks benefits us all.

Why We Need a Architectural Review Process

Whether first-time homeowners or long-time residents, we all have a hefty investment in where we live. So it's important to preserve the value of our residences—as well as the surrounding common areas we all share. When our homes' exteriors are in good shape and the grass is cut, the hedges trimmed, trees pruned, the trash picked up, and the sidewalks and roads well-maintained, the community is attractive to prospective buyers and renters, and property values are preserved.

Our HOA's Architectural Control and Environmental Committees' review process is a big part of sustaining the community's appearance and property values. While the HOA's guidelines have some limitations, they allow enough flexibility for individual expression.

Please contact a member of the association's Architectural Control Committee (ACC) or the board if you're considering a project for your home that involves painting the exterior or trim; redesigning or installing landscaping; constructing a fence, adding a secondary structure (like a shed); or installing solar panels. The ACC will provide you with the association's architectural guidelines, application instructions and review procedures. The ACC will work with you to make your residence more livable while preserving the community's value.

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 with the Subject 'Subscribe'.

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.

From the Environmental Control Committee (ECC)

A special thanks to many of the PWCA residents for taking care of their yards by mowing, weeding and trimming. Your efforts make our community more appealing. The PWCA is pleased to highlight one of the townhouses on Treasure Court and commend them on their appealing landscaping and expanded care of the common area to the right of their townhouse. We really appreciate it! We understand others have done a great job too and we will highlight other townhouses in our future newsletters. As a reminder, if you want to make changes to your current front landscaping please submit your proposed changes to the Architectural Control Committee (ACC) before making those changes. Yard standards are posted on the "Community Guidelines" portion of www.parkwestcommunity.org.



It has been a difficult year for the landscaping of the common areas. The spring weed killer washed away before the fertilizer was applied. Additionally, a wet June, followed by a dry July/August resulted in a bumper crop of weeds and crab grass. For many reasons, the HOA determine a change in landscaping contractors was needed. In August, J&M Landscaping Services, LLC of Manassas Park, began a new contract. They have provided supplemental tree and landscaping service for us in the past, so we are excited to have them on permanently. — *Art Gile, ECC Chairman*

From your Architecture Control Committee (ACC)

Kudos to PWCA homeowners...you look awesome! The PWCA initiated a home [exterior] inspection program in November 1993 that enforces the standards and policies set forth in the Architectural Control Committee's (ACC) Guidelines and the Declaration of Covenants, Conditions and Restrictions. During the spring and fall a team composed of Board Members, ACC representatives, and representatives from Summit Management Services inspect the exteriors and yards of the townhomes for architectural compliance. Architectural deficiencies diminish the desirability and market value of your townhome as well as your neighbor's. It is the Association's hope that residents will keep this in mind, particularly as properties age and require additional upkeep. During calendar year 2015, your PWCA conducted two property inspections. The September inspection verified a marked improvement over the Spring's inspection and those of 2014. A lot of work and resources have been expended and the community is looking great. — *Mark Griffin, ACC Chairman*

PWCA Committees need your help. Please email president@parkwestcommunity.org to volunteer...we would love to have you join the team. Standing committees are: Pool; Parking; Streets and Sidewalks; Communications; Hospitality and Beautification Architecture Control (ACC); and Environmental Control (ECC). For more info: www.parkwestcommunity.org