



# Park West Pages

PWCA Newsletter

SEPTEMBER 2017

## President's Message

Another event-filled summer is behind us; time to look forward to our fall and early winter activities.

We have nearly completed Phases 2 and 3 of our repaving project along with the supporting projects. This project has repaved all our streets, parking areas, and our footpath. We've replaced the footpath bridge near the pool and replaced considerable amounts of concrete curb, gutter, and sidewalk — along with several targeted new sidewalk extension. Due to our financial situation we also had to orchestrate and approve a special assessment to complete the project while maintaining funds in the Replacement for Reserves for emergencies. This effort took months but was successful — with a little over a 90% approval rate from all ballots cast.

Thanks you to all who helped with the special assessment efforts and with the support activities during the project itself. This was an effort that took large numbers of people to make a success — without you we could not have accomplished this project with as little disruption as occurred.

During this summer we've also maintained a successful social calendar. We've staged an Easter Egg Hunt, a pool opening weekend cookout, our second annual New Residents Welcome, our second Dance Social, multiple Sundaes on Sunday, the Labor Day Community Potluck, and a National Night Out. Now we look forward to the Chili Cookoff/Fall Fest/Halloween social, our second revised-format Annual Meeting, and the Holiday Tree Lighting. All these events require volunteers to help plan and execute them — we really need some additional help to work on these, please contact Diane Barnhard at [social@parkwestcommunity.org](mailto:social@parkwestcommunity.org) if you can contribute an hour or two of your time to make these upcoming events a success.

The Annual Meeting will be held on Wednesday, November 15, 2017 at the Lord of Life Lutheran Church, Fellowship Hall. The church is located at 5114 Twinbrook Road. We plan to continue the Annual Meeting in the format we did last year — we'll have some food and beverages for you while we conduct the meeting. The draft agenda for the Annual Meeting (as with all our meetings) will be available on the website. One topic on the Annual Meeting agenda will be the upcoming season's snow policy—the largest change from last year's major changes is that we've painted three sections of curb white—they will be no parking zones when the forecasted

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## Upcoming Events

**Oct 17:** Board Meeting

**Oct 28:** Chili Cookoff and Halloween social  
Pool 4pm — 9pm

**Nov 15:** Annual Meeting  
Lord of Life Lutheran church 8pm

**Dec 2:** Holiday Tree Lighting  
Pool 6pm

**Dec 19:** Board Meeting



## Fall Recipe

Sheetpan Sausage Supper — from [Food Network](#)

- 1 pound trimmed whole Brussels sprouts
- 3 parsnips, cut into 1/4-inch slices
- 3 sweet potatoes, cut into wedges
- 2 red onions, cut into quarters
- 3 tablespoons olive oil
- 1/2 teaspoon dried sage
- Sprinkle of kosher salt
- Sprinkle of freshly ground black pepper
- 12 Italian sausages



Preheat the oven to 375 degrees. Add the Brussels sprouts, parsnips, sweet potatoes and onions to a baking sheet. Add the olive oil, sage, salt and pepper and toss. Put the sausages in and around the vegetables. Bake until the sausages are cooked through and the vegetables are tender, 40 to 45 minutes. Serve.

## Block Captain Update

A very special thank you to all of the block captains, substitute block captains, and friends who helped deliver flyers and notices during our recent asphalt/concrete project. Joe and I are extremely appreciative to you for getting flyers and notices out in a matter of hours to keep our residents up-to-date on the project. We had very few "glitches" along the way. A special thank you to the resident in the 4900 block of CPR who helped us in getting the George Mason lot secured for the project, it took a huge burden off the community on the CPC/CPR side.

Our community now looks wonderful and we all need to work to keep it that way. Here is how you can help:

- Please do not use white trash bags. Trash goes out Monday evening and Thursday evening, that's it plain and simple. Recycling is placed out on Monday evening in a clear bag or in your recycle bin. Do not just throw it on the ground.
- We have many young children in this neighborhood who are now out and about going to and from school and playing out in the common areas. For those dog/puppy owners I ask that you keep them on a leash and clean up after your pet. There are many residents who are not walking their dogs on a leash nor are they picking up their "doo". Also, when you pick up your doggies "doo", please take it home with you and properly dispose of it. Do not leave it in others trash cans nor on top of the mailboxes etc.
- To the block captains, please keep an eye on your areas. If you see a resident putting trash out early, please ask them to take it back to their home until the proper trash day. If they won't comply, please contact either myself or the ECC chairman.
- The speed limit in this community is 15 miles and hour. School is in session and we have way too many speeders in the community. Slow down!!!! We also have a lot of little kids who don't always look both ways before crossing a street or will run out after a toy, please watch your speed.

Again, many thanks for helping me out and let us all help keep this community as pretty and safe as it is now.

Susan Underwood, Block Captain Coordinator

### President's Message

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snow is at six inches or greater. Additional curbs will be added as no parking zones when the forecast exceeds nine inches.

Our not-for-profit corporation is managed through a nine-member Board of Directors. Each year three of the nine positions are due for election. This year at least one of our Directors plans to step down after many years of service. A Call for Candidates form will be arriving in your mailbox shortly along with a variety of annual notices. Fresh insight and energy is always greatly appreciated and needed on the Board, please consider submitting your name for consideration by the Members for election at the Annual Meeting

You are the Association! Thank you for your support during our major challenges in 2017, I look forward to seeing you at one of our upcoming meetings and anticipate an even better 2018

Mark Griffin  
PWCA President

### Parking Committee

The Parking Committee would like to thank the Block Captain program and other community volunteers who assisted us with delivering the many notices, and for other logistical assistance during the recent paving project. As always, your help made a HUGE difference, and we appreciate it!

Please note the following responses to recently-asked questions and recurring parking issues:

- ALL vehicles parking in the community must have either a resident or guest permit, including those vehicles parked in PWCA-assigned (i.e., numbered) spaces.
- All permits are **nontransferable and vehicle-specific**, they cannot be exchanged between different vehicles, and are only to be placed in PWCA-registered vehicles to which the permits are assigned.
- Nonresident owners and renters: please check your permits, **note their expiration dates**, and take timely action to avoid being towed for having expired permits. Instructions for new permits are contained on the Parking Applications.
- All owners requesting any new permits must submit applications/requests at least seven days prior to the issuance of new permits. Only owner-generated applications are accepted.
- Please make sure that vehicles parking along the curb have both tires on the concrete apron, in order to be in compliance with local fire and safety code regulations.
- 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.
- If you have a parking permit that is faded or no longer clearly readable, please contact Joe Underwood to arrange to have your permit replaced.

As well, please contact PWCA Parking Chairman Joe Underwood at [parking@parkwestcommunity.org](mailto:parking@parkwestcommunity.org) or (703) 323-4710 with any questions or suggestions that you may have.

## THANK YOU!

To all the community members, neighbors, family, and friends who have helped organize and/or attended Park West Community Association's numerous social activities this year ... we couldn't do it without you!



## Help! Volunteers Needed!

We need residents who are willing to get involved to help make our community even better.

Do you have ideas to help make the community more appealing? Join one of our committees — they would all appreciate the help.

Don't like the trash situation? Get involved, join the ECC and get involved in the discussion for how best to proceed.

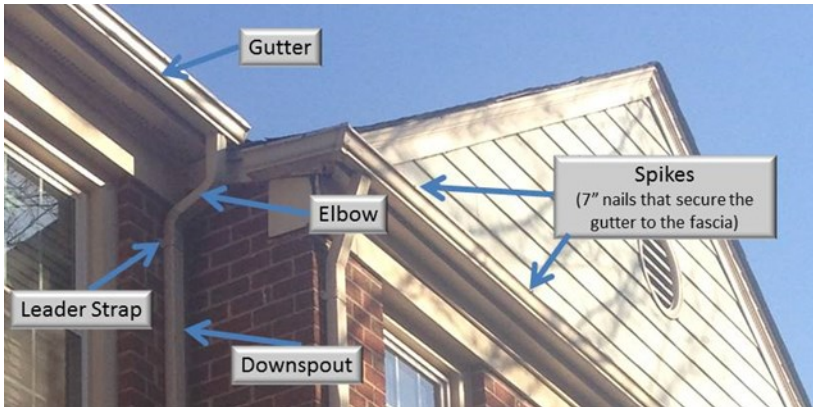
Think you cannot join a committee because you are a renter? Not at all - your thoughts, comments, and help will bring benefit to any committee.

Help make a difference in our community!



## Architectural Control Committee (ACC)

Some Residents have asked questions about the terms we use in the violation or recommendation letters. Here are some photos to show you the location of these items on your house and definitions of the terms in use:



**Required Item (Violation):** an item that requires immediate attention for the specific residence. Required Items have specific dates required for completion.

**Recommendation:** An item that is not currently required to be accomplished. These items are documented to provide awareness to the owner for potential action – this item may become a required item in future inspections. The ACC goal is to provide owners with at least one year of recommendations for complex or expensive projects to allow the owner to assess the problem noted and research solutions.

**Modification:** Any change to the exterior of the residence that is submitted to the ACC through an ACC Modification Form will result in an Approved/Not Approved determination and will be documented.

**Variance:** An aspect of a residence that does not comply with criteria specified within the Governing Documents.

**ACC Resale Disclosure Packet Inspection:** an ACC inspection of residence to be integrated by the management company into the resale disclosure packet. The inspection report contains 7 items; any required items, any recommendations, any modifications (approved and not approved), any active variances, the paint schema, and some amplifying information.

Any replacement or additions made to the exterior of your residence (including tree removal and landscaping changes) requires an ACC Modification Form (found on the website) to be submitted and approved by the ACC prior to the start of the work. The completed form may be submitted either by mailing the PWCA ACC in the care of Summit Management Services, Inc. 8405-A Richmond Highway, Alexandria 22309 or by scanning and emailing a signed copy to our Community Manager; Ms. Lori Randall; [lori.randall@summitmanagement.com](mailto:lori.randall@summitmanagement.com). Generally, approval or disapproval will occur within a week to 10 days of the completed request and supporting document submission. Questions should be emailed to [acc@parkwestcommunity.org](mailto:acc@parkwestcommunity.org).

Art Gile, Chairman of the Architectural Control Committee

## TRASH REMINDERS:

Please be considerate of your neighbors and our community when placing your trash at the designated locations. Additionally, there are rules and regulations in place for our community; all of which can be found in the Community Rules and Regulations on the website ([parkwestcommunity.org](http://parkwestcommunity.org)). Here are some key things to remember:

- Trash collection will occur **TUESDAY** and **FRIDAY** each week
- Recycling collection will occur **TUESDAY** each week
- Trash should be in heavy-duty **black** trash bags or covered trash cans **ONLY**
- Trash and recycling may be placed out after 6:00pm the day before collection and by 6:00am the day of collection
- Special items (such as furniture, electronics, mattresses, etc.) can be picked up, but should be coordinated with Patriot Disposal at 703-257-7100
- Yard Waste collection will occur **WEDNESDAY** each week through December
- Yard Waste needs to be in paper bags or secured into bundles with twine



Placing trash bags out early or after collection has occurred results in these kinds of messes.



## Streets & Sidewalks

### Important Numbers

#### Summit Management

Lori Randall  
lori.randall@summitmanage.com  
(703) 945-1425

#### Fairfax County Police

Department Non-Emergency  
(703) 691-2131

#### Dominion Towing

(703) 339-2400



### Important Information on new Asphalt and Concrete

With our new asphalt there are some items you should consider to limit potential damage to the surface:

1. If you have heavy material deliveries please do not rest heavy weight in small areas. For trucks delivering roofing supplies, they should place blocks on the surface before lowering their anchor legs to the surface.
2. For those residents who have vehicles with leaking oil — oil damages the asphalt and shortens the lifetime of considerably. Please consider getting maintenance work on your vehicles to reduce/eliminate the oil leaks — the cost to repair your damaged sections of asphalt will be considerable.
3. For the winter, reduce the use of salt if at all possible as it damages new asphalt and concrete. See the Cold Weather Preparation section for recommendations on ice melt and traction aids. Sand is the least destructive to new asphalt and concrete but that does not melt ice, it just provides traction to move across the ice.

Thank you for your forbearance during the repaving project. The next major disruption to the streets and parking areas is projected for 2019 when the first seal coat will be applied to the asphalt. This will be a much shorter duration project — all vehicles will have to be removed from each section during the sealing and painting window.

## Cold Weather Preparations

The 2017-2018 Farmer's Almanac predicts a cold, wet, late winter with above normal precipitation and the potential for some major storms January through March. While the Farmer's Almanac isn't always the most accurate it's still interesting to consider. One thing is guaranteed — winter is coming and there are items to consider before the first snowflakes fall or rain freezes on our streets and sidewalks.

1. Clean your gutters and downspouts.
2. Turn off your outside water supply, insulate exposed water pipes and hose bibs.
3. If you need a snow shovel, purchase before the storms — preferably plastic to minimize damage to the asphalt and concrete.
4. Trim tree branches to minimize damage from the weight of ice and snow.
5. Have a winter emergency kit in your vehicle in case you are stranded on the road.
6. Consider keeping traction aids in your vehicle or home for application. These products do not actually melt the ice. Examples include: sawdust, coarse sand, tiny (one-eighth to one quarter inch) gravel, vermiculite, kitty litter, straw and wood chips. All are environmentally friendly. These anti-skid agents do not dissolve in water and can be swept up for reuse. You can rake them into lawn or cultivate into planting beds without harming plants.
7. Ice Melt: Magnesium chloride is least damaging to concrete and asphalt and doesn't harm plants. Calcium chloride is next best for the same reasons. Sodium chloride (rock salt) is the worst solution as it only works down to 15° F; is damaging to concrete, asphalt and plants; and is unhealthy for pets. SafePaw (and several other products) are non-chloride-based melts that do not damage concrete, asphalt, plants, or pets.
8. Review the 2017-2018 PWCA Snow Policy for specifics on how winter events will be handled within our community — pay close attention to the revised no-parking areas for major snow events.