



Park West Pages

PWCA Newsletter

FEBRUARY 2019

President's Message

Greetings to all and welcome to Winter! As I write this article, we are anticipating our first significant snowfall of the year in the next 24 hours. During the snowfalls this year, please be considerate of your neighbors and of the community – take care of nearby community sidewalks, access to mailboxes, and clean off the fire hydrants. The adage, “an ounce of prevention is worth a pound of cure” is truly valid for the immediate after-effects of a winter storm. Review the Snow Policy found on our website for details on how we approach these events.

First, I'd like to thank Rich Juchnewicz for his years of service to this community. You've been a great person to work with and an even better friend. Rich is retiring from the Board but still remaining in the community and plans to continue to volunteer his time to help us all.

Now for two items that are the subject of much discussion among many people in our community. First off – Trash and Recycling Containers! Please do not leave your trash and recycling containers out at the collection points in between collection days. They should be secured in your back yards and off of community property. Secondly – Pet Waste! We are having many more problems with people not picking up after their dogs. As your County pet registration notice stated, pet waste that you do not pick up contaminates our streams, is against the law, and is irresponsible. Picking up after your dog is part of the commitment of owning a pet. For additional details please re-view the appropriate section of the Rules and Regulations.

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Upcoming Events

Feb 19: Board Meeting
7pm Lord of Life

Mar 9: Spring ACC inspections
10am Pool

Mar 19: Board Meeting
7pm Lord of Life

Apr 16: Board Meeting
7pm Lord of Life

Apr 20: Easter Egg Hunt
11am Tot Lot



BLOCK CAPTAINS

I would like to take this opportunity to welcome our two new block captains, Patrice Hevia on upper Carriagepark and Karla Bueso on Malone Court. The PWCA block captains are looking for a couple of volunteers, a volunteer block captain/parking official is needed on Treasure to replace the late Joan Murphy. A parking official is also needed on Gainsborough to share duties with another parking official. If you are interested please give me a call at 703 323 4710.

As always many thanks to our current block captains for delivering newsletters, mailings, and keeping an eye out for our residents. Your help is very much appreciated.

- Susan Underwood

Parking Committee Report

In conjunction with our new PWCA Parking Resolution, we will be issuing new permits and guest passes for all resident and nonresident owners in the community in mid-Spring. Please watch your mailboxes in the next few weeks for your new parking applications, which will include all information needed to receive your new permits. As with our earlier distributions, when the new permits have been processed, we will distribute them to our owners over multiple days at the PWCA pool parking lot in mid-Spring. Permits for rental properties will not be affected, except for the nonresident permits.

The Parking Committee would like to remind our residents about 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, 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. If you are getting a new vehicle, please be sure to take the sticker off of your old vehicle, and turn it back in when you receive your permit for the new vehicle.
- 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. 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.

Please contact **PWCA Parking Chairman Joe Underwood** at parking@parkwestcommunity.org or **(703) 323-4710** with any questions or suggestions that you may have.

Pool Committee Update



Our Pool Committee runs on Volunteers. As we've said in the past, we need people to help with putting on the events we have at the pool. Opening Weekend, Sundaes on Sunday, The 4th of July, Social Events, National Night Out, Chili Cook Off, and our Welcoming Night/Fall Festivities/Halloween!

The simple fact is that we need new volunteers to keep these events on the calendar. Without them, it will be a long, quiet summer, with just the sounds of water splashing against the side of the pool.

Please contact the Board and let them know how you would like to help.

~ Don Malkowski and Rich Juchnewicz

Architectural Control Committee (ACC) Information

Spring will be coming soon and it will be time again for the Architectural Control Committee (ACC) inspection. The inspection is planned for March 9th starting at 10 AM with the rain date on March 10th. We will meet at the pool. As before there will be teams of two inspectors each. Owner volunteers are welcome to participate in the inspection process. There are 270 homes that we need inspection. Last year we had a good turnout and most of the 270 homes were inspected in one day. Thank you for keeping up with the outside maintenance of your homes.

Should you ever have questions regarding architectural matters, please do not hesitate to contact Ms. Randall. She can be reached via phone (703-945-1425) or email (lori.randall@summitmanage.com) and would be glad to assist you. On behalf of the Board of Directors of the Park West Community Association, we thank you for your assistance.

Art Gile — Chairman of the Architectural Control Committee

PWCA Architectural Modifications Request Form

As a reminder, any changes to the exterior require an ACC Modification Form to be submitted and approved prior to work. For further information please see the Declaration of Covenants, Conditions and Restrictions and the Rules and Regulations (ACC Section) on the website www.parkwestcommunity.org. 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@summitmanage.com. Generally, approval or disapproval will occur within a week to 10 days of receiving the completed request with supporting documentation. Questions should be emailed to acc@parkwestcommunity.org.

LEARN WHAT'S GOING ON IN YOUR COMMUNITY!

The Park West Community Association uses a variety of communications channels to provide pertinent information to all residents.

1. Meetings of the Board and Meetings of the Members — each type of meeting is open to all residents; monthly board meetings usually occur on the third Tuesday of each month
2. Letters and information papers emailed, mailed, or handed out at each residence door
3. Newsletters
4. Message Boards at each entrance
5. The website www.parkwestcommunity.org
6. Email distribution list — this has at least one email a month with upcoming events and topical information for all residents (e.g. holiday trash and recycling collection schedules); subscription details on the website

The Facebook group and NextDoor are **not** official communications methods for the Association, though official information is sometimes re-broadcast on those sites.

COLD WEATHER PREPARATIONS

As we are in the middle of winter these are still some items for you to consider (or to accomplish if you haven't already!)

1. Clean your gutters and downspouts.
2. Turn off your outside water supply, insulate exposed water pipes and hose bibs.
3. Snow shovel: if you need one, 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.
Have a winter emergency kit in your vehicle in case you are stranded on the road.

Review the 2018-2019 PWCA Snow Policy for specifics on how winter events will be handled within our community – ensure you understand the no-parking areas for major snow events.

President's Message Con't

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As we approach the 2019 social/pool season we truly need more volunteers. As most of you are aware, Joan Murphy has passed away since our last newsletter. She was fundamental to accomplishing many of the activities and support actions at the pool. We are currently in discussions to determine what events will continue in 2019 and what we will have to cancel due to lack of volunteer support to make them happen.

YOU ARE THE COMMUNITY. Without your help many of these events will be severely curtailed or even canceled.

Lastly, I wanted to again give you advance notice of the asphalt sealing project this summer. As discussed at the Annual Meeting, this project is planned to occur in the same basic timeline as the paving project (5 sections, 3 days per section). The footpath and basketball court will also be sealed during this project. This project will have the same MAJOR impact on you as the paving project did so remember to plan ahead for how you will negotiate getting to your residence during the applicable closure dates for your section.

Hope to see you around the community, have a safe and enjoyable winter!

Mark Griffin — PWCA President

STREETS & SIDEWALK INFORMATION

Please consider the following items to limit damage to the asphalt 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 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. 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.
4. Ice Melt: Reduce the use of salt if at all possible as it damages asphalt and concrete. 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.

Please check the website for up-to-date events, news, board members, committee chairs, and more

<http://parkwestcommunity.org>



SUMMARY OF TRASH AND RECYCLING RULES

Abiding by these rules will keep our community cleaner, deter the squirrel and bird populations, and help you avoid cost in either fees or lost trash containers.

Keeping our community looking great is everyone's responsibility – please do your part.

- **TRASH AND RECYCLING COLLECTION TUESDAY MORNING**

- Do not place trash or recycling out before 6:00 P.M. the night before (Monday evening).
- Ensure trash and recycling is out before 6:00 A.M Tuesday morning as the collection window starts at that time.
- Do not place trash or recycling out after collection.
- Return your containers to your storage location no later than Tuesday evening.

- **YARD WASTE COLLECTION WEDNESDAY MORNING**

- This type of collection occurs between March and December. See website for specific dates.
- Cans must be clearly labeled 'YARD WASTE' on two sides.
- No plastic bags containing yard waste will be picked up. Paper bags, containers, or bundling of branches (small, under 4-foot length) must be used.
- Return your yard waste containers to your storage location no later than Wednesday evening.

- **TRASH COLLECTION FRIDAY MORNING**

- Do not place trash out before 6:00 P.M. the night before (Thursday evening).
- Ensure trash is out before 6:00 A.M Friday morning as the collection window starts at that time.
- Do not place trash or recycling out after collection.
- Return your containers to your storage location no later than Friday evening.

- **TRASH CONTAINER SPECIFICS**

- All trash placed out for pickup must be in covered containers or tightly secured trash bags.
- Trash bags should be made of dark, heavy-duty plastic. **No white bags are allowed.**
- You are responsible for the care and cleaning of your containers.
- Vendor-supplied containers remain the property of the trash and recycling vendor.
- Mark trash cans, yard debris cans, and recycling bins with the home address.
- If trash cans, yard debris cans, or recycling bins remain un-collected, they may be placed at the pool and then picked up by the trash and recycling vendor.
- Replacement containers will be provided for a fee to the owner. As of August 24, 2018; \$50 for 64-gallon cans and \$10 for recycling bins. Contact the trash and recycling vendor for details.

- **GENERAL RULES**

The collection of trash/recycling/yard debris will occur only at designated locations on islands and in corners of community streets.

- Trash/recycling/yard debris should not accumulate on any property.
- All trash must be secured to prevent littering in the community. Wind and animal-created litter is your responsibility to remove.
- Empty trash cans, yard debris containers, and recycling bins must be stored behind a fence or in the rear of the townhome and off community property.
- Packing Boxes: Contractor will remove packing boxes of new residents, from the curb, along with the regular pickup of recyclable materials. No more than 25 moving boxes will be collected at any one time.

- **SPECIAL ITEM PICKUP**

- Special items will be collected each week (up to 2 items per residence).
- Small furniture and mattresses can be placed at the curb with regular trash.
- Advance notice is required for:
 - Appliances, electronics (including computers and TVs), grills, lawn mowers, exercise equipment, and other large items. These items will incur a fee billable to the owner.
 - Tires, landscaping timbers, concrete, brick, construction debris, and containers or bundles weighing more than 50 pounds or longer than 4 feet. Contact the trash and recycling vendor to receive an estimate based on actual quantities involved.

- **CHRISTMAS TREES**

- Christmas trees will be collected during the first two weeks in January; they must be free of all decorations. See website for specific dates.
- Christmas trees should NOT be placed out for pickup in plastic bags.

- **EXCLUDED WASTE**

- The following items will **NOT** be collected: liquids of any kind, asbestos, ammunition, fuel tanks, hazardous waste, infectious or medical waste, petroleum contaminated soil, radioactive waste, dead animals, manure, dangerous acids, caustics, explosives, or other dangerous material or items too large to be loaded safely into the collection vehicles.

- **HOUSEHOLD HAZARDOUS WASTE**

- The dumping of any hazardous waste products around homes or in common areas is prohibited.
- Fairfax County offers an ongoing program for the safe disposal of hazardous waste. 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.
- To properly dispose of these materials pour them into clean, airtight containers and bring them to the I-66 Citizen's Recycling and Disposal Facility located at 4618 West Ox Road.

- **YARD WASTE SPECIFICS**

- Yard debris is defined as grass clippings, leaves, and brush/hedge trimmings that result from the regular maintenance of your yard.
- Brush must be less than 4-inches in diameter, cut into 4-foot lengths, and tied in small bundles or bagged. Each bundle can be no larger than two feet in diameter.
- Items that are bagged, bundled, or placed in a container cannot exceed 50 pounds.
- Yard debris does not include stumps, rocks, dirt, soil, sod, gravel, mulch, whole trees, or clean-up from storm damage. Contact the trash and recycling vendor for an estimate.

ANNUAL MEETING 2018

Interest in Community Issues Draws Members and other Residents to 2018 Annual Meeting

The Lord of Life Lutheran Church held a variety of Members of the Association and other individuals interested to hear about where our community is and the plans for the future. Key excerpts:

- Revised Parking Program - a new Parking Resolution (18-01) has been distributed. Visitor hang-tags to be issued on a yearly basis. New permits and hang-tags planned to be issued in April 2019 - further information to follow on details.
- New contracts signed in 2018 for Pool Management, Telephone, and Snow Removal.
- Volunteers critically needed for various committees - without volunteers the Association either cannot support or has to contract out efforts (which costs money and will be shown in future budgets). Volunteer, help your community, and help keep the costs down.
- Overall Financials picture is good - we are in the third of the three-year 10% increases in our Annual Maintenance Assessment as part of the get-well plan recommended in the 2016 Reserve Plan Update.
- Another Reserve Plan Update programmed for 2019 to re-baseline our financial posture - the results of this update will influence the 2020 budget deliberations.
- 2019 Budget increase based on the increased reserve Fund contribution, contract increases, pool house planned maintenance, the Reserve Fund Update, and overall material and labor increases.
- A Solar PhotoVoltaic (PV) presentation was offered to illuminate the attendees on the current status and specific viability for our homes of this alternate power generation solution.

For complete details please see our website for the meeting slides.



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Snow Policy for specifics on
how winter events will be
handled within our
Community*

*Remember where the no-
parking areas are for major
snow events*

Long-Time Community Volunteer Joan Murphy Passes Away in December

Adapted and used with permission from her family

Joan P. Murphy, age 81, passed away due to cancer on the morning of December 3rd, 2018.

Joan came to our community in 1985 and was an active participant in community activities from the start. She further became involved as a Director in 2008 and held various committee and officer positions, culminating in her long-term appointment as Secretary of the Association until her retirement from official Director and Officer responsibilities in November 2017. She has been a fundamental part to many of the social events and integral to the smooth operation of our pool during her tenure.

Her touch may be felt throughout our community. A few examples; she loved blue around the water; hence our blue pool floats, umbrellas, and blue striping on our chairs. The pool footpath landscaping; from her efforts planning, designing and managing the installation in 2014 she then cared for the roses and watered the entire bed until we figured out a better way to irrigate. She'd be out there for hours on some days, just tending the bed for others' enjoyment... She will be missed.

From her family,

Joan will be lovingly remembered by her three children, seven grandchildren, her brother, as well as many adoring nieces and nephews and multiple friends of the family that called her their second mother.

Joan was the matriarch of our family creating a circle of love, laughter, friendship, and family loyalty. She worked for Verizon in the Federal Division as a budget analyst and retired after 30 years. She was a wonderful cook, decorator, artist and spirited tenacious competitor. She adored each and every one of her grandchildren and her competitive spirit can be seen in all her children and grandchildren.

If you so desire, the family has requested donations to be made to Pancreatic Cancer Action Network in memory of Joan P Murphy.

