

**Park West Community Association Annual Meeting**  
**Wednesday, September 14, 2005**  
**Community Room – Kings Park Public Library**

**Present:** Rich Juchnewicz, George Burgee, Tom Pennington, Don McBride, Chris Cosgriff, Stephen Lubore, Kathleen Marvaso, Bob Ritchie

**Absent:** Brigette Peterson

**Residents Attending:** 25

It was established that a quorum was present, and the meeting was called to order at 8:02 pm.

**Budget:** The proposed 2006 budget was presented. No dues increase is budgeted, as it is believed that the Association has adequate funds in reserves to manage projects that are planned and needed in 2006.

Residents attending inquired about repairs to the pool, plans for new street lights, street lights needing repair, and plans for addressing erosion problems in the community. Extensive repairs to the baby pool planned for the 4<sup>th</sup> quarter of 2005, 1<sup>st</sup>-2<sup>nd</sup> quarter of 2006 were discussed; an audit of street light issues is underway; the board is currently seeking an estimate for a series of French drains in problem areas to address erosion which have not been resolved by earlier attempts.

The 2006 budget was approved.

**Board Nominations:** Nominating Committee Chair Steve Lubore presided over board elections. Chris Cosgriff, Steve Lubore, and Bridgett Peterson were elected by acclamation. Tom Pennington was appointed to a one-year term on the board.

**Architectural Control Committee Report:**

ACC Chair Chris Cosgriff discussed problems with the 2005 spring inspections, and plans for ensuring consistency in enforcement and compliance going forward in 2006. The record-keeping on ACC violations in Kings Park West was started from scratch in spring of 2005 since existing community records are not believed to be accurate due to record-keeping problems with Koger Property Management.

Two inspections are planned for 2006 – spring and fall. ACC violation notices will be sent, and compliance will be monitored by the ACC and property management company.

Residents attending expressed support for strict enforcement of ACC codes, and requested consideration of adding a third inspection to the process. The group also discussed the process, and whether additional penalties for non-compliance could be added. Chris said that for the time being, the process would remain the same, with two

inspections and existing penalties, but he asked that residents email him with specific concerns within the community.

**Communications Committee:**

Communications Committee Chair Kathleen Marvaso discussed plans for a longer, color version of the *Park West Pages* newsletter, part of the effort to create a stronger sense of community within Park West. The newsletter will feature community news, resident profiles, articles on rules and regulations.

Kathleen discussed the development of a special, 2-page newsletter aimed at college residents (and those who rent to them). That newsletter will be developed for the next school year.

The group discussed on-going problems with college residents, including vandalism, loud noise, speeding, trash, and poor maintenance of college rental property. Establishing and strengthening contacts with George Mason University staff was discussed, specifically the possibility of working with the *University Life* staff.

Residents are asked to use the non-emergency number for the Fairfax County Police Department to report disturbances. Board President Rich Juchnewicz also suggests that residents contact Jack Herlock, in the Police District Office regarding repeated disturbances at specific residences.

**Environmental Committee:**

Environmental Committee Chairman Bob Ritchie discussed plans to evaluate old-growth trees, and to identify problem trees with J&L Tree Service and Professional Grounds.

Bob invited participation from residents, and announced plans for an October community clean-up (which was also included in the September *Park West Pages* newsletter.)

Residents inquired about on-going issues with trash pick-up; debris left behind on pick-up corners on trash day; and cans left out for days following trash pick up. The Board and management company will continue to work with American to smooth out problems with trash pick up. The newsletter includes reminders on trash policy in each issue, in attempt to address the problems. Koger routinely sends trash violation notices, and will continue to be diligent about enforcement and fines.

Residents expressed concern about persistent erosion problems. Specific problem areas were cited by residents, and noted by the board. The aforementioned estimates for erosion correction are expected to address all areas of concern.

**Parking Committee:**

The Board and residents discussed isolate parking problems, and efforts to enforce community parking rules. Rich said that we have authorized the police to ticket expired

tags and county stickers. The feasibility of community parking stickers was discussed, and will be considered at subsequent meetings of the board.

**Pool Committee:**

Pool Committee Chairman Don McBride announced that a three-year contract with Atlantic has been signed since we have been satisfied with their service record.

A new shed was purchased for the pool cover, and a smaller shed was purchased to house pool toys. A grill was also purchased, and is available for residents' use. Residents are asked to notify the pool chair in advance of hosting a party at the pool so additional lifeguards can be hired if necessary.

The Board is currently evaluating proposals for electronic locks for the pool house, since security continues to be an issue. Some security issues are attributed to the fact that the townhouse community across Roberts Road did not open this year, due to low membership response.

Don discussed the work planned for the toddler pool and some repairs planned for the big pool. Deck repairs will also be necessary, and repairs to the walk-way along the pool fence will be considered along with the pool work to ensure work is coordinated. Though this is fairly extensive work, the Board feels the Association has adequate reserves to handle the expenses (expected to be \$30- 35K).

**Streets & Sidewalks**

Rich Juchnewicz reported on plans to re-stripe the parking lot, and discussed resident suggestions to create compact car parking areas. The Board agreed to re-review making the area near 4900 Carriagepark Road a no-parking area.

**Website:**

Website Committee Chairman Stephen Lubore reported on content now available on the website, including the by-laws, community guidelines, and current news and events. Steve discussed recent problems with the email blast system, and efforts to resolve that.

**New Business:**

A community yard sale is planned for October 8 in the pool parking lot, and a community clean-up is planned for October 15.

Board President Rich Juchnewicz announced the Board's decision to not renew the Association's contract with Koger Property Management. The Association will go with Capital Property Management as of January 1, 2006. Residents will be notified of this change by Capital in coming weeks.

Once the new management firm is on board, a firm to conduct a new engineering analysis of the community will be selected. Engineering analysis is used in order to determine whether the Association is retaining adequate reserves for maintaining the property.

The Annual Meeting in 2006 will also be in mid-September, in an effort to align the meeting with the fiscal year and budgeting.

The meeting adjourned at 9:50 pm.