

Park West Community Association Annual Meeting
Thursday, November 20, 2008
Robinson Secondary School – Recital Hall

Present: Rich Juchnewicz, Don McBride, Stephen Lubore,

Absent: Kathleen Marvaso, Bob Ritchie

Proof of Quorum: Karen Conroy of Capitol Property Management reported that 29 lots were represented in person or by proxy and that a quorum was present. The meeting was called to order at 7:25 pm.

Approval of Minutes: The Minutes of the 2007 Annual Meeting were approved.

Budget: The 2008 budget was presented. A dues increase of \$5 each quarter for a total of \$225 each quarter is budgeted, as it is believed that the Association will require additional funds in reserves to manage projects that are planned and needed in 2009.

President's Report: Rich Juchnewicz described accomplishments by the Board of Directors for 2008. A contract is in place for snow removal and sanding this winter. Residents are requested to help by not shoveling snow into the community's street and to clear their sidewalks after a snow fall.

Rich reported that community home values are stable and attributed that to the resident efforts to maintain their property.

Residents attending were requested to take an active role in the community and to volunteer if possible to assist the Board in running the community.

A general Question and Answer period addressed resident issues which were answered by those Directors in attendance.

Treasurer's Report: Treasurer Stephen Lubore reported that The Merrill Lynch Reserve Fund Account value is \$447,000 and the Association's investment in CDs should yield \$18,500 in interest in 2009. The approved 2009 budget was discussed. A dues increase of only \$5 each quarter for a total of \$225 (2.3 %) a quarter is budgeted even though the annual CPI rose 5.8%.

Board Nominations: Nominating Committee Chair Rich Juchnewicz presided over board elections. The following candidates were presented by the Nominating Committee for 3 year terms to the Board of Directors: Joanne Biagi, Steve Lubore and Joan Murphy. There were no nominations from the floor; no other candidates were identified.

Election: Joanne Biagi, Steve Lubore and Joan Murphy were elected to the board by acclamation.

Committee Reports:

ACC Committee: requirements for applying for exterior property modifications were review by Don including a description of PWCA inspection and violation notice policies.

Communications Committee: No discussion, but residents were directed to the PWCA web site for Community rules, information, and governing documents.

Environmental Committee: It was announced that the new Community landscape and grounds maintenance contractor, Blade Runners had been doing a great job. A resident requested that some common area trees need to be trimmed. The Board said that this it would inspect the subject common areas and contact a tree service to take remedial action.

Parking Committee: Rich reviewed efforts to enforce the community parking rules. There was concern about student parking along Roberts Road, but Rich pointed out this is a problem that only Fairfax County or VDOT can solve.

Pool Committee: Rich, reporting for his wife, Dorothy, the Pool Committee Chairman, announced that Atlantic Pools will continue to operate, maintain, and staff our pools since we have been satisfied with their service record. He encouraged residents to use the pool and to attend the Annual July 4th Party at the pool.

Streets & Sidewalks Committee: Rich reported that bids to remedy trip hazards due to subsidence of sidewalks have been requested.

New Business: None.

The meeting was adjourned at 9:22 pm.