

**PWCA Board of Directors Meeting
PWCA Swimming Pool
Tuesday, August 11, 2009**

Present: Joanne Biagi, Don MC Bride, Rich Juchnewicz, Steve Lubore, Joan Murphy, Bob Ritchie and Capitol Property Management representative, Karen Conroy.

Absent: Kathleen Marvaso

Call to Order: The meeting was called to order at 7:15 PM.

Approval of Minutes: July Board Meeting minutes were approved.

President's Report: No report.

Treasurer's Report: Steve Lubore gave a Treasurer's Report. There are still unpaid resident accounts that are longstanding.

The Board discussed the funds to cover the sidewalk and curb cement repairs.

The yearly budget meeting is scheduled for October. Steve will prepare a draft budget. Discussed were suggestions for improvements to the community. Karen Conroy was asked to get an estimate from Blade Runners for a stone pathway improvement behind Malone Court.

Since all contracts are due to be renegotiated, an increase of 3% will be assumed in the 2010 Budget.

Architectural Control Committee: Landscaping and walkway changes on Carriage Park Road were approved.

Communications and Website Committee: A requests for articles to be included in the newsletter was made.

Environmental Committee: No report.

Parking Committee: Paralleled cars need to be parked closer to the curb for safety reasons. Being parked within the outside white line will not prevent a car from being towed. Cars that do not have their wheels on the cement next to a curb are towed. Discussed painting over the outside white lines.

Pool: Discussed the closing of the pool, replacing broken and old furniture, and repairs to the bathrooms. We will do an end-of-year inventory and price out options.

Karen Conroy was asked to get estimates for improving the pool's concrete deck.

Streets and Sidewalks Committee: Trip hazards in the community have been marked for repair.

Old Business: Trip hazards created by raised water meter housings have been identified and communicated once again to Fairfax Water for remediation.

The Board reviewed the bids for concrete repairs throughout the neighborhood. Motion to accept Fairfax Excavation and Paving's proposal was made and approved. Repairs will take place in September at which time cars will have to be moved. Discussed was the need to inform homeowners in advance and let them know that private work e.g. stairs and or lead walks might be done by the contractor while they worked in the area. Residents will be given information on how to reach Fairfax Excavation and Paving to arrange for needed repairs to private property.

The need for block captains was discussed. Submission of names was requested. Not all streets are covered. The block captain will serve as a liaison and report trash and other violations.

New Business: Improving the common areas behind the houses was brought up and Karen Conroy was asked to obtain an estimate from Blade Runners for several areas.

Next Meeting: Tuesday, September 8, 2009 at 7:00 P.M. at Robinson Secondary School, room 504. Everyone is invited to attend.

Adjournment: Meeting was adjourned at 8:40 PM.