

Park West Community Association Annual Meeting
Thursday, November 18, 2010
Robinson Secondary School – Recital Hall

Present: Joanne Biagi, Rich Juchnewicz, Stephen Lubore, Don McBride, Curtis McGiffin, Tammy Jackson-Griffin, Joan Murphy, Bob Ritchie, and Karen Conroy, Capitol Property Management representative.

Absent: Debbie Kirvan

Residents Attending: 36 lots were represented in person or by proxy.

It was established that a quorum was present and the meeting was called or order at 8:00 P.M. by Rich Juchnewicz.

Approval of Minutes: Minutes of the 2009 annual meeting were approved as written.

President's Report: The President, Rich Juchnewicz, introduced the Board members, their current positions, and the candidates that have been nominated.

Rich described the state of the community. He addressed the financial status as doing well. The required annual amount of contribution to the reserve fund has not been met due to increased expenses for pool, road maintenance, and snow removal. All expenses have increased for 2011. The board voted to raise the quarterly dues by \$5.00 per quarter to cover the increased contract expenses.

Rich discussed the roads and community property. Recently the yellow lines and parking numbers were repainted. He reported on the common area landscaping. Many branches have been trimmed and fallen or dead trees have been removed. The basketball court was in need of maintenance due to a large fallen tree.

Rich addressed the parking problems. Student parking on Roberts Rd and in our community is a problem. Our Congressmen have been pressured to help with a solution to the Roberts Rd congestion and traffic hazard. Including the expense of parking at George Mason in the admission cost is suggested.

Inside our community, the Board is considering other options. Parking stickers and visitor's passes were mentioned. The Board will discuss this problem in more detail during the coming year.

Rich encouraged more members to join the Board and serve on the various committees.

Treasurer's Report: Steve Lubore reported that the Association is doing well financially. He reiterated the fact that expenses are increasing. Examples of increases are the water and electricity bills, and insurance rates. Since there was no increase in the dues last year it is necessary to raise the dues by \$5.00 per quarter to cover the costs that have gone up. A copy of the 2011 budget is included on the web site.

Board Nominations: There were three (3) positions open for re-election on the Board, each for a three (3) year term. The following candidates were presented by the Nominating Committee Chair, Richard Juchnewicz: Tammi Jackson-Griffin, Debbie Kirvan, and Curtis McGiffin.

Election: There were no nominations from the floor. The Three nominated candidates were elected by acclamation.

Committee Reports:

Architectural Committee: Members discussed the violations. The spring walk through will include violations for steps that have deteriorated. The community will get advance notice of this requirement. The Board will get estimates for a group repair rate. Information regarding guidelines and company names will be published in the newsletter.

Communications and Web Site Committee: Steve asked for more email addresses to be on the mailing list. Announcements are sent directly to anyone on the mailing list and this is an excellent way to keep informed.

Articles were requested for the newsletter that will be mailed with the December invoices.

The Block Captain organization was complimented for their hard work.

Environmental Committee: The October clean up was not very successful. Don McBride made the suggestion that there is a better turn out on Sunday than Saturday. Rich suggested that the community clean up be a project for the kids to complete their required community service.

Trash violations were discussed. It was suggested that more signs be placed and the fines enforced.

Streets and Sidewalks Committee: Don McBride advised the he would walk through after the winter and identify any problem areas.

The light poles have been numbered. When reporting an outage, including the number on the pole will expedite getting that light fixed.

New Business: The members in attendance applauded the Board's hard work.

The meeting adjourned at 9:17 P.M.