

PARK WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Robinson Secondary School – Room 504
Tuesday, April 10, 2012

Present: Joanne Biagi, Arthur Gile, Tammi Jackson-Griffin, Rich Juchnewicz, Laura and Curtis McGiffin, Joan Murphy, Bob Ritchie, Joe Underwood, Karen Conroy, Capitol Property Management representative, and thirty two community residents.

Absent: Steve Lubore, Don McBride.

Call to Order: The meeting was called to order at 7:05 P.M.

Approval of Minutes: February and March minutes were approved.

President's Report: Rich opened the meeting by recognizing the many residents that attended. He suggested that each person be limited to 2 to 5 minutes of floor time to present their views. Many of the attendees had received violation letters for their cement steps. The term used in the notices was "spalling" steps. Preceding the open forum the Board discussed the term "spalling" and its definition. There were several opinions on the definition of "spalling." It was agreed that in the future violation notices need to be more defined so people know what it is and how to fix it. Rich talked about the age of the community and the fact that the cement was poured around 1983. He discussed the different options, i.e., patch jobs that would not last and that in many cases the steps may just need cleaning with bleach. Power washing the steps, however, is not an option since that causes additional damage. The residents asked about the Board's expectations regarding these violations. Rich and Tammi Jackson-Griffin volunteered to walk thru, reevaluate the condition of the steps and talk with owners. The Board agreed that presently the violation for spalling steps is a recommendation and further action would be tabled until March 30, 2013. Establishing a standard and obtaining a cost-effective contract was discussed. Rich stated that any other violations would have to be taken care of.

Treasurer's Report: None.

Architectural Control Committee: No report.

Communications and Website Committee: A suggestion was made to put the agendas for the monthly Board of Directors meetings on the website before each meeting.

Curt discussed the block captain's meeting. Volunteers for Treasure Court are needed. In the meantime, Don McBride and Joan Murphy will be acting block captains.

Curt advised that the next newsletter would be published in June.

Pool Committee: Joan Murphy reported that the new pool furniture is scheduled to be delivered on Thursday, April 12th.

A suggestion was made regarding a solar pool heater for the pool. Joan volunteered to speak with Atlantic for more information and their recommendation.

Streets and Sidewalks Committee: Trip hazards created by water meter housings have been identified and communicated to Fairfax water for removal.

The Board discussed two proposals that Karen Conroy had obtained for paving and concrete work throughout the community. Since Karen was waiting for more proposals, Curt made a motion to table this discussion until all proposals were received and Art Gile had an opportunity to review them. Rich seconded the motion and the item was tabled until the next meeting.

Environmental Committee: The Earth Day spring clean-up day was scheduled for April 22nd at 1:00 P.M. Volunteers will meet at the tot lot. Trash bags are provided.

Rich signed the contract for Blade Runners to do tree pruning and clean-up brush piles in the common areas costing \$720.00.

Parking Committee: Joe spoke about the job well done by the Parking Committee and requested additional volunteers. He advised that Wednesday, April 11th the committee plans to hold a work session to assemble permits with applications. He mentioned that at least twenty households had not applied to date. Saturday, April 14th and Sunday, April 15th permits will be given out at the pool parking lot. He requested a notice be posted on the sandwich boards and placed at each entrance.

The corporate resolution authorizing the establishment of the corporation's parking permit program was presented. Joe motioned that we approve the resolution. Curt seconded the motion and the Board unanimously approved.

Joe advised that Dominion Towing will have new signs installed in the neighborhood the week of April 16th and permits should be on the cars immediately because towing will begin.

Old Business: The Board thanked Chris and Jessica Cosgriff for organizing the Easter Egg Hunt at the tot lot for the children. Chris reported that there were 30 kids in attendance and a good time was had by all. He made a note, however, that next year more eggs should be purchased.

The neighborhood watch was discussed and a volunteer sheet sent around. Joe Underwood plans to invite a member of Community Relations to speak at a Board meeting in June.

Karen Conroy reviewed our insurance and recommended that the coverage be increased. After a discussion, Curt motioned that we increase our coverage to \$3,000,000. Joe seconded the motion and the Board agreed.

The proposal for dog stations and services was presented. The Board discussed cost, needed services, location for the stations and possible problems. There was no final decision regarding locations. Joe Underwood motioned that we approve the dog stations in principle subject to further discussion next month. Board members were asked to come to the meeting next month with recommendations. Bob Ritchie seconded the motion.

New Business: Since the recent robbery on Carriage Park Road, the importance of locking doors was emphasized. A resident asked about the process in reporting disturbances in the neighborhood. Rich explained the “0” tolerance policy and reiterated the non-emergency telephone number for the police, 703-691-2131.

The Board discussed the need to know when renters change. At which time a letter should go out to the owner making recommendations regarding behavior that is tolerated.

A resident expressed their concern that the parking permit process may not have been communicated sufficiently to our non-English speaking members of the community. Joe Underwood advised that he had Spanish and Korean translators if needed.

Adjournment: The regular meeting was adjourned at 9:00 P.M. The Executive session was called to order at 9:10 P.M.

Executive Session: Delinquent accounts and aged owned balances were discussed.

Adjournment: The Executive session was adjourned at 9:17 P.M.