

**PARK WEST COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Robinson Secondary School – Cafeteria**  
**Tuesday, February 12, 2013**

**Present:** Joanne Biagi, Arthur Gile, T. J. Hanton, Tammi Jackson-Griffin, Rich Juchnewicz, Steve Lubore, Joan Murphy, Joe Underwood, Rose Bailey, Capitol Property Management representative and twelve residents.

**Absent:** Curtis McGiffin.

**Call to Order:** The meeting was called to order at 7:07 P.M.

**Open forum for Homeowner time:** Residents came to the monthly meeting to discuss the school bus stop issue. Representatives for each side presented their views. Rich reiterated that the children's safety was the most important factor in where the bus stops. Any change in location would have to be approved by the school transportation board that is looking for community input. Residents were encouraged to consider other options with the school transportation board and come to an agreement.

A resident reported on a rental unit with health concerns and unsatisfactory noise levels. Although the Health Department has been called, the residents have not listened. Rich suggested calling the police, tracking each incident and notifying the County. If the police are called three times in one night, the residents will be fined. If the lawn has not been mowed, Capitol Property Management will send a seven day notice. After the seven days, a fine can be assessed and the Board can hire someone to cut the grass at the owner expense. A residence with a track record of health and noise violations can be deemed a "nuisance" and can be taken over by the County.

Other concerns reported were unleashed dogs, cars parked in reserve spaces without a permit and cars broken into. Rich advised residents to call Animal Control for dogs on the loose. Joe Underwood explained that residents should not hesitate to call a Board member to have a car towed out of their assigned spot. If a car is broken into the police should be notified.

A resident commented on the stop sign having been replaced on Gainsborough Drive.

**Approval of Minutes:** Joe motioned that the January, 2013 minutes be approved. Steve seconded the motion and the Board agreed.

**President's Report:** Rich discussed the trash problem in the community. He talked about residents putting trash bags out early and the broken bags. In addition, the trash company is not picking up trash that falls from the bags thrown into the truck. Rich asked Rose Bailey to remind American Disposal to be alert to this and pick up any trash that has fallen out. The Board agreed to once again place a sign at each pick-up location with the day and time to put trash out and use the message boards to remind people of the trash regulations.

**Treasurer's Report:** Steve discussed the various financial accounts, the equity and investments. Rose suggested moving money from the operating to the reserve account. The Board agreed to wait for the 2012 audit and talk with the auditors before taking any action.

**Architectural Control Committee:** No report.

**Communications and Website Committee:** The block captains were thanked for their door-to-door distribution of the trash and parking reminder bulletin.

The Board discussed the transition from the old website to the new one. T.J. reported that there was no host yet for the new website. Joe Underwood requested more storage space in his email.

Steve reported that he will post the clean-up day information on the website.

**Pool:** The Board discussed replacing the pool fence. Joan volunteered to get estimates.

**Streets and Sidewalks Committee:** Rich asked Art Gile to look into the paths from the pool to the tot lot. Tree roots have caused damage to the asphalt. In addition, a huge dip in the asphalt was reported on the 4800 block of Carriage Park Rd.

**Environmental Committee:** Clean-up day is scheduled for April 20<sup>th</sup>. Volunteers should meet at the pool on Saturday, April 20<sup>th</sup> at 9:00 A.M.

**Parking Committee:** Joe Underwood reported on receiving emails complaining about scooters parked in front yards and in front of cars. Joe questioned the Association's policy for scooters in the community. The Board agreed to keep an eye on the situation but not make any changes to the requirements for parking passes for scooters at this time.

The Board discussed oversized commercial vehicles parked in the neighborhood and agreed that problems would be handled on a case by case basis.

The Board acknowledged complaints of vehicles speeding in the neighborhood. Some suggestions were to post more signs and add additional speed humps. A Federal Express truck was identified as hitting the speed humps hard enough to be heard by neighbors. Rich advised everyone to get a tag number and report such a violation.

**Old Business:** The proposal from JL Tree Service to remove or trim selected trees in the community was discussed. Details of the proposal were clear and the Board approved the proposal. Curtis has identified trees in need of maintenance. In addition, a resident asked that a tree on Malone Ct. be inspected.

Joe Underwood reported on the Neighborhood Watch program status. Joe talked about the required training. Every member of the Neighborhood Watch has to attend a training session. Joe is trying to schedule another training session and needs 10 people to sign up to attend. In the meantime, residents are encouraged to be observant and report any irregularities.

**New Business:** Overdue accounts and the late fees were questioned. Rose Bailey was asked to check on the status of a settlement.

Rose Bailey suggested increasing the Fidelity Insurance coverage. The Board discussed adjusting the insurance to cover the dollar amount in the reserve account. Joe motioned that the coverage be increased not to exceed \$750,000. T. J. seconded the motion. The motion passed with one opposed.

**Adjournment:** The meeting was adjourned at 9:05 P.M.