



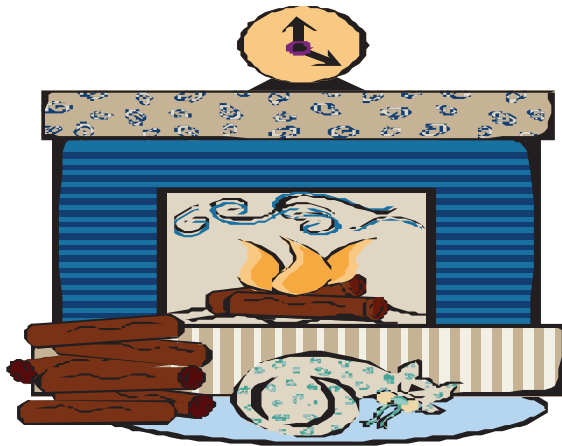
Park West Pages



Park West Community Association Newsletter - December, 2005



Additional Information Available at: www.parkwestcommunity.org



President's Message

By Rich Juchnewicz

Happy Holidays to all of our neighbors.

We start out the New Year with a bang, and a new management company. Capitol Property Management will officially start working with our community on January 1, 2006, but they've already begun helping us in December.

The Board felt that it was time for a change, and solicited proposals from several different management companies. We liked the personalized touch Capitol promised when we met with them in August, and believe we will receive a high level of service from the company. Capitol offers the same services as our current management company, but at a slightly lower rate per unit. So watch for communications from Capitol in 2006.

The Board has put several important projects in motion in recent weeks, including some critical pool repairs and erosion control work. With our new management company in place, we're off to a good start on what we hope will be a terrific year.

New Property Management Firm for Kings Park West

Capitol Property Management
3914 Centreville Road, Suite 300
Chantilly, VA 20151

Phone 703.707.6404 Fax 703.707.6401
www.capitolcorp.com

Not Too Soon to *Think Summer!* PWCA Undertakes Major Pool Repair

Winter has set in, but it's not too soon to plan for next year's swim season.

Atlantic Pool Service will undertake extensive repairs of the baby pool in the off season to address problems beneath the surface.

The work is scheduled for the off season to prevent any delay in opening the pool on schedule in May of 2006.



Erosion Control Work Begins in December

Work to address erosion problems within the community will begin December 15.

PWCA consulted with Professional Grounds for advice on dealing with erosion issues in Treasure Court, Malone Court, and elsewhere within the community.

Professional will first focus on the most serious drainage issues resulting in damage to the property. Solutions vary depending on the location, but include the addition of dry wells, French drains, and timber retaining walls.

Additional work will be done in the spring, with the planting of new trees and foliage in areas where soil is eroding.



Snow Removal in Kings Park West

PWCA has signed a contract with ATS for snow plowing for the 2005-2006 winter season.

ATS will automatically clear our streets when the National Weather Service calls for three inches of snow or more, and will come on request with a call from the Board.



No Excuse For Not Knowing The Rules

The Community Guidelines are available on line and are designed to introduce you to the community and to the policies of the Park West Community Association (PWCA). You'll find important information in them such as:

- ✓ PWCA Board of Director contacts and summary of committee functions.
- ✓ Maintenance Requirements (paint, storm doors, windows)
- ✓ Schedules and information on Trash and Recycling
- ✓ Parking Rules & Policy
- ✓ Pet Rules
- ✓ Landscaping

Visit the website at www.parkwestcommunity.org

Don't Let Your Pet Become Your Neighbors' *Pet Peeve*



Even the most lovable pet can end up on the top of neighbors' "Pet Peeve" list if the animal is allowed to run loose, dig, or answer the call of nature without being cleaned up.

Remember that Fairfax County's animal ordinances fully apply in Kings Park West. Dogs must be licensed, vaccinated and leashed, and cats must be properly vaccinated.

In Kings Park West, dogs may not be walked or allowed to run loose on other residents' property. Dogs must be on a leash, kept on common areas, and all waste must be collected and properly disposed of. Unsanitary conditions on private property relating to animals should be reported to the Fairfax County Health Department.



2006 Calendar

April

Easter Egg Hunt
Community Yard Sale
Community Clean-Up
14th - Parking Lot Sand Removal

May

Pool Opens

Monthly

Board Meetings
are held the
second Tuesday
of each month at
Robinson Secondary
School.

All are welcome.

Planning To Make A Move?

It would be my pleasure
to represent you!

- New/Existing Home Sales
- Active Adult Communities
- Land
- Investment Properties
- 1031 Exchanges
- Estate Sales
- Seller Brokerage
- Buyer Brokerage
- Nat'l/Int'l Relocation
- No Processing Fees
- Worlds #1 RE/MAX Brokerage
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