



Park West Pages



Park West Community Association Newsletter - April, 2006

Additional Information Available at: www.parkwestcommunity.org

President's Message

By Rich Juchnewicz

Every three months I'm asked to write a paragraph for our newsletter and I always find myself trying to write something new. But I often seem to come back to the same issues: parties and parking. So this oldie-but-goodie goes out to owners, partiers and owners who rent to them.

When I hear from homeowners about parties, the complaints are about the noise, the shenanigans, and the mess. The real simple rule to having a successful party is "respect your neighbors". Remember that with the warmer weather arriving, people are starting to relax with their windows open and in the quiet of the night, music, laughter and talking travels a good distance.

What do I mean by "shenanigans"? Things like moving neighbor's yard decorations; damaging property; and the perennial favorite, party-goers relieving themselves in public. All of these are crimes and should and will be treated as such. Residents are again asked to call the Fairfax County Police non-emergency number to report disturbances and inappropriate or illegal behavior in the community.

If you manage to get back to sleep after being awakened by inconsiderate (and often inebriated) partiers, you can still re-live the memories in the morning, because chances are those same people have left a mess around their neighbors' yards and elsewhere in the community. Please have a trash can at the front door so they can leave their cans, bottles and other trash in it on their way out. And if your guests have made a mess, it is your responsibility to clean it up.

Parking is another constant theme in the community. Watch where and how you and your guests park. When you are

having guests over, it is your responsibility to let them know where the best places are to park – never in spaces not assigned to your unit, and never on a yellow curb. We have "No Parking Zones" (yellow curbs) marked throughout the community.

Also, the rules require that if you or your guests parallel park in the community, the two tires that are against the curb must rest on the concrete gutter to ensure the vehicle is far enough out of the travel lane. The 30 seconds that you take to make sure they are parked legally and correctly is well worth the time and effort, compared to the hour trip out to Merrifield to the tow lot.

Kings Park West is a nice place to live, and a good investment for owners who buy here and rent to others. But to keep it that way, everyone -- including on-site and absentee owners, and renters -- has to take responsibility for the community and follow the rules. If respect for your neighbors isn't enough motivation, concern for your investment should be.

Spring Architectural Inspections

Spring inspections will be taking place during the last week of March and first week of April, with follow up inspections 30 days later.

All homes that have fallen out of compliance will have 30 days to correct any problems. Homes that remain out of compliance after 30 days will be subject to fines and the loss of pool privileges until the issues are corrected.

Please help to keep our neighborhood clean and attractive. For information on PWCA architectural standards, go to: the Community Guidelines, at www.parkwestcommunity.org.



Spring in Kings Park West

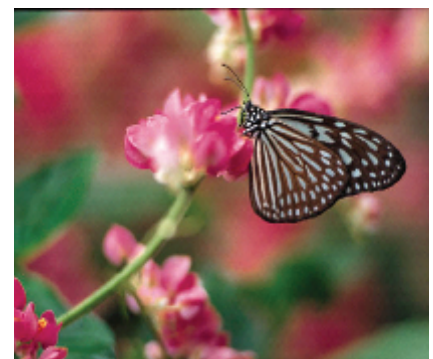
March 27- April 7

Community Architectural Inspections

April 15 - Easter Egg Hunt

April 22 - Community Clean-Up

May 27 - Pool Opens



Our Environment

Bob Ritchie, Environmental Committee

Community Clean Up April 22

Spring is here and that means its time to "spruce up" our community. The Park West community will celebrate the "Rites of Spring" by gathering the trash gathering in unattended common areas around the community.

Please gather at the Tot Lot on April 22nd at 9:00 AM for fun and frolic to bundle and dispose of the remains of Old Man Winter. Don't forget to suit-up with clothes that can withstand the rigors of the underbrush. Sturdy shoes and work gloves are a must. Trash bags will be supplied. Mark the Date ---April 22nd, at 9:00AM. See you there!



A Survey of the Trees of Park West

As part of "changing the guard", environmental committee chair Bob Ritchie toured the community with representatives of Professional Grounds and our new management firm, Capitol Property Management.



The purpose of the tour was to gain a common understanding of the Board objectives to maintain the forest growth throughout the community. Our new team demonstrated their skill and understanding of sound management of community forest growth. I learned from them that our community has an excellent variety of valuable tree species

worthy of conservation. the Board will work with our experts to develop a plan for preserving this valuable stand of trees. Special attention will be given to the island areas within the community to achieve a well cared for look.

Open Invitation

As chair of the Environmental Committee, I earnestly invite all to join in the activities of this committee. Call: Robert Ritchie at 703-503-7890.

Repairs and Projects

Keeping Up with A Mature Community

Repairs to the community swimming pool are underway, and will be completed before the summer swim season begins. Repairs to the path leading to the pool, and the community basketball court, are also planned in 2006.



Easter Egg Hunt -Saturday, April 15

The annual Easter Egg Hunt will take place this year on Saturday, April 15th at 10:00 a.m. at the Tot Lot. This event is free to PWCA residents.

Children ages 10 and under are invited to participate. The children will be split into two age groups so that everyone has a chance to find the goodies. There will also be coffee and doughnuts available for the adults.



We had a great turnout last year, and are hoping to see you and your family there this year!
Rain Date: Sunday, April 16, 10:00 a.m.

Pool Opens May 27

Watch for your Application for Pool Passes

Memorial Day Weekend is just around the corner, and so is the opening of the community swimming pool! The pool will open on Saturday, May 27.

All Park West Community Association (PWCA) residents will receive an application for pool passes from our management company, Capitol Property Management.

Residents interested in obtaining a 2006 pool pass should complete the application and return it to Capitol. Residents in good standing with the PWCA (no delinquent dues, no 2nd or 3rd ACC or trash violations) will receive their pool passes in the mail prior to the opening of the 2006 pool season.

The pool is for your use and enjoyment. PWCA residents interested in using the pool for birthday parties or small gatherings should contact the pool chair in advance of the intended day to reserve the use of the pool.



Our annual 4th of July pool party will be held on Tuesday, July 4th, and details will be forthcoming. It is our hope that this upcoming swim season will be one of fun and enjoyment for all.

**The PWCA Board of Directors can always use another pair of hands.
Monthly Board meetings are held the second Tuesday of each month
at Robinson Secondary School, and are open to all.**

Planning To Make A Move?

It would be my pleasure to represent you!

Quarterly Update

STATUS	ADDRESS	LIST PRICE	SOLD PRICE	SUBSIDY	BDRM	F/P	MODEL	DOM
ACTIVE	CARRIAGEPARK DR	\$445,000			3	1	KING EDWARD	53
SOLD	FORESTDALE DR	\$439,900	\$453,000	\$13,100	3	1	REYNOLDS	90

- 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
- Flexible Marketing Plans



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For Pets' Sake... 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 Health Department.



Making Exterior Changes?

If you're planning any changes or improvements to your home – including installing a satellite dish, changing storm doors or windows,



painting, deck, fence and shed improvements, or landscaping – you need approval from the Architectural

and Control Committee (ACC). See the PWCA website (www.parkwestcommunity.org, Rules & Regulations and Community Information), or email the ACC chair at acc@parkwestcommunity.org for more information.

Computer Problems?

We Make House Calls!

- Repairs • Virus Protection
- Upgrades • Spyware Removal
- Wireless Networking

Computers For Sale Starting At \$350!

CONCISE COMPUTER SOLUTIONS
703-250-0382

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Fairfax County Expands Curbside Recycling Program

Mixed Paper and Flattened Cardboard Now

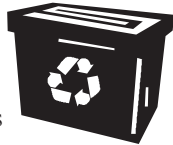
Before January 2006, solid waste collectors in Fairfax County were only required to collect newspaper, metal food and beverage cans, glass bottles and jars and yard waste for recycling. Now, they must also collect mixed paper, flattened cardboard and plastic bottles at the curb.

Accepted Materials Include:

Mixed paper: Any color paper, magazines, phone books, cracker and cereal boxes, catalogs, junk mail, envelopes (with or without windows), newspaper, computer paper. Do not include paper plates or napkins, hardback books, wax paper, etc.

Flattened cardboard: Any clean cardboard can be recycled. However, it must be flattened. Do not include items with food residue such as pizza boxes, etc.

Plastic bottles: Plastic containers where the neck is narrower than the base. *The number on the plastic does not matter.* Do not include plastic containers other than bottles, since plastic bottles and jugs are the easiest for recycling facilities to process and sell. For more information, see www.fairfaxcounty.gov/dpwes/recycling/announce.htm#curbside.



Community Guidelines

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

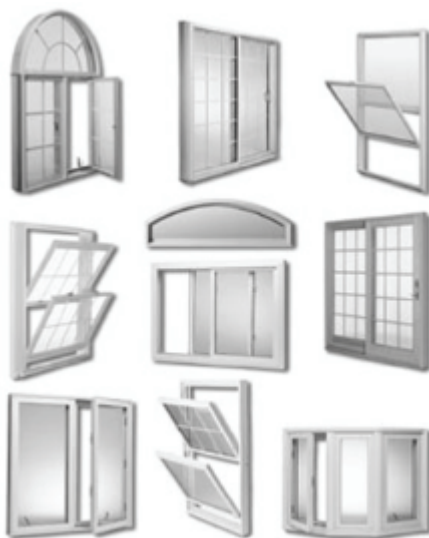
Visit the website at www.parkwestcommunity.org



As members of the PWCA Association, all owners are obligated to comply with the community architectural standards and policies. Your cooperation helps to enhance the aesthetic appearance of Kings Park West, and improve property values.

PWCA Community Guidelines

Homeland Windows & Siding



Homeland Windows & Siding is in the neighborhood and ready to show you our new line of energy efficient replacement windows and doors -- guaranteed to lower your energy bill.

Homeland has over 100 years of experience between our installers and manufacturer. Guaranteed lowest prices. Please call for a free estimate.

Ask about specials for Kings Park West Residents.

703-624-4265

www.homelandwindowsandsiding.com

