



Park West Pages



Park West Community Association Newsletter - December 2010

Additional Information Available at: www.parkwestcommunity.org

PWCA President's Message

By Rich Juchnewicz

A lot of you saw me out with the Re-stripping Project back in October. Many questions were asked and hopefully many were answered. One of the projects I'm going to start this Winter is a FAQ (frequently asked questions) link on our Web Home Page so that it might help with some of the confusion residents have with our rules. All of them are still the same ones: Parking, Trash, Animals (domesticated and pests), Parking, Parties, Pool, Common Area Landscaping, Parking ... (notice a trend)?

We (myself and the Board, along with the four other communities in the area) were part of getting some of the parking along Roberts Road moved from the guardrails. Now we have George Mason University students parking all the way down Roberts Road to Robinson Secondary School, which in turn, has pushed the Robinson Students to look for other places to park (our community) along with George Mason University students. Maybe it is time for parking stickers in the community and that will solve our street parking issues, but then how do we tackle the problem out on Roberts Road?

Do we put common trash containers in the community? Not yet, but it's been brought up. Why can't the trash collectors pick up the trash the animals pull out? Trust me, they do try, but they are on a clock too. What was with the signs and do we have more? The signs were an attempt to remind everyone of where and when to put their trash out. Nobody wants to look at your trash for days on end (unless they're squirrels or crows). Are there still fines assessed for white bags and trash out early? Absolutely, but as always, there is a warning / reminder letter that goes out first, then the second and subsequent violations receive fines (\$10, \$20, \$30, \$40, \$50). Fortunately, these are rare occasions and have been few. Let's make them even fewer in our community in 2011.



Architectural Alert Unit Steps Showing Their Age Residents Responsible

The maintenance of architectural standards within the community is the activity probably most closely related to property values. The ACC committee has the responsibility of enforcing the exterior appearance standards found in the covenants and maintenance guidelines.

Inspections are conducted quarterly by our management company. During the spring inspection, several homes were found to have problems with the concrete steps leading into their homes. The BOD chose not to "sanction" these homes during this inspection period, instead choosing to alert all homeowners through the newsletter that the steps will be a major focus of next spring's inspection.

Any home found to have problems with its steps during the spring 2011 inspection will be sanctioned and expected to correct the deficiency.

If you have any questions or concerns, feel free to contact the ACC committee at acc@parkwestcommunity.org.

PWCA ANNUAL MEETING

The Park West Community Association Annual Meeting was held Thursday, November 18, 2010. Thirty-six lots were represented in person or by proxy. The President, Rich Juchnewicz, introduced the Board members, their current positions, and the candidates that had been nominated. There were three positions open for re-election on the Board, each for a three year term. The following candidates were presented and elected: Tammi Jackson-Griffin, Debbie Kirvan, and Curtis McGiffin.

The various committees reported as follows PWCA Annual Meeting:

Financial: While the Association is doing well financially, expenses are increasing. Examples are the water, electricity bills, and insurance rates. Since there was no increase in the dues last year ***it has become 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: parkwestcommunity.org.

Streets and Sidewalks: Please note that all the community light poles have now been numbered. When reporting an outage, please include the number on the pole so we can expedite getting that light fixed.

Architectural: The spring walk through this year will include inspections of front steps that have deteriorated. Please note that violations will be issued. The community will get advance notice of this requirement. The Board plans on obtaining estimates for a group repair rate.

Information regarding guidelines and company names will be published in the newsletter.

We remind everyone to notify your Block Captains of any new arrivals within your community and that they are there to provide community information and news.



Block Captains

. We need a Treasure Court Captain! YOU??

Block Captains greet new neighbor and liaison with their neighbors and the Board of Directors. Minimal time commitment is necessary. Please consider volunteering for this important neighborhood opportunity. We appreciate our block captains!

Contact information for your block captain:

TJ Hanton- Carriagepark Road (lower), tj@hanton.net

Tammi Jackson-Griffin: Malone Court, jtammi@cox.net

Liz Kincheloe-Richardson - Carriagepark Road (upper), ekrichardson2003@yahoo.com

Laura McGiffin - Carriagepark Court, laurasnote@cox.net

Jeanette Scheppan: 4765 Gainsborough Drive,

Michael Zindler- Gainsborough Drive, zindlerm@gmail.com

For additional information or to volunteer, please call: Debbie Kirvan-703-425-3403 or poogiedak@gmail.com. Thank you for all of your efforts!



HAPPY HOLIDAYS!

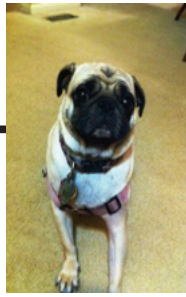


Holiday Disposal Schedule

Yard debris service ends effective December 29 th. If you have yard debris to be collected after this date, leave it at the curb for Friday's collection until debris collection resumes the first week in March 2011.

Christmas trees will be collected on the first two **Wednesdays** in January. All tinsel and decorations should be removed. Do not put trees in plastic bags.

Pet Etiquette



Miss Daisy Manners is getting ready for the winter and she wants to remind everyone not to leave her dog friends outside in the cold for long periods of time. Wind chill makes days colder than actual temperature readings. Groom your dog regularly since a well-groomed coat keeps the dog properly insulated. Short-haired dogs may get extra cold so consider a sweater or coat. Long-haired dogs should have excess hair around the toes and foot pads trimmed to ease snow removal and cleaning.

In this issue Miss Daisy is addressing a rather delicate issue and one which must be handled with complete discretion. Miss Daisy is, of course, talking about the pooper scooper rules of our Park West Community. Our neighborhood follows the Fairfax County rules concerning pet waste. Miss Daisy is very happy to share that most of her fellow dogs have convinced their owners that they must pick up their waste and dispose of it. There are many convenient ways of gathering their waste but the most popular seems to be using a plastic bag. Miss Daisy admires the practical reuse of those many grocery bags frequently obtained. It is almost like a doggie genie disposal system! Hmmm.



NO Parking Zones:

Obey the Rules... Or Face the Fine

Our purpose for having an active towing program is to maintain our travel lanes so emergency vehicles can get through when needed. The presence of snow does not increase the distance that you can park off the curb. As a matter of fact, snow actually puts your vehicle further out into the lane of traffic, restricting the travel lane even more and creating a potentially dangerous situation.

Remember that it is **your responsibility**, as residents, to make sure you and your guests park correctly. Cars double-parked or parallel parked with both curbside tires not touching the concrete gutter (nominally more than 24 inches from the curb) or parked in areas designated with yellow curbs are subject to immediate towing.

Please be courteous of your neighbor's reserved spaces. Parking in another resident's space without permission is also subject to immediate towing.

Finally, if you are having someone visit your house you are responsible for notifying them of the community parking regulations. If your or your guest's car is towed, please call Dominion Towing (703) 978-7990. If you would like to contest the tow or would like to see the photograph showing the violation, please call or e-mail the Parking Committee Chair, Rich Juchnewicz, at (703) 426-8097 between 8:00 A.M. and 9:00 P.M. to schedule an appointment.



PSST...HAVE YOU HEARD THE TRASH TALK?

You may have noticed that American Disposal Services has been arriving earlier than usual for trash collection, sometimes as early as 9:00 A.M.

Trash cans and black bags may be placed outdoors after 6:00 P.M. on Monday and Thursday nights; before 7:00 A.M. on Tuesday and Friday mornings. All trash not collected must be retrieved by the rightful owner and stored properly until the next assigned collection day.



Under **NO** circumstances may white trash bags be used. Only dark, heavy-duty trash bags are to be used.

Recycling bins may be placed outdoors after 6:00 P.M. on Monday. Bins should contain recycle items only.

Failure to adhere to these regulations can result in a fine of up to \$50 per incident.

Please help keep our community tidy and free of trash eating critters!



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PWCA Board of Directors Meetings are Open to All. Meetings are held the second Tuesday of each month at 7:00 p.m. At Robinson Secondary School, Room 504.
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