

Park West Pages

Park West Community Association Newsletter

Additional Information Available at www.parkwestcommunity.org

FALL 2013

SEPT-DEC 2013



Upcoming Events

**Oct 12 - PWCA community
Clean-up Day**

Oct 14 - Columbus Day

Nov 3 - Day Light Savings

Nov 11 - Veteran's Day

Nov 12 - Election Day

Nov 21 - Annual PWCA Meeting

Nov 28 - Thanksgiving Day

Jan 20 - MLK Day

The President's Message

by Rich Juchnewicz

It's been a productive summer for your HOA. Highlights include a repaved path, pothole repairs, trees trimmed or removed, our 4th of July BBQ was a hit, and the 30-year old pool fence was replaced. Our PWCA lowlights include a community-wide trash problem that won't go away and yards that need some sprucing up. We are working to build on our successes and address our challenges for the better of the entire community and we need your help.

"Ask not what your community can do for you; ask what you can do for your community" Yes, I am borrowing a sentiment from our late President Kennedy to implore our Community Members, our Neighbors, our Friends to join up and help their community in any way that they can. While I appreciate the same 30 or so Neighbors that regularly serve, we need more to be effective. The nine members of our Board can't be everywhere all the time. We need your extra set of eyes around the block and around the homestead; your E-mails are the easiest, and phone calls still work. Let us know what you think and ways that we can improve your community. I know my grey matter has its limitations, but with your help, we can all look real smart. Also, we are always looking for new people to join the Board or serve on one of the Community Committees. All of them have openings; Architectural, Communications, Environmental, Parking, Pool, Streets and Sidewalks and Neighborhood Watch. These committees meet as often as once a month or just as needed. Sometimes all you need is the Internet and E-mail, and discussion grows from there.

Hope to see you all at the **Annual Meeting on November 21st** at Robinson HS, at **8 pm**. We'll address covenants/rules, parking, maintenance, community spending, and HOA dues, so it should be fun and informative. Have a great Fall season and a very Happy Holidays. Rich Juchnewicz: president@parkwestcommunity.org, 703-426-8097.

Block Captains

Our Block Captains have been greeting new neighbors, sharing information, and keeping our community running! Contact information for PWCA Block Captains are below:

TJ Hanton / 4847 C'park Rd /
TJ@hanton.net / 703.764.1671

Carolyn Janning / 4818 C'park
Rd / pinkpenguin3@verizon.net /
703.909.9925

Fred & Alice Heyer / 4935 C'park
Rd / chopinheyer@aol.com /
703.425.8029

Tammi Jackson-Griffin / 10436
Malone Ct / jtammi@cox.net /
703.272.7394

Laura McGiffin / 10433 C'park
Ct / laurasnote@cox.net /
703.865.4744

Mike Essig / 4728 G'boro Dr /
essigmw@gmail.com / 571.224.8250

For additional information, or to
volunteer, please contact the PWCA
HOA Board

PWCA HOA Board Meetings

Scheduled for the 2nd Tuesday
of the month at 7pm in the Gold
Cafeteria at Robinson HS.

- October 8th (@ Capitol Mgt)
- November 21st (8 pm)
- December 10th
- January 14th
- February 11th

Meetings are open to all
interested in the PWCA.
Be sure to check the website for
updates/cancellations.

PWCA Permit Parking Program

Several issues and questions have arisen in the past several months regarding the PWCA permit parking program, which prompt us to recap some of the PWCA parking rules, as follows:



- **ALL** vehicles parking in the community **MUST** have either a resident or guest permit (including, but not limited to, all vehicles parked in assigned spaces).
- Any new owners, landlords with new/renewed leases, or residents with new cars are required to submit a new application (as well as copies of new leases and tenant authorizations from landlords). All old permits and/or guest permits must be returned when receiving new permits. Please mail applications, or else call before delivering applications.
- Renter's permits are issued only for the period of the lease, and the month and year of the termination of the renter's lease period will be indicated on the permits.
- All owners requesting any new permits must submit applications/requests at least fifteen days prior to the issuance of new permits, and permits normally will be issued within seven days of the application's receipt.
- No owner shall request a resident permit for anyone not actively residing within the community.
- If a resident loses a permit, the resident must pay an administrative replacement fee, and the old permit will be immediately revoked. If a second permit is lost, the resident must petition the PWCA Board to receive a further replacement.
- Visitor permits are to be strictly used by visitors to a resident's home and are to be returned to the resident when the visitor leaves. They are not to be regularly used by individuals not normally residing at the permitted address, or loaned to others to use while not visiting a residence.
- No person shall use a parking permit which has not been issued by PWCA (i.e., duplicate, or "counterfeit" permit), or otherwise park a vehicle not authorized in PWCA areas.
- Misuse of parking or guest permits can result in sanctions, including confiscation of the pass and the loss of parking privileges.
- Temporary guest permits are available, can be requested between 9 a.m. and 9 p.m., and a list of PWCA parking officials can be found at www.parkwestcommunity.org. Please request temporary permits as early as possible (i.e., at least 2 hours prior to need, if possible), especially with requests for larger numbers of guests.

Got questions or issues...please contact PWCA Parking
Chairman Joe Underwood at
parking@parkwestcommunity.org or (703) 323-4710.



PUMPKIN GINGERBREAD

"Wonderfully flavorful and fragrant bread for the holidays."

Original recipe makes 2 - 9x5 inch loaves

- 3 cups sugar
- 1 cup vegetable oil
- 4 eggs
- 2/3 cup water
- 1 (15 ounce) can pumpkin puree
- 2 teaspoons ground ginger
- 1 teaspoon ground allspice
- 1 teaspoon ground cinnamon
- 1 teaspoon ground cloves
- 3 1/2 cups all-purpose flour
- 2 teaspoons baking soda
- 1 1/2 teaspoons salt
- 1/2 teaspoon baking powder



Directions

1. Preheat oven to 350 degrees F (175 degrees C). Lightly grease two 9x5 inch loaf pans.
2. In a large mixing, combine sugar, oil and eggs; beat until smooth. Add water and beat until well blended. Stir in pumpkin, ginger, allspice cinnamon, and clove.
3. In medium bowl, combine flour, soda, salt, and baking powder. Add dry ingredients to pumpkin mixture and blend just until all ingredients are mixed. Divide batter between prepared pans.
4. Bake in preheated oven until toothpick comes out clean, about 1 hour.

Want to improve your curb appeal?

If your front steps and stoops are stained, worn or dull, try this! Cleaning can be accomplished with products such as Clorox Outdoor Bleach Cleaner. This can clean and help remove stains. Once the steps are pressure washed, allow 48 hours for them to dry, and then you can apply a concrete sealer to protect your investment. Apply 2 coats to ensure 100% coverage of your stoop and stairs. Alternatively, hire a contractor. You may discount your costs when your neighbors share the same contractor. If you have any questions on the condition of your individual steps; need a contractor reference or recommendation; or general architectural questions please feel free to contact Tammi with the Architectural Committee at acc@parkwestcommunity.org.



Stay Instantly Informed!

Want important or time critical PWCA information? Please consider adding your email address to the PWCA email group. Occasionally, the HOA is informed of short-notice traffic concerns, community hazards, or criminal activity; and if you are on the list, you'll be in the know! The HOA will not spam you. Register for the PWCA email notification by sending a blank e-mail message to pwca_info_subscribe@parkwestcommunity.org with the Subject 'Subscribe'.



PWCA Community Clean Up

Our community clean-up effort will be Saturday, October 12th, at 9 AM (meet at the pool). This will be the perfect time to collect the garbage remnants from our summer. Please dress accordingly and bring your gloves; garbage bags will be provided. Kids can log volunteer hours! This is our opportunity to come together as a community, clean-up our corner of the world, & make our neighborhood a little nicer.

HELP...Block Captains & Committee Members Wanted!!!

Your community needs concerned residents who want to get involved, meet new friends, and further the Park West spirit of neighborliness. We need more Block Captains overall but specifically need one for Treasure Court. All Committees need your help, ideas, and energy. If you are interested in a BC or committee position, please contact the PWCA Board at president@parkwestcommunity.org.

PWCA Architectural Modifications

Exterior alteration or modification of a Kings Park West Community townhome (including window replacement) is not permitted without prior written approval from the Architectural Control Committee (ACC). Requests should be made via the Architectural Control Modification Form found on the PWCA website. The completed form should be mailed to PWCA Architectural Control Committee, Attn: ACC Chair, c/o Capitol Property Management, 3914 Centreville Road, Suite 300, Chantilly, Virginia 20151.



Have you been visited by solicitors lately? Many residents have and they have called the HOA asking for help. Please know that a "No Soliciting" sign is prominently displayed at both entrances to the neighborhood. However, solicitors with permits can walk right past it, and ring your doorbell-LEGALLY!

Soliciting is the sale of goods or services door-to-door or from a temporary stand and is regulated by Fairfax County Code. Fairfax County requires peddlers and solicitors be licensed before they solicit door to door. They may solicit only between 9 a.m. and 8 p.m., and may not solicit at a residence which posts a "No Peddlers or Solicitors" sign. So, if you want to avoid an untimely or unwanted knock on the door...buy a small sign and post it on your front door.

A peddler or solicitor must show the license upon request and must leave the premises immediately if asked to leave. Often solicitors will show customers an ID badge or some other document, claiming that they are licensed by Fairfax County when they are not. When a solicitor knocks...

- Ask for his or her license.
- If they do not have a valid license, ask them to leave.
- Close and lock your door.
- Immediately call Fairfax County Police (non-emergency) at 703-691-2131 to report the violation.

Respecting

Do you or your children walk your dogs in other peoples' yards? Do your kids play so that soccer balls or baseballs hit others' homes or parked cars? Do you throw loud parties late into the night? These are frequent concerns for neighbors and can lead to awkward or hostile feelings and disrupt the harmony of our community.



Unfortunately, these issues are occurring within our PWCA community. Your HOA cannot regulate or settle neighbor-to-neighbor disputes or private property trespassing issues. Please be aware that residents are well within their rights to report trespassing or property damage to the Fairfax County Police. Let's all be good neighbors and respect the property of others! Thank you.

The University Mall--Construction Update

- The long-awaited \$30 million renovation of the aging University Mall began in May, and its new identity will take shape as new stores crop up over the next several months. The mall was built in the mid-70s and has already seen transformation. The old cedar shade canopies have been removed, and all traces of brick will be replaced by honey-colored cut-face concrete blocks (that look like granite).
- The concrete slab has been poured and Wendy's will start building next month. It takes three months to build a Wendy's from the ground up and the fast-food joint is expected to open in November.
- The concrete slab is being poured next Tuesday, and the local Cardinal Bank branch is expected to open next spring.
- The Giant (grocery) is scheduled to close in January 2014. It will take seven months to finish the expansion, move the retail area to a 51,000 square-foot second floor and build large indoor loading area to keep large grocery trucks hidden from public view.
- The southern section of storefronts are expected to be finished within the next month and the northern storefronts by the end of September. The courtyard will feature fountains, new trees and wireless Internet.
- Traffic and parking remains a problem at the shopping center. George Mason University widened Braddock Rd. near the mall and the intersection of the entrance into the mall has longer left turn lanes, crosswalks and dual lanes that feed into the university. Next year, the county will redo the intersection of Ox and Braddock Roads, resulting in dual left lanes in every direction.



PWCA ANNUAL MEETING ANNOUNCEMENT

The HOA's annual community meeting will be convened on November 21st in the Robinson HS Gold Cafeteria, **at 8pm**. The HOA will hold Board elections for three seats, vote on any changes to our Covenants and present the 2014 budget. We must have at least 10% (27) of our property owners present or proxy. Look for a future announcement or mailer regarding nominations and issues of concern. This is the time to offer your suggestions to improve our community, join a committee, or otherwise sound off. Hope to see you there!

SCHOOL BUS STOP ETIQUETTE

Do your kids wait at a school bus stop in the neighborhood? Now is a great time to remind everyone of bus stop safety and etiquette pointers.



SAFETY:

- Look both ways before crossing the street
- Never exit the bus without looking for traffic
- Don't stand in the road--stand safely on the curb

ETIQUETTE:

- Do not litter! The neighbors whose yards you're throwing the juice boxes into should not have to pick up after you.
 - Don't roughhouse! Chasing kids or running into the street can be dangerous! Stay out of the street until the bus arrives.
- SHHH...be courteous and quiet. Being loud or using foul language can disturb the neighbors.
- Respect Private Property. Stay out of peoples' yards and stay on the community property.
- A little courtesy and a lot of safety can ensure a great day at school. Thanks

HOLIDAY/WINTER TRASH COLLECTION NOTICE

THANKSGIVING DAY: Office is closed and no services will be provided. As Thursdays are not PWCA collection days, there is NO impact; Friday collection is as normally scheduled.

CHRISTMAS EVE & NEW YEAR'S EVE:
Service will be provided as usual.

CHRISTMAS DAY & NEW YEAR'S DAY: Office is closed and no services will be provided. As Wednesdays are not PWCA collection days, there is NO impact; Tuesday / Friday collection is as normally scheduled.

CHRISTMAS TREE COLLECTION: Christmas tree pick up will be provided on the first two Wednesdays in January. We ask all tinsel and decorations be removed. Please do not place trees in plastic bags.

YARD DEBRIS COLLECTION: Yard debris is collected curbside on your 2nd collection day (Fridays) of the week.

INCLEMENT WEATHER: Safety in your community is our primary concern. Roads and / or areas which are deemed unsafe due to snow or ice will be suspended for collection. If suspension occurs, services will resume on the next regularly scheduled collection day.





NEWS SPLASH



September 2nd brought the end to the 2013 pool season. The summer went fast and it was sad to once again stack the furniture for storage. September 1st, the 4th annual chili cook off was held. This year there was a record number of contestants who brought their favorite chili recipe to be judged. The winner was Don McBride for his delicious chicken chili.

We began the season on Memorial Day weekend with hot dogs and desserts for lunch and a brand new beautiful fence. The summer continued with make-your-own sundae on a Sunday, a pasta party, and a Mexican fiesta. As usual, our annual July 4th BBQ celebration catered with Red Hot and Blue and homemade community additions was a huge hit. Residents also gathered at the pool for National Night Out and Papa John's pizza to learn more about crime prevention. Finally, residents hosted birthday, anniversary and team parties; even a fantasy football draft party.

A special thanks to all the volunteers who helped organize, set up, and clean up after our community events. None of these celebrations would be possible without their time and effort. There is plenty of room on the Pool committee for folks looking to participate. See you next Memorial Day weekend.

Any comments or suggestions regarding the pool? Please contact a pool chair or any member of the PWCA Board of Directors.

Pool Chairs: Joanne Biagi (703) 978-8258 and Joan Murphy (703) 323-8827

STREETS and SIDEWALKS

Work completed this year:

- Patched street at the intersection of Gainsborough Dr. and Treasure Ct.
- The sidewalk bridge near tot lot was repaired and new a new water drainage system under bridge was installed.
- Two stop sign posts were repaired and re-installed due to vandalism.
- Removed and repaired sections of path from Pool to the Bridge, then installed a new sealcoat.
- Installed asphalt overlay on path from Bridge to the concrete path that goes to the tot lot.

Future/planned improvements or repairs:

- Street repainting at intersections near stop signs.
- Curb repainting for (yellow) no parking areas
- Speed bump repair and repainting