

Park West Pages

Park West Community Association Newsletter

Additional Information Available at www.parkwestcommunity.org

SPRING/SUMMER 2015

MAR - AUG 2015



Upcoming Events

Apr 22 - Earth Day
May 10 - Mother's Day
May 23 - Pool Opens
May 25 - Memorial Day
Jun 14 - Flag Day
Jun 21 - Father's Day
Jul 4th - PWCA Pool BBQ
Aug 4 - Nat'l Night Out
Aug 29 - PWCA Chili Cook Off

The President's Message

by Curtis McGiffin

Well we made it through another busy and cold fall/winter season and a busy spring and summer is now upon us. During this past season, your HOA ensured the streets were plowed, ushered in a new trash collection service (saving the PWCA over \$15K this year), safeguarded the value of your homes by conducting architectural inspections, and coordinated the County's drainage improvement work of our community's dry pond.

Last fall, the PWCA hosted our community's "Annual Meeting" on Thursday, November 20th, 2014 at the Robinson HS Cafeteria. The HOA covenants require this meeting be conducted once a year with a quorum of homeowners to report on the past year's efforts and next year's goals, programs, and finances. Over 40 homeowners came out and participated, asking cogent questions, informing the Board of Directors of their ideas, complaints and opinions, and elected 1/3rd of the Board members. The PWCA membership was informed of and approved updated architectural guidelines for yards; a project to update our community street signs; and validated the current parking program. This will be the 3rd year in row without an increase in HOA dues.

This summer, we will be working to replacing the community street signs and trimming trees. Additionally, we will be evaluating other infrastructure replacement projects such as fencing, lighting, drainage, and the foot bridge to the pool. Finally, this spring, the PWCA will be replacing owner-resident **BLUE** parking permit stickers and hangtags with a new color. After 3 years many of **BLUE** stickers are fading or in disrepair. Your 100% support/participation is crucial to getting this done quickly and accurately.

Great communities don't happen by accident. It takes a group of great people coming together, with a desire to make a better place to live. That is why it takes diligence and cooperation to be in a community...to be in our community. Thank you for making our PWCA a proud and desirable Fairfax County community. Have a great Spring and Summer season!
president@parkwestcommunity.org

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:

RhITU Bhardwaj / 4815 C'park Rd / 703.725.9111

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

Diane Barnhard / 4931 C'park Rd / dianebarnhard@mac.com / 703.425.7747

Tammi Jackson-Griffin / 10436 Malone Ct / tammi@verizon.net / 703.272.7394

Laura McGiffin / 10433 C'park Ct / laurasnote@gmail.com / 703.865.4744

David Mowry / 4854 Treasure Ct / airminuteman@hotmail.com / 703.425.8738

Joanne Biagi / 4766 Gainsborough Dr / 703.978.8258

PWCA HOA Board Meetings

Normally the 2nd Tuesday of the month at 7pm in room 505 at Robinson HS.

- Apr 14th
- May 12th
- Jun 09th
- Jul 14th (at Pool)
- Aug 11th (at Pool)
- Sep 8th

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

PWCA Parking Committee News

With Spring quickly approaching, the Parking Committee will be distributing new permits and guest passes to resident and nonresident owners by mid-Spring. As with our original distribution, when the new permits have been processed, we will distribute them to our owners over multiple days at the PWCA pool parking lot. Please watch your mailboxes, e-mails, and entrance signs for the distribution dates, as we look forward to putting a fresh face on our community's permits.

Please note the following timely tips regarding the PWCA permit parking program:

- **ALL** vehicles parking in the community **MUST** have either a resident or guest permit, including those vehicles parked in PWCA-assigned (i.e., numbered) spaces; only permanent, full-time residents of the community are eligible to receive parking permits.
- Permits are nontransferable (can't be moved from car to car), are only to be placed in PWCA-registered vehicles, and must be placed on the assigned vehicle immediately upon issuance.
- Nonresident owners and resident renters: please check your permits, note their expiration dates, and take timely, appropriate action to avoid being towed for having expired renter permits. Expiration dates normally align with lease termination dates.
- Any residents having work done at their homes must use their guest permits, or otherwise obtain temporary permits for their unmarked contractors/nannies/cleaners/etc vehicles. Service vehicles that are clearly marked as service providers/contractors do not require a permit.
- Your GUEST hangtag should be your first option, however 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.
- Please make sure that vehicles parking along the curb have both tires on the concrete apron, in order to be in compliance with local fire and safety regulations.

Please contact PWCA Parking Chairman Joe Underwood at parking@parkwestcommunity.org or (703) 323-4710 with any questions.



CURBSIDE DUMPING IS A NO-NO

Does this sight look familiar to you? Unfortunately, we experienced several incidences of curbside furniture dumping in our community last summer. Residents who move out often don't want to take their old junky furniture with them, nor do they want to take it to the county dump, nor call our trash collection company and arrange to have it hauled away (for a small fee). When this happens, your HOA must pay the bill to have this unsightly mess removed from Park West. If possible, that bill is passed on to the homeowner. Please remember to "call for a haul" and discourage your renters and neighbors from leaving a mess for someone else to pay to clean up when they move out.



Stay Instantly Informed!

Want important or time critical PWCA information? Please ADD your email address to the PWCA email group. Occasionally, the HOA is informed of short-notice traffic concerns, community hazards, changes in trash collection schedules, 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'.



The PWCA spring community clean-up effort is cancelled due to lack of volunteer support. Residents are encouraged to celebrate Earth Day, April 22nd, by cleaning the common areas around their homes. Kids can log volunteer hours for trash pickup in and around the community...parents, please coordinate with the PWCA President.

Do you know your Block Captain?

New to the community? Need information on community guidelines, trash/recycling schedules, pet regulations, pool information, parking rules and restrictions, noise restrictions, or just a friendly Welcome!? Park West Community has numerous Block Captain volunteers (listed on the front page) willing to provide you information on all community matters. If you are new to the community (or desire a refresh!) our Block Captains have packets with all this information. If you own a home and rent it out, please let us know of any new renters – we would love to welcome them and provide them with a packet as well. If you or any of your renters have recently moved in and have not heard from one of us, give me a call – Tammi Griffin, 703.272.7394, jtammi@verizon.net. We welcome you to our community and look forward to meeting you!

PWCA Architectural Modifications

Any changes to the exterior of your residence require an ACC Modification Form (found on the website) to be submitted and approved by the ACC **prior** to work. The completed form may be submitted either by mailing to PWCA ACC, c/o Summit Management Services, Inc., 8405A Richmond Highway, Alexandria, Virginia 22309 or scanning and emailing a signed copy to our Community Manager; Ms. Katie M. Kight; katie.kight@summitmanage.com. Approval or disapproval will occur within sixty (60) days of completed request and supporting document submission. Questions should be emailed to acc@parkwestcommunity.org.

New Standards for Townhome Lot Maintenance?

For the convenience of the residents and owners within the Kings Park West Community and to ensure our community's attractive curb appeal, the following guideline modification was reaffirmed by the Park West Community Association (PWCA) Board of Directors and the Architectural Control Committee on 12 August 2014. These guidelines are not to be construed as a waiver of the provisions of the PWCA Declaration of Covenants, Conditions, and Restrictions or the By-Laws. These "house rules" are meant to clarify PWCA expectations so homeowners can avoid any annoying violation notices. An expanded version of these rules can be found at www.parkwestcommunity.org. As with anything concerning our community, questions can be referred to Summit Management or the Board of Directors. Keeping our community holistically appealing increases the value of each individual home investment/asset...including yours!



a. **All front yards and visible side yards** must be free from weeds and be presented in a well maintained, safe, clean, and attractive condition at all times.

1. Garden beds shall be kept free of weeds. The PWCA Environmental Committee recommends mulching to deter weed growth.
2. Hardscapes (e.g. rocks, pavers) shall be kept weeded.
3. Lawn areas shall not exceed six (6) inches in height. All edges (e.g. walkways, sidewalks, walls, fences, garden beds, trees, shrubbery) shall be kept neat and presentable through trimming or edging.

b. **Front door entryways, stoops, stairs, front yards, and side yards** shall not be used as storage areas (e.g. trash cans, recycling bins, bicycles, wood piles).

c. **Trees, Shrubs, Bushes, and Greenery**

1. Shall be maintained in good health.
2. Shall be pruned or trimmed to remain clear of sidewalks, pathways, lamp posts, signage, and cable/telephone boxes. Overhanging limbs should be at least seven (7) feet above ground to allow sufficient clearance for sidewalks, pathways, and parking areas.
3. Shall not impede drainage.
4. All debris shall be collected and removed in a timely manner in accordance with the Yard Waste Recycling rules.
5. Any dead trees, shrubs, bushes, or greenery on the homeowner's lot shall be removed promptly. For trees covered under Article VI, Section 6, Item (i) (measuring in excess of six (6) inches in diameter two (2) feet above the ground) those specific trees shall not be removed before receiving written notice from the Environmental Committee.
6. Any tree being removed should be removed twelve (12) inches below grade and replaced with a new tree or other such landscaping.

d. **Holiday/Seasonal Lights**

1. Christmas lights and decorations shall remain outdoors only from November 15th through January 10th of the following year.
2. Other seasonal/religious occasion lights shall remain outdoors for a maximum total period of two (2) weeks unless a waiver is submitted & approved by ACC.



NEWS SPLASH



Before you know it, Saturday, May 23rd will be here and the 2015 pool season will begin. Pool Pass Applications will be mailed out with the March quarterly invoices; residents should complete and return them by April 28th to ensure that passes are delivered by opening day. The application form is also available at (www.parkwestcommunity.org) along with additional info.

Applications will be approved by Summit Management if the residents are in good standing (i.e., no delinquent dues or ACC violations). Summit Management will notify ineligible applicants of the violations and procedures for correcting them. Renters in our community will need to provide a copy of their current lease agreement along with the pool application as proof of residency in PWCA. Passes will be delivered to the residents in mid-May. Pool use is for residents and their guests only; you must present a valid 2015 pass to enter the pool. There are social events for 2015 already being planned.

- Opening Day. Hot Dogs and lemonade. Proceeds and donations go towards INOVA Pediatric Cancer Center.
- July 4th – Annual Independence Day BBQ hosted by your PWCA Home Owner's Association, starts with Hot Dog grilling at Noon, BBQ buffet at 1pm, and games at 2pm. This is a big neighborhood effort, so we will need lots of volunteers to help organize children's games and contests, as well as bake desserts!
- August 4th – National Night Out. Our night dedicated to the development and promotion of various crime prevention programs.
- August 29th – PWCA Chili Cook Off! This is our 5th Annual contest and residents are encouraged to compete with their best recipes and win prizes.

In addition to the listed festivities, we plan to host several Ice Cream Socials during the summer. Dates and times are to be determined and more information will be posted on the pool house bulletin board, entrance signs, and on the community website. Volunteers are always needed to help plan and organize other social events. Please contact Rich or Joan if you have any suggestions and/or want to plan an activity.

A section of the Pool Deck can be reserved for small parties. Team, birthday or any small gathering/party can be scheduled by reserving the date with a Pool Chair/Committee member. The lifeguards will make tables, the grill and refrigerator available if needed. Guest passes are required for all non-residents attending. Additional Guest passes (Sunshine Dollars) can be purchased by calling Rich, Joan, or Joanne. Clean-up of the area, grill and refrigerator is the responsibility of the host resident. Please let us know if you finish the propane bottle with the grill.

We look forward to a safe and fun pool season. Any comments or suggestions regarding the pool, please contact a pool chair (pool@parkwestcommunity.org) or any member of the PWCA Board of Directors (pwca@parkwestcommunity.org). Pool Chair/Committee: Rich Juchnewicz: (703) 426-8097, Joan Murphy: (703) 323-8827, and Joanne Biagi: (703) 978-8258.

FIRE LANES & PARKING SPACES

On the morning of Tuesday, December 30th, 2014 a multi-car accident on Braddock Road crashed into a utility pole adjacent to our community. The sudden loss of this utility pole resulted in a 6-hour loss of electricity to our homes and several small fires to the trees and brush



bordering Braddock Road and Carriagepark Court. The picture below illustrates the importance of fire truck clearance (right side of picture) on our community's narrow streets and parking areas. Additionally, a resident's vehicle was parallel-parked on Carriagepark Court and within feet of a burning tree. Thanks to the PWCA parking permit numbering system, an HOA Board member was able to contact the owner of the vehicle and move that vehicle from the vicinity of the fire before any damage could occur. The need to have this clearance around-the-clock is why our community's curbside parking rules exist and why they are enforced so vigorously. Please remember to have both wheels on the concrete apron and as close to the curb as possible. An emergency involving first responders can happen at any moment! Your life and property may depend on their ability to get to your residence.

Notes from your Architectural Control Committee (ACC)

- The Fall 2014 residence inspection occurred in September, thank you all for your efforts since that date. By the end of February, over 93% of the residences have either completed work or have deferral dates in place to accomplish items once the weather improves. The Spring 2015 inspection was conducted on March 14th. **Fall 2015 ACC inspection is scheduled for Sept 5th.**



- As presented/approved at the November 2014 Annual Meeting, our aging street signs within the community are planned for replacement this summer. The “before and after” example illustrates the type of signs planned for installation. The plan/effort was approved by the membership.
- Reminder that **any** changes to the exterior of your residence require an ACC Modification Form to be submitted and approved by the ACC **prior** to work. For further information please see the Declaration of Covenants, Conditions and Restrictions and the ACC Guidelines on the website www.parkwestcommunity.org. and follow the process described on page 3 of this newsletter