

Park West Community Association Annual Meeting
Thursday, November 15, 2007
Robinson Secondary School – Blue Cafeteria

Present: Jeff Clarke, Rich Juchnewicz, Don McBride, Stephen Lubore,

Absent: Kathleen Marvaso, Tom Pennington, Bob Ritchie

Residents Attending: 32

It was established that a quorum was present, and the meeting was called to order at 7:22 pm.

Budget: The proposed 2008 budget was presented. A dues increase of \$10 each quarter for a total of \$220 a quarter is budgeted, as it is believe that the Association will require additional funds in reserves to manage projects that are planned and needed in 2008.

President's Report: Richard Juchnewicz described accomplishments by the Board of Directors for 2007. Major accomplishments were \$32,000 in pool repairs and \$30,000 for sealing and striping of all streets and the pool parking lot and numbering of parking spaces. Rich reported that bids to remedy trip hazards due to subsidence of sidewalks have been requested. Fairfax Water will remove trip hazards due to its water meters. A contract is in place for snow removal and sanding this winter. Residents are requested to help by not snow into the community's street and to clear their sidewalks after a snow fall.

Rich reported that community home values are no longer falling and attributed that to the resident efforts to maintain their property.

Residents attending were requested to take an active role in the community and to volunteer if possible to assist the Board in running the community.

Treasurer's Report: Treasurer Stephen Lubore reported that The Merrill Lynch Reserve Fund Account value is \$416,000 and the Association's investment in CDs should yield \$17,300 in interest in 2008.

Board Nominations: Nominating Committee Chair Steve Lubore presided over board elections. Jeff Clarke , Kathleen Marvaso, and Thomas Pennington were elected by acclamation. Rita Estrada Cavalini was appointed to a one-year term on the board. Richard Juchnewicz was assigned as Nominating Committee Chair for 2008.

Committee Reports:

Because several Committee chairs could not attend the meeting, a general Question and Answer period addressed resident issues which were answered by those Directors in attendance.

ACC Committee: requirements for applying for exterior property modifications were review by Rich including a description of PWCA inspection and violation notice policies. A resident asked about the policy to change the front porch light and was told it is possible to change from the original fixture design to another after applying to the ACC and getting their approval.

Communications Committee: No discussion, but residents were directed to the *Fall Park West Pages*. Residents were also directed to the PWCA web site for Community rules, information, and governing documents.

Environmental Committee: It was announced that a new Community landscape and grounds maintenance contract has been awarded to Blade Runners as a replacement for Professional Grounds. A resident requested that low-hanging branches along the asphalt path to the pool need to be trimmed. The Board said that this would be done along with limb trimming in many of the other Community common areas.

Residents inquired about on-going issues with use of white trash bags it was explained that only heavy duty black trash bags are allowed because they are stronger than white bags and do not seem to attract crows or vermin that might otherwise rip the bags and spread their contents. Residents were reminded that the newsletter includes reminders on trash policy in each issue in attempt to address this problem. The Association routinely sends trash violation notices, and will continue to be diligent about enforcement and fines.

Residents expressed concern about dog waste and requested more signs to remind dog owners to clean up after their pets. It was pointed out that some of the dogs and their owners using our property are coming from neighboring communities. It was suggested that a memo be sent to residents to pick up their dog waste. This issue is also routinely covered in the news letter.

Parking Committee:

The Board and residents discussed isolate parking problems, and efforts to enforce community parking rules. There was a complaint about speeding by contractor tow trucks and abusive language used by one driver when confronted by a resident. Rich said he will talk with Dominion Towing about these problems.

Pool Committee:

Pool Committee Chairman Don McBride announced Atlantic Pools will continue to operate, Maintain, and staff our pools since we have been satisfied with their service record. However, Don and some residents noted that the life guards on duty at the end of the season needed to improve their attention to their work. Don said that better direction will be requested together with a check sheet that they need to fill out each day. The problems resulted from employment of foreign exchange students after our regular guards returned to college.

Streets & Sidewalks

Rich Juchnewicz reported that the boxes placed around island parking areas do not eliminate the requirement to keep both front and back tires on the concrete gutter to avoid being towed.

Website:

In response to a new homeowner who had not received a disclosure package, Website Committee Chairman Stephen Lubore referred her to the PWCA web site which has all required information except outstanding violations.

New Business:

A 2005 article from the Washington Post was passed out to show actions taken by an HOA in Washington, DC to rejuvenate its community.

Skip Thompson, as spokesperson for a group of resident dog owners requested to establish a dog play area near the Storm Water Management area. The Board asked the group to act as a Committee and further study ways to set up a play area that does not violate PWCA covenants or Fairfax County ordinances. The Committee should report back to the Board with its suggestions and possible cost of implementation.

The meeting adjourned at 9:22 pm.