

**PARK WEST COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES
THURSDAY, NOVEMBER 15, 2012
LAUREL RIDGE ELEMENTARY SCHOOL**

CALL TO ORDER: 8:05PM

PRESENT: Joanne Biagi, Tammi Jackson-Griffin, Rich Juchnewicz, Steve Lubore, Don McBride, Curtis McGiffin, Joe Underwood, Randy Lyon Capitol Property Management representative

ABSENT: Joan Murphy and Bob Ritchie

RESIDENTS ATTENDING: 45 lots represented. See sign-in sheets.

APPROVAL OF MINUTES: Rich read the 2011 Annual Meeting Minutes. Minor change in the Parking portion of the 2011 Annual minutes was made to reflect that the Parking Permit System was voted on and approved at the 2011 Annual meeting.

PRESIDENT'S REPORT: Pool cracks and white coating need to be repaired at a cost of \$3,000-4,000. Pool fence will be upgraded or replaced. Tree limbing and removal has been done over the last two months along with general common area clean up. New Five-year Reserve study is completed. Suggested repairs include new pool roof, streets and sidewalk repair or replacement.

TREASURER'S REPORT: Copies of the Board approved FY2013 were distributed to members. Dues will increase of \$5.00 per quarter. Reserve fund is solid. There was an increase in our utility costs, (water, sewer, and electricity), and our grounds maintenance contract. Steve restructured the reserve account to attain a better return on our investments. Steve has moved a good bit of the investment account, 53-58% into tax exempt municipal and state bonds with AA or AAA ratings by Moody's. They should earn 5% interest. Trash contract went up 3%. Snow removal contract up 11 percent. Motion was made and seconded to approve the FY2013 budget. The motioned carried and the members approved the Budget.

BOARD NOMINATIONS AND ELECTIONS: The nominations chairman announced that Art Gile, Rich Juchnewicz and Don McBride were on the ballot to be re-elected this year, along with TJ Hanton. No nominations were made from the floor. At this point, Don decided to resign from the Board to let Art, Rich and TJ be elected unanimously. A motion was made to elect the three running for office unanimously and it was seconded. Motion passed and election was final. Rich thanked Don for serving since 1995.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE: Tammi stated that the ACC modification form was online for those who needed to make changes/repairs to their home. Rich, Curtis, and

Tammi had walked those houses with “spalling” concrete steps issues and deemed that no spalling violations were actually found.

COMMUNICATIONS AND WEBSITE COMMITTEE: Resolution book and all resolutions are now online. Community information is online as well as the newsletter. New signboards have been put up and Curtis and Laura McGiffin have the letters. PWCA needs Block Captains on Treasure and Malone Courts. Residents discussed “opting: out of receiving the newsletter by mail and receiving them online only.

ENVIRONMENTAL COMMITTEE: Curtis stated that there has been a lot tree limbing and clearing in the neighborhood that cost around \$10,000. Drainage, erosion, and flooding potential in the neighborhood need to be addressed issues as well as doing some riprap replacement.

A Tree is down at 4719 Gainsborough Drive and needs to be cut and hauled away. The Committee is investigating the savings resulting from converting all streetlights to LED bulbs. Residents were asked to turn on their front and back lights because the neighborhood is dark.

Pizza boxes and other recyclables items cannot be thrown in with the trash. There was a discussion of how bad the trash problem is in the neighborhood as well as the number of residents who leave their trash and recycling bins out well after trash days.

Blade Runners three year contract ends in December. The Board is looking into contracting with other landscaping companies (M&M, and Davey). J&L Tree service is now contracted with us for tree removal, limbing, and cleanup.

NEIGHBORHOOD WATCH: Hopefully, the neighborhood watch will kick off in December. Mandatory training was provided by the Fairfax County Police Department and twelve residents have been trained and those residents have been asked to provide their availability to Joe so a weekly schedule can be set up. More residents need to sign up and be trained for this to be a success. Each trained resident is asked to man one 3-hour shift per month.

PARKING COMMITTEE: The Committee has given out 671 permits. As of tonight, we now have one more car than we have places to park. Members of the Essig and Pom families brought up improper towing by Dominion (not waiting the 10 minutes allowed time); basically they are just grabbing the vehicles. Joe will speak with Dominion on Friday, November 16, 2012. Joe reminded all residents to get parking permits early for the holidays.

POOL COMMITTEE: Rich thanked both Joan and Joanne for all their hard work and a very successful pool season. Pool passes need to be applied for early to avoid a last minute rush of applications.

STREETS AND SIDEWALKS COMMITTEE: Fairfax County Water Authority came through the neighborhood and lowered all the water/sewer manhole covers. Some sidewalk repairs have been done. Snow removal: we are using Blade Runners; they will be out after the first two inches of snow falls. Sand trucks will be through the neighborhood as well.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: It was suggested that Pet Waste Stations be contracted for and installed by Duty Calls Company. Cost would be \$1,000 per quarter per station (.roughly \$4.00 per house per station). Duty Calls Company identified 9 stations. This has been project put on the back burner since the Board feels that its cost out-weighs its benefits.

Bus stop issues were discussed some parents and homeowners. The Board would like to have the residents work it out themselves. The Bus stop will remain in the same place it has always been in spite of a complaint about the bus pulling up too close to the intersection.

MEETING ADJOURNMENT: 10:12 PM.