

West  
Market  
Community  
Association

# West Side News

MAY  
2002

[www.westmarketcommunity.com](http://www.westmarketcommunity.com)

## Special Notice

### BOARD OF DIRECTORS MEETING

MAY 13, 2002  
7:00 P.M.

CLUBHOUSE

### MARK THE CALENDAR!

BIKE TO WORK  
DAY 2002  
MAY 3RD  
TO REGISTER  
GO TO  
[WWW.WABA.ORG](http://WWW.WABA.ORG)

## Board of Director's Update

### APRIL WAS A VERY BUSY MONTH FOR WEST MARKET

**Rezoning Application**—On April 10th, over a hundred residents attended a presentation by Mark Looney, the attorney for several of the developers of Reston Town Center. Mr. Looney spoke about proposed zoning changes for the Reston town Center district. Specifically, Terra brook is requesting a change in zoning for the proposed hotel to provide a residential option. Terrabrook is also looking to add a residential option for the space on the southeast corner of Town Center Parkway and Bluemont. In addition, Equity presented their plans for a new office complex to replace the surface parking lot near the Ruby Tuesday Restaurant. At the meeting, our Board president (Michael Horwatt) expressed our concerns about these changes, particularly the rezoning of the space directly across from Lincoln Park and requested a dialogue with the various parties. Michael has had some follow-up discussions with Terrabrook and is currently drafting a letter to inform all residents about the status of these zoning changes.

**Skate Park Proposal**—At the April 10th meeting, another important issue came up — the possibility of the development of a skateboard park behind the YMCA. Board member Don Renner is taking the lead on this issue. The West Market Board is opposed to this location for a skateboard park and has informed the Reston Community Center (the sponsor of this initiative) and the Town Center Association of our position. We are in the process of drafting a formal letter to these parties as well a to the county and the YMCA Board. As far as we know, there have been no public hearings on this issue yet. We plan to invite the various parties to West Market for a community meeting. Look for a letter about this and watch the web-site for more information on the latest developments.

**Management Company Contract**—The West Market Contracts Committee narrowed the selection of vendors for our management contract from five to three. On April 17th the Board interviewed representatives from each of these three companies and ranked them in order of preference. As of this writing, the Contracts Committee is checking references and will begin negotiating with our top choice. We will notify you of the final decision shortly.

**BOARD UP-DATE CONTINUED:**

Bond Release - Along with everything else that is going on, bond release activities continue. There are three primary sections of the community that have not yet been released from bond: Madison Park, Park Place and Crescent Park. You've probably seen workers replacing sidewalks and curbs and correcting other problems. Terrabrook hopes to complete all bond release activities by the end of the summer. If you see anything that needs attention in the areas that have not yet been released from bond (remember, this only covers infrastructure-type items on common areas), contact Wayne Truax at [vpops@westmarketcommunity.com](mailto:vpops@westmarketcommunity.com).

Our next monthly Board meeting is on May 13<sup>th</sup>. As always, the first fifteen minutes of the meeting are set aside for an open forum. We hope to see you there.

**WALKING/HIKING CLUB**

Pink Blossoms and a Lovely Walk Around the Tidal Basin. Four of us ventured out early in the morning on Saturday, April 6<sup>th</sup> to walk around the tidal basin. Surprisingly, there weren't too many people and the blossoms were still on the trees and beautiful as always. Hopefully more people will be able to join us for our next outing. Watch the June newsletter or the website for more information or e-mail Karen See at [walkinghiking@westmarketcommunity.com](mailto:walkinghiking@westmarketcommunity.com).

**Landscaping Updates** - Spring has arrived in full force and Community Landscaping has been out sprucing up the development. In addition to these regular maintenance activities, the Landscaping Committee is planning on some specific improvements in certain areas:

**Naturalizing around the Pond** - we've talked with the Reston Town Center (owner of the pond) and they are happy to work with us to begin naturalizing the banks of the pond. This will be a multi-year effort and there are still many questions as to what types of plantings will be allowed along the dam (there are strict rules from the county about this). Initially, at our request,

the Town Center has asked the landscaping contractor to allow the grass to grow on the banks. We are hopeful that this will deter the geese from walking up to and making a mess of the path that surrounds the pond. Future ideas include adding wildflowers, more attractive grasses, and other plants.

**Expanding the Woodlands.** From an environmental perspective, the most valuable resource we own is our woodlands. For that reason and for other more practical reasons (including reducing lawn maintenance costs and limiting access (except where permitted by design) from the WO&D trail to the community), we will begin a process to naturalize certain areas. Specifically, the grassy areas next to and behind the clubhouse will be mulched over. We will do the same along the wooded area between the WO&D trail and the homes on Logan Manor Drive. Our goals are to eliminate the expense associated with mowing steep slopes and discourage people from cutting through the woods. We will also be working with the residents behind Dorrance Court to expand the woodlands and provide a visual barrier to the auxiliary trail that connects the WO&D with the Fairfax County Parkway. Other areas will also be naturalized in this manner. In some cases, we will plant seedlings and perhaps some more mature trees to help speed up the reforestation process. Please understand, however, that in general, expanding woodlands is a slow process that happens over several years.

**Improving Clubhouse Plantings.** While we work to expand our naturalized areas, we also want to improve our more formal landscaped areas. To this end, we will be replacing some of the clubhouse plantings with more formal plants that are better suited to that site. The clubhouse is central to our community and we want to showcase it. In the future, we plan to enhance landscaping at the Market Street entrance and add additional plantings at other entrances. Unfortunately, we do not currently have a cost-effective means to water these plants. Until we address our watering problem, we will not be making any

significant investments in improving the landscaping at the entrances or in other areas of the community. We will be looking into this issue later in the year.

**Screening Lincoln Park Homes from the Trail.** We met with the Lincoln Park Board and several homeowners to discuss ways in which landscaping might be used to screen the Lincoln Park homes from the trail. We agreed that the best approach is to have our landscape designer meet with Lincoln Park Board members to develop a plan. Stay tuned for more information on this.

As you can see, there's a lot going on. Our focus for this year is on reducing our maintenance costs and dealing with specific issues related to safety. At the same time, we wanted to do a few things, such as clubhouse plantings and naturalization that will have an immediate positive impact on the community. There's a lot more work to do and it will take several years to implement all of the suggestions in the Landscaping Plan developed by our arborist.

**Residents:** Please remember that you are not allowed to plant anything on common property. If you would like to do some things to beautify common property near your house, you need to coordinate this activity with the Landscaping Committee. Also, PLEASE DO NOT DUMP ANY MATERIALS IN THE WOODS! We have found Christmas trees, dead plants and other planting materials. These should be disposed of either via the biweekly trash pickup or through special arrangements with AAA. Thanks for your cooperation.

### **COMMUNITY DIRECTORY**

The new "Community Directory" is off to a great start! There are only 4 (1'2 page), 4in. X 5in. size ads available for sale. If you are a business owner and would like to become a sponsor of the directory, please contact Kathleen at (703) 435-3777 or at [clubhouse@westmarketcommunity.com](mailto:clubhouse@westmarketcommunity.com) Application forms are available in the clubhouse office.

### **DIRECTORY CONTENT**

All residents whose names, addresses and phone numbers are listed in the Verizon white pages will automatically be listed in the directory. Information will be listed both alphabetically and by street. If you have a preference as to how you would like your name listed (i.e. nickname, names of children or pets, roommates etc.), or if you **DO NOT** wish to be listed at all, please let the office know by August 1<sup>st</sup>. We will make every effort to accommodate your preferences.

### **TELEPHONE TREE**

This important link is still in need of volunteers to act as "CONTACT PERSONS", especially for the Lincoln Park and Madison Park condominiums. These contact persons will be responsible for calling 6 to 8 of their neighbors when an important message needs to go out to the community. Please consider helping with this effort. Call (703) 435-3777 or e-mail [clubhouse@westmarketcommunity.com](mailto:clubhouse@westmarketcommunity.com)

### **ACTIVITIES COMMITTEE**

Watch for two events in June – our annual pool party toward the end of the month and a Southern Living Party now scheduled for June 13<sup>th</sup> at the Clubhouse. Details in June newsletter

### **SAFETY AWARENESS NIGHT**

We will be holding Safety Awareness night on Wednesday, May 15<sup>th</sup> at the Clubhouse between 7:00 and 8:00 PM. Come hear what the Board and Safety committee is working on regarding community safety. Also, we want to hear what West Market residents consider to be our community's top safety issues. The YMCA has agreed to co-sponsor an event with West Market on self-defense to promote personal safety. This class has been POSTPONED **UNTIL JUNE 1 – WE NEED RESIDENT INVOLVEMENT!!** Information will be available at the meeting.

## LINCOLN PARK NEWS

New 2002 Board of Directors: Past & Current President: John Domm, VP: Ali Soleimani, Acting Secretary/Treasurer: Brenda Cafiero, Directors: Duane Cunningham & soon to be elected Miki Bakhtar, with 1 additional board member needed. Please call/email SFMC with interest note. Meetings are held the 4<sup>th</sup> Tuesday of each month.

### **RESIDENT INVOLVEMENT IS NEEDED!**

The 2002 board of directors has an immediate need for residents to become more involved in the community in which we live. There are several neighboring developments affecting our West Market Community, with specific impact to Lincoln Park properties. We need your time and commitment, even if only a small portion, to assist the board in addressing our community's concerns. Safety, Noise, Traffic & Pollution are all of our concerns, but with limited volunteer resources, these areas are not getting addressed timely. Please participate by asking how you can help. Please contact SFMC or the Lincoln Park board of directors. Next Board meeting May 28th.

A "Friendly Reminder" that tying pets on the Common Areas is forbidden pursuant to governing bylaws.

Upper Units- Green stains on the front steps. This is run off from the copper roofs. The builder has come out to the property and installed diverters to keep this from happening. That was completed at the end of February. Now that the roofline is fixed, the board is in the process of getting proposals to power wash the steps and remove the stains. If you see additional stains, please contact SFMC @ 703-392-6006.

## HOUSEHOLD MAINTENANCE ITEMS

*It's time to act!* There have been several questions about the decks. Please refer to Article VI, sect. 7 of the bylaws that states the owners Duty to Maintain Responsibilities. Again- Residents who own upper units, should apply a quality clear sealant to the boards to extend the life and reduce splitting. Lower units should ensure that any cracking, tears or separation gaps are sealed to prevent leaking, further wear and damage. Work with your neighbor to see that these preventative maintenance measures occur.

### LANDSCAPING:

The board of directors recently took the initiative to examine the submitted landscape contract for Lincoln Park common areas. This proposed contract budgeted at \$13,500, called for status quo of the current landscape design and maintenance. The proposal did not factor the landscape design flaws inherited from the developer. Over planting, improper soil preparation, drainage and excessive heat have lead to the current state and the board felt that continuing on with the status quo just didn't make sense. It's the board's intention to improve the appearance of these common areas, through both short and long term measures. This is a corrective approach. It is painful, costly and the only option for this community to move forward. The board is currently finalizing these plans, which result in some elimination of some services. Mulching is one of these services eliminated for this year only. We are encouraging people to add shredded mulch to their dwelling areas. This savings will allow us to pull over plantings and streamline maintenance for next year. Please be patient and WATER existing common properties☺

---This feature article is due to additional space within the Newsletter. It may not appear monthly. ---

## **NEWS ABOUT TOWN**

**BIKE TO WORK DAY** INFORMATION is May 3<sup>rd</sup>, lots of prizes, pit stops and fun. Go to [www.waba.org](http://www.waba.org) for more INFORMATION.

**RESTON TOWN CENTER HIGH-RISE APPROVED (except from The Fairfax Newsletter):** Plans for development of a new luxury high-rise condominium building in Reston's Town Center were approved by the planning commission this week.

The new 16-story building – “Central Park at Reston town Center” will include between 80 and 100 units ranging in size from 1700 sq. ft up to 5,000 sq. ft, according to Reston based developer William H. Lauer, contract purchaser of the property. The proposed high-density residential development for the two-acre site in the northwest quadrant of Fountain Drive and New Dominion Parkway, between the Reston Regional Library and the Spectrum retail center, is an appropriate addition to the Town Center, according to Frank de la Fe, Hunter Mill Planning Commissioner.

Central Park at Reston Town Center will be only the third high-rise multi-family building developed in the Reston planned community. The 15-story Heron House on Lake Ann was developed in the 1960's and was the community's only high-rise building until Renaissance Housing Corp built the 14 story Stratford Condominium directly across Reston Parkway from town center – a project that is already 100 percent sold out.

The newest condominium project will “essentially pick-up where Stratford leaves off”, attorney Mark Looney (Cooley Godward) told members of the planning commission this week.

## **RESTON TIMES NEWSPAPER**

The *Reston Times* is now being delivered each week to the community clubhouse. It is available for pick up by 12 noon on Wednesdays. A rack is located under the community bulletin board just inside the resident's entrance.

## **SPECIAL RECOGNITION**

Your editor was privileged to be in attendance at the last Reston Town Center meeting when two members of our Board spoke on our behalf “against the skateboard park”. I am pleased to report that Karen See and Brenda Cafiero were incredibly articulate and made a very impressive presentation to the Reston Town Center Board on behalf of West Market Community. We are indeed fortunate to have two such talented people of our West Market Board. THANKS!!! FROM US ALL!

Many of us in the community are aware that Kathleen Terlizzo manages our clubhouse, but not many of us realize all the extra work and hours she puts in every month on our behalf. Her talents are countless and she manages to handle every task effortlessly – and always solves the problems at hand. THANKS KATHLEEN!

## **WELCOME TO WEST MARKET**

Jim DeTemple, Lt. Color/Air Force will be moving into our Ryland Condominiums on the 29<sup>th</sup> of April.

## **CONTRIBUTING EDITORS:**

Samantha Marra – Editor in General, Activities Club and Real Estate Information

Karen See – board up-date and the Walking/Hiking Club

Kathleen Terlizzo – Calendar and other articles pertaining to the Clubhouse.

Peg O'Brien – Garden Club

Don Renner – Landscape Committee

Brenda Cafiero and Ali Soleimani – Lincoln Park