

West
Market
Community
Association

West Side News

JULY 2002
Vol. II, Issue V

www.westmarketcommunity.com

Board of Director's Update

Special Notice

**BOARD OF
DIRECTORS
MEETING
MONDAY
JULY 8TH
7:00 PM
CLUBHOUSE**

**NEW
MANAGEMENT
EFFECTIVE
SEPTEMBER 1
SEE ARTICLE
UNDER BOARD
UPDATE FOR
DETAILS**

TRANSITION TO NEW MANAGEMENT IS SEPTEMBER 1st

The transition to the new management company will not happen until September. Please continue to send your monthly assessments to Legum & Norman until you receive other instructions. The West Market Board of Directors apologizes for any inconvenience this may have caused you.

Security: In response to significant concerns raised by residents living along the WO&D trail, the Board has decided to hire a security patrol for Friday and Saturday nights. The patrol will cover from the pond to Town Center Parkway, focusing on the areas where we have had problems. This is intended as a temporary measure while we solicit assistance from the local police, our County Supervisor, the YMCA and the County organization responsible for the Teen Center. The specific incident that prompted this action occurred over the second weekend of June when several residents had their car tires slashed. Over the past several months there have been repeated problems with teens congregating on our property late at night, leaving behind trash and causing other disturbances.

Community Access: On a separate, but related note, some residents have expressed the desire to post signs and use

other mechanisms to discourage non-residents from coming onto our property. The Board has invited our legal counsel (Bob Segan) to our July Board meeting to discuss the legal aspects of this issue. Once we understand the legal perspective, we will be able to begin the process of formulating a policy. Residents are welcome to attend this meeting and listen in on this discussion; however, please understand that this is just one of many items we plan to discuss with our legal counsel and we will not be devoting the entire meeting to this topic. This discussion is not intended to be an open forum on the issue; community input will be solicited once the Board has more information. Also, we are in the process of posting signs at various entrances to the community in response to the security issues outlined above. Once we develop an overall policy on community access, we will revisit how these signs will be used.

Upcoming Annual Meeting: The Board has begun planning for the annual meeting and elections. The annual meeting will be held on Monday, August 12th. Watch for information in the mail regarding the election process and the time and location of this meeting.

Skate Park: Don Renner has been continuing his efforts to represent the community on the skate park issue. See the discussion forum on our website for up-to-date information: westmarketcommunity.com

BOARD UP-DATE – CONTINUED...

As we look forward to the third year of a homeowner-controlled Board of Directors, we are pleased that we have been able to accomplish so much and create a strong foundation for the community. Yet, we recognize that there is still more that needs to be done. We continue to need additional help from members of the community. Please consider running for a Board position or getting involved in a committee. We need people who have energy, enthusiasm, a little spare time, and are willing to roll up their sleeves to get things accomplished. If you meet these criteria, get involved. It is a great way to make a difference.

CALL FOR CANDIDATES: Please find, enclosed with this month's newsletter, the form to become a candidate for West Market's Board of Directors. Participate in the leadership and growth of your community!

ACTIVITIES COMMITTEE:

The Activities Committee still needs more volunteers, so that we are able to remain creative in our planned activities. Please call Kathleen Terlizzo at the Clubhouse and/or join us for our next meeting on July 11th at 7:00 PM.

NEW POOL HOURS! (Pool # 703-435-8938)

The 2002 swim season is now underway, note the new extended pool hours. Tuesday and Thursday nights (7-9 PM) are designated for ADULT ONLY.

POOL HOURS

Monday & Wednesday	12 Noon -8 PM
Tuesday & Thursday	12 Noon -9 PM
	7-9 adult swim
Friday & Saturday	10 AM - 9 PM
Sunday & Holidays	10 AM - 8 PM

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

COMMUNITY DIRECTORY

The new "Community Directory" is off to a great start! There are still advertising space available. If you would like to highlight your business or services in the directory, please contact Kathleen, our on-site manager, at (703) 435-3777. You may also reach Kathleen via email at clubhouse@westmarketcommunity.com Advertising forms are available in the clubhouse office.

NOTICE CONCERNING COMMUNITY DIRECTORY CONTENT:

All residents whose names, address, 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.). We will make every effort to accommodate your requests. If you **DO NOT** wish to be listed in the directory, you should notify the community office and on-site manager by August 1st.

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. You'll find a rack located under the community bulletin board just inside the resident's entrance.

SIGNS, SIGNS AND MORE SIGNS

Please note that Realtors are allowed to place signs on "non-Westmarket" property. This includes the areas on the outside of the sidewalks by the main streets and on the median strip of New Dominion Parkway near the Westmarket property. Realtors are requested to remove their open house signs upon the close of the actual open house. If they do not, our on-site manager removes them and takes them to the clubhouse. If you have removed any of these signs, please return them to the clubhouse. The agents have to pay for these signs and the stands are very expensive—our on-site manager will return the signs to the respective realtor.

LANDSCAPING UPDATE

Clubhouse. You may have noticed a whole new look to the exterior of the clubhouse. Thanks to many hours of hard work on the part of Peg O'Brien and Tom Moeser, the Landscaping Committee has completed major enhancements to the clubhouse plantings. The goal was to create a more formal look that complemented the architecture of the building and patio design. Hopefully you'll agree that was accomplished. Also, the plants that were removed didn't go to waste. The beautiful grasses and the Black-Eyed Susans were transplanted across the street from the clubhouse entrance. Other bushes and shrubs were planted in the areas next to and behind the statue. We've also rotated the flowers in the entranceways, on the corner of Town Center Parkway and New Dominion and on Dorrance Court. Our goal was to be compatible with the flowers that are in the Town Center. We will do another rotation of these flowerbeds in the fall.

What's that Smell? You may have noticed a strong, unpleasant, odor in the community as of late. No, West Market hasn't been relocated to a farming community.... the odor is coming from all of the mulch placed in our areas of naturalization. As mentioned in earlier newsletters, our goal is to enhance the naturalized areas where it makes sense. Killing the grass and mulching is the first step. As our budget permits, we will plant seedlings and other plantings to speed up the naturalization process. If homeowners directly affected by the naturalization want to contribute to this effort by adding some additional plantings on their own, that is fine PROVIDED THAT YOU FOLLOW THE GUIDELINES REGARDING WHAT CAN AND CANNOT BE PLANTED. These guidelines are posted on the web site. We also request that you keep the Landscaping Committee informed if you do decide to do some planting on your own. You can do this by sending an e-mail to landscaping@westmarketcommunity.com.

The Great Pond Mowing Mystery. The plan to stop mowing the grass around the pond and let "nature take its course" was met with some resistance from residents. In response to these concerns, the Landscaping Committee has

decided to request that the Town Center mow all but a narrow swatch at the base of the pond along the bank as we look into longer-term solutions for plantings. In the meantime, some mystery person mowed the entire area around the pond (this was not at the request of West Market or the Reston Town Center).

There's More Work to Do. We've only begun to implement the recommendations in the Landscaping Assessment and Plan prepared by our arborist late last year. At our July meeting, we will be prioritizing projects for the remainder of the year and identifying new projects for 2003. We may call on volunteers to assist with fall plantings so keep an eye out for a chance to play in the dirt! Last year, we planted over 1000 bulbs in the woodland areas. It was a lot of fun, and as they say, the more, the merrier!

Landscaping Committee Meetings. Like the Board of Director's meetings, the first fifteen minutes of our monthly Landscaping Committee meetings is set aside for an open forum. We meet on the third Tuesday of each month, at 7:00 PM., in the clubhouse.

Communication's Committee Meetings. Are you one of those people that always have something to say? Maybe you just like to make sure that "the message" gets out and people are informed. Maybe you are just into website design, graphic arts, or information content creation. Maybe you are just looking for something different you could do to participate in the community. Maybe you just want a free glass of wine once a month. Whatever the case, stop by one of our Communication Committee meetings and get involved. If you are interested in the free exchange of creative ideas and believe that one aspect in building a "sense of community" begins with timely and effective communication, then stop by or feel free to contact us via email at:

communications@westmarketcommunity.com,

The Committee meets on the third Wednesday of each month at 7:00 PM. in the clubhouse.



**LINCOLN PARK
RESIDENT SPONSORED
BLOCK PARTY
JULY 28th at 4PM!!**

It's time to have some fun and meet
you neighbors. Don't miss it!!

NEWS FOR WEST MARKET'S MADISON PARK CONDOMINIUMS

MEET YOUR NEIGHBORS

Summer is here; what a perfect time to meet your neighbors. Take a stroll around the pond in the cool evening air and greet other strollers. Don't be shy: Share your name, and ask theirs. With little effort we soon will find that our Madison Park community will have developed a lasting bond. By summer's end let's all make it our goal to know everyone in our building. You will find it a rewarding experience.

LANDSCAPING

Several residents have inquired regarding the dead trees in Madison Park. Two Board members met on site with representatives from Van Metre and Community Landscape in mid-April at which time dead trees and other landscaping issues were discussed. We are waiting for the landscaping work plan to be finalized between Van Metre and Community Landscape. The Madison Park Board of Directors has requested the landscape work to be completed as soon as possible. With the extreme summer heat, our plants and trees cannot survive without adequate water. It is extremely expensive to have these elements watered professionally. Last summer Van Metre bought and connected four hoses with sprinklers for each building. Some of these hoses are still connected and others are stored in one of the buildings. The Madison Park Board is attempting to have the management company locate these hoses and make them available. Madison Park community needs volunteers from each building to water during the dry spells. Watering only takes a short amount of time once or twice a week. Please volunteer by calling any member of the Madison Park Board of Directors and let them know your availability so a watering schedule can be set up.

COMMITTEES

Our Madison Park community is relatively new, and we are still trying to "get our feet on the ground". We need committees to address some of the more important issues such as landscaping, covenants, community safety, the newsletter, and activities. Each of these committees can play an important role in community development. Residents with a

specific interest in chairing or serving on any of these committees are requested to contact Bob Etheredge, President of Madison Park Board of Directors at (703) 709-2587. If you are interested in serving on any committee other than those named, we would appreciate knowing that also. We need you!

REPLACEMENT RESERVE STUDY

A study is nearing completion to determine the structural integrity of Madison Park's common elements and the adequacy of the reserve funds necessary to make repairs and to replace common elements according to their normal life cycle. Each resident should have received a questionnaire from our management company requesting your observations concerning construction of Madison Park. It was encouraging to know that around 50 percent of these questionnaires were completed and returned. Those of you who returned these questionnaires can be assured that your observations played an important part in the quality of the final report. Thanks for your participation!

LEGAL COUNSEL

Chadwick, Washington, Olters, Moriarty & Lynn, P.C. has been contracted to provide counsel to the Madison Park Board of Directors on a retainer basis. This assistance is necessary to provide, among others, guidance to the Board on legal issues regarding covenants enforcement; contracting; collection of assessments; Board practices and procedures; resolution of disputes; and standardization of internal procedures. This firm concentrates its practice in the representation of community associations, including condominiums, cooperatives and homeowners associations.

WEST SIDE NEWS CONTRIBUTORS:

Activities – Kathleen Terlizzo
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