

The
Official
Newsletter
of the
West
Market
Community

West Side News

September
2002

www.westmarketcommunity.com

Board of Director's Update

Special Notice

**NEXT
BOARD OF
DIRECTORS
MEETING IS
WEDNESDAY
SEPTEMBER 18
7:00 PM
WEST MARKET
CLUBHOUSE**

The 2002 Annual Meeting of the West Market Community Association was held on Monday, August 12th.. The meeting took place at the Accenture Building conference room. President Michael Horwatt presided.

President Horwatt noted that during the prior year the Board had reviewed all outstanding contracts, had selected a new managing agent, had improved and expanded the landscaping contract, with professional consultation, and had established new relationships with both the Reston Police Substation and the Hunter Mill District Supervisor. He then stated that the goals for the coming year would include addressing West Market's unique concerns regarding safety, in a manner that takes into account the overriding concept of Reston being an open community; improving the physical condition of the Clubhouse, and building a sense of "community" at every level.

Following the President's address, each of the seven incumbent members of the Board gave a brief report to the membership. At the conclusion of their comments,

President Horwatt thanked each of the incumbent Directors for their service to our Community during the prior year. He also gave special thanks to Kathleen Terlizzo for her outstanding service as the Community's on-site manager, and to resident Mike Morgan for his significant contributions in establishing and maintaining the West Market website (www.westmarketcommunity.com).

Thereafter, five of the candidates for the two vacancies on the Board of Directors addressed the residents in attendance. Greg Davis, Jim DeAngelo, Bryan Downey, Richard Nolan, and Rob Painter each gave a brief summary of their backgrounds and their reasons for seeking election to the Board. This was followed by the casting of ballots by the participating homeowners.

Nolan, DeAngelo Elected to West Market Board

At the Annual Meeting the West Market property owners elected Richard Nolan and James DeAngelo to serve on the West Market Association Board of Directors. Richard and Jim will each serve three

BOARD UP-DATE, CONTINUED...

year terms on the Board, beginning in September, 2002.

Jim DeAngelo resides at 12180 Abington Hall Place, #207. He has lived in the Reston Community for the past 15 years. Jim has a professional background in accounting and finance. At present, he is a financial consultant and currently serves as a Vice President of Investments for a leading financial institution.

Richard Nolan resides at 12232 Dorrance Court. He has lived at West Market for approximately four years. Richard has a professional background in law, taxation, and financial planning. Prior to his recent retirement, he served as a tax attorney with the U.S. government, private law firms, and a major international corporation.

Truax and See Step Down From West Market Board: Wayne Truax and Karen See have concluded their service as members of the West Market Association Board of Directors.

Wayne was elected to a two-year term in 2000. During his tenure, he was the driving force behind the Board's capital reserve study and he took the lead on matters dealing with the Community's bond release. Wayne also played a major role in early efforts regarding our common area landscaping. During the past year he served the Association as Vice President of Operations.

Karen was initially elected to a one-year term in 2000. She was thereafter reelected in 2001. Karen was active in developing the Communications Committee, and during the past year she served the Association as Vice-President for Administration.

Association President Michael Horwatt praised both Karen and Wayne for their outstanding service to the West Market community.

LANDSCAPING COMMITTEE

Landscaping Committee Meetings: The first fifteen minutes of our monthly Landscaping Committee meetings is set aside for an open forum, so please come and share your thoughts and concerns about the natural areas throughout our community. We meet on the third Tuesday of each month, at 7:00 p.m., in the clubhouse.

COMMUNITY SUPPORT URGENTLY NEEDED, RESTON SKATEPARK PROPOSAL DECISION SOON

Background: A final decision will soon be made on a proposal to construct a large skatepark facility directly behind West Market. The proposal is being sponsored by the Reston Community Center ("RCC"), and the estimated cost of between \$700,000 and \$800,000 would be borne by the taxpayers in Special Tax District #5, which includes West Market.

The proposed site, which is directly behind the YMCA-Teen Center facility, would encompass land on both sides of the existing path and bridge that presently connects the W&OD trail with the YMCA parking lot. It would eliminate both the connecting path and the existing enclosed picnic area. The site, which would be donated by the YMCA, will directly border on the W&OD trail. As such, it would be in close proximity to many West Market homes, especially residences located on Crescent Park Drive, Trumbull Court, and Logan Manor Drive. In addition to the skating area itself, the project would include a concession area, a storage facility, a 25-seat spectator area, and a structure to house three or four staff members. The facility would be approximately 25,000 square feet in size, making it one of the largest skateparks in the country. It would be maintained and operated by a private firm.

Timetable: The RCC Board of Governors will make an initial recommendation after it has completed its review of a skatepark business plan prepared by a local consulting firm. This should occur in September, and the business plan will thereafter be made available to the public. A public hearing will be scheduled, likely in early October, at which time the RCC Board will listen to comments from interested citizens. The RCC Board will then decide whether or not to give its final approval. If it votes in favor of the skatepark, the RCC board will forward the proposal to the Fairfax County Board of Supervisors for final consideration. This will likely occur in late October or early November.

Some Areas of Potential Concern: (i) Are the financial assumptions behind the business proposal sound? (ii) Has the RCC given searching consideration to the environmental impact of the project and the destruction of what may be protected wetlands? (iii) Are there

SKATE PARK PROPOSAL, CONTINUED...

feasible alternative sites within Special Tax District #5? (iv) Has the RCC Board thoroughly considered the impact of the proposed skatepark on safety and traffic?

Call for Help: If the West Market Association is to present a unified position respecting this proposal, it is essential that we develop well-reasoned arguments based upon solid factual information. In this regard, the Association needs the immediate assistance of interested and concerned residents who will aid the Board of Directors in developing these position(s). At a recent community meeting, several West Market residents volunteered to chair various task forces looking into the areas of concern described above, and others. However, they cannot do it alone. They need additional support from the community if we are to make an effective presentation to the RCC Board and to the Fairfax County Board of Supervisors. As noted above, time is of the essence.

If you are interested in getting involved, **please contact Director Don Renner** at either of the following e-mail addresses, donald.renner@worldnet.att.net, or at treasurer@westmarketcommunity.com, or call the West Market Clubhouse Office at 703.435.3777. In addition, a special message board has been established at the West Market Website (www.westmarketcommunity.com) for those who would like to express their thoughts or comments regarding this important issue. Finally, the West Market Skatepark Committee will be holding a status meeting at the Clubhouse on **Tuesday, September 3, 2002 at 7:30 PM**. Please attend if interested in participating.

ACTIVITIES COMMITTEE

The Activities Committee would like to thank Samantha Marra (Co-Chair) and Sandi Ceccucci and wish them well as they are moving out of the community. They will be missed! This leaves the committee in desperate need of new members. Please consider becoming a member of a very fun group. The old saying "Many hands make light work" couldn't be truer. We run the risk of having to disband the Activities Committee if more support and community participation is not forthcoming. There are currently only 4 active members. Frankly not enough to carry out the type of events planned for a community of this

size. So please come out and get involved, we really could use your help. Call Linda DeAngelo at (703) 437-9897 if you are interested in joining or even just assisting with one major event. Please join us for our next meeting on September 10th at 7:00 PM in the West Market Clubhouse.



Oktoberfest - Mark your calendars for Saturday, October 5th. This yearly block party will take place on the clubhouse patio from 5-8 pm. MEN, we need help with the grilling and with the beer kegs (now who wouldn't want to help with this job?). Call the clubhouse office and sign up to help with this event. Note that our rain date is Sunday, October 6th.

COMMUNICATIONS COMMITTEE

Keep an eye out for the New Community Directories; they should be making their way to your mailboxes by the end of the month. Time is ticking as we go to press, but again, if you do not wish to be included or have any special requests regarding how you would like your name listed, please notify the Clubhouse office and we will make every effort to honor your request. Call (703) 435-3777 or e-mail our on-site manager, clubhouse@westmarketcommunity.com. Every effort will be made to avoid errors and omissions.

Telephone Tree: This important community link is still in need of volunteers to act as "CONTACT PERSONS", especially for the Lincoln Park and Madison Park condominiums of West Market. These contact persons will be responsible for calling no more than 6 to 8 of their neighbors when an important message, emergency, etc. needs to go out to the community. Please consider helping with this effort. Call (703) 435-3777 or send e-mail to: clubhouse@westmarketcommunity.com

FALL OFFICE HOURS

In response to the new management company (Service First Management Co.) coming on board as of September 1st, the new clubhouse office hours are as follows:

Monday	10 AM to 2 PM
Tuesday	10 AM to 2 PM & 6 PM to 9 PM
Wednesday	10 AM to 2 PM
Thursday	10 AM to 2 PM & 6 PM to 9 PM
Friday	By appointment only
Saturday	Every other (TBA on calendar)

T-SHIRTS

West Market Community T-Shirts are still available for purchase at the Cubhouse office. This is an Activities Committee fundraiser and all proceeds will go toward future community events. Sizes are as follows: Children's L, Adult L & XL. Other sizes can be ordered. The price is \$20. This is an excellent way to show your community pride and support the Activities Committee.

COMMUNITY NEWS

Light the Night Walk: The National Capital Area Chapter of the Leukemia & Lymphoma Society is sponsoring a "Light the Night" walk in September. There are two walks, one in D.C. on September 26th and one in Reston on September 28th. The Reston walk begins at 6:45 PM. It covers two miles and begins and ends at the Reston Town Center. Keep an eye out for the walkers as they will be marching through West Market. Be sure to give them an encouraging cheer as they pass by – better yet, sign up to walk. If interested, know that the West Market Walking and Hiking Club is considering forming a team. Please send an e-mail to:

walkinghiking@westmarketcommunity.com.

Check-in for walkers begins at 5:30 pm. See the web-site www.leukemia-lymphona.org for more details.

CONTRACTS COMMITTEE

Effective September 1st, our West Market community will be under new management. Service First Management Company (SFMC) will be servicing our Community. All immediate inquiries, problems and monthly West Market Community dues should be directed to SFMC's corporate attention, and no longer directed to Legum & Norman. Coupons were mailed to the property owner on record. If you have not received the coupons, please contact SFMC immediately.

Service First Mgt. Company (703) 392-6006

A one month grace period has been implemented to allow for mailing delays, however, this will terminate on Sept. 30th, for the (September) month's dues. Any payments not received by Sept. 30th for that month will incur penalties. Please be prompt with your payment! Lincoln Park and Madison Park Residents should continue to mail their condominium dues to their respective Mgt. Companies. Park Place Resident's should not

that their dues remain \$110/mo. The Community Manager will be George Ellis, (703) 392-6006. Let's welcome SFMC to our community!

NEIGHBOR TO NEIGHBOR

Needs - Wants - Recommendations

This is the first installment of "Neighbor to Neighbor," a trial column that attempts to connect neighbors together who may have experiences or suggestions that could benefit each other. Please note that for assorted reasons the results of these questions will not be posted in the Newsletter but please feel free to get in touch with the named contact if you have the same questions or interest. The idea is to connect people and build a community. Want to include your question in future Newsletters? Please send your requests to the following e-mail address, ads@westmarketcommunity.com and be sure to reference the column title in your post.

1. Cabinetmaker needed: Does anyone know of a good craftsman to construct a built-in china cabinet/display case?

Contact Linda at 703-850-1992 or
LAMallison@cs.com

2. Hard Wood Floors : Can anyone in a Lincoln Park upper unit recommend a contractor with experience installing hard wood floors over the firewall rated gypcrete floors that divide the upper and lower units?

Contact: (see #1 above)

3. Crane needed for moving furniture to upper level (Cherry Picker): Can anyone suggest someone to contact in arranging for large furniture pieces to be delivered to an upper level via a sliding glass door, with the use of one of these cranes, instead of winding it through tight stairwells?

Contact: (see #1 above)

4. Kitchen cabinet troubles: We are very part-time residents in West Market who live on Chancery Station Circle. We are having a problem with our kitchen cabinets discoloring, the kitchen is bright white and now some of the cabinets have changed to an off white color, this is very noticeable. I was wondering if any one else in the community may have had this problem, and if so, what did they do about it? The cabinets in question are made in Canada by Canac a division of Kohler.

Contact: Sandy, SPHotbeach@aol.com

MADISON PARK CONDOMINIUMS NEWS

PRESIDENT'S MESSAGE

The following article appeared in the Northern Virginia Journal newspaper on August 4, 2002 and may be of interest to residents of our community. One of our residents had fungus growth restrict the condensate overflow causing damage to the condo units below. Our air conditioners were installed in a manner that makes it virtually impossible for an owner to easily investigate if fungus growth is present. When you have your unit annually serviced, ask your serviceman to check for fungus, to remove it; and how to prevent its future growth.

Clean Air Conditioner Drain Pan to Avoid Overflow Mess

Summer is sizzlin'! Your air conditioner has been running more and more with the climbing temperatures. The moisture in the air condenses on the coils in the form of frost, which then melts and drips into the shallow pan under the coils when the compressor shuts off. All that water drains out continually until the day it becomes clogged then it can back up and overflow into your wall, ceiling, floor or whatever is under the air conditioner, and you could have a costly mess to clean up.

The clog usually is the result of a fungus that grows in the condensation drain pan. It can slow the drainage and clog the drain line. But it's really easy to deal with if you know how.

Before opening up the air conditioner, turn all of the circuit breakers connected to it to the "off" position. Bleach is the best substance to use to kill the fungus. It works fast and breaks fungus down so that it won't block up the drain line. You can pour some liquid laundry bleach into the pan. If the fungus is visible, you might even wish to loosen and break it up a little yourself, using a wire or small brush.

If the overflow tube is blocked, even partially, use a wire to remove and break up the fungus in the opening. A little more bleach should flush it on down. As a great preventative, you can add a little bleach to the drain pan once a month during the summer. Some folks just drop a chlorine tablet (from a swimming-pool supply store) into the pan once a month. It dissolves slowly and is less messy than liquid bleach.

Rental Leases

Our management company has been requesting owners to furnish leases for rented units. The Madison Park By-laws state: "Each unit owner shall, promptly after entering into any lease of a condominium unit, forward a conformed copy of the lease to the Board of Directors". Leases are slowly being sent to CMC. We encourage both owners and renters to fully cooperate

with our management company and make leases available as soon as possible.

Landscaping

Our Board met in August with Van Metre and the landscapers for our common areas. A final punch-list has been made defining the work to be done to complete the landscaping contract. Dead willow oaks, which can only be replaced in spring, will be cut off at ground level and replaced with dogwoods, purple-leaf plums, red maples, and blue rug junipers in the fall. Hoses and sprinklers, where missing, have now been placed at each of the buildings so please cooperate by watering our grass, shrubs and trees during this dry spell.

Townhouse Balconies and Tub Overflows

The Board also met on-site with officials of Van Metre and CMC in August. We are seeking remedial action for numerous complaints by homeowners regarding water standing on the balconies of townhouses. Van Metre agreed that Madison Park townhouse balconies would be examined and those indicating a standing water condition would be repaired. To assist in this operation, townhouse owners are requested to immediately report any problem with standing water on their balcony to CMC. Corrective work should most likely begin in September. Townhouse owners are requested to cooperate fully with the builder to permit this work to be completed as soon as possible.

During this same meeting with Van Metre, attention was called to the fact that overflow drain lines in some condominium bathtubs were not securely connected during construction. This situation creates a risk of water draining into the ceiling of the unit below. If you think your tub overflow was not securely connected, contact CMC and report this.

Condominium Governance

Three very important documents apply to all residents of Madison Park: By-Laws, Rules and Regulations, and Vehicle Policies. These are the legal documents regulating all aspects of condominium living. Every owner received these documents when contracts were signed. They are now available on a CD ROM at no cost. Copies of these CDs will be available at the community clubhouse if you would like to pick one up.

INTERNET CONTACT

Continue to communicate with your Madison Park Board of Directors through this e-mail address:
madisonpark@westmarketcommunity.com

WEST SIDE NEWS CONTRIBUTORS:

Activities – Kathleen Terlizzo
Board of Directors Update – Richard Nolan
Madison Park – Bob Etheredge
Lincoln Park – Brenda Cafiero
Real Estate Update – Chris Pezzana
Editor – Rob Painter (Communications Chair)
westsidenews@westmarketcommunity.com

LINCOLN PARK CONDOMINIUMS NEWS

Message from the Lincoln Park Board of Directors: The Board is currently working on several pressing issues, and we need your involvement. We are trying to actively work with the West Market Board to ensure the Bike Trail and entrances to our Community are secure. Please, "turn on" outside lights at night, keep privacy shades closed at night, report any acts of vandalism and be mindful of your safety and that of your neighbor. The board is in its final days of submitting the claim against our developer, Ryland, for property concerns noted through the Warranty Study. The budget is in it's draft form and will be publicly discussed at the October board meeting. Again, our Community needs your involvement- Interested residents should attend monthly board meetings (4th Tuesday of each month) and consider additional community involvement.

"Duty to Maintain Properties"-- Article VII of the bylaws clearly articulates the owner's responsibility to maintain their residence. Garage doors, decks, windows and interior electrical, plumbing and heating/air units are to be actively maintained by the owner of record.

Additional phones lines, cable wires, etc.- No loose wires are to be visible and should be installed by a service professional. Satellite dishes and/or added exterior fixtures are not to be installed without proper condominium authorization. FCC ruling allows for the installation, but such installations must be in accordance to condominium regulations.

One resident is researching a collective approach to repairing outside decks on upper units, via individual means. Please stay tuned to upcoming news articles.

Water, water, water...please continue watering existing shrubbery and flowers. We still have one or two months of summer weather remaining.

Help to Keep Our Neighborhood looking clean by picking up Loose Debris and Pet Mess. Thank You.

"AROUND TOWN" – Activities at the Town Center and Throughout Reston

INOVA Blood Mobile

Tuesday, September 17, 12 – 7:30 pm

Please schedule your appointment time by calling 1/866-256-6372 or online at

www.inova.org/donateblood. The blood mobile will be located beside the Ice Skating Pavilion near Williams Sonoma. Onsite registration will be held in the lobby of the Hyatt Regency Reston.

Clyde's Annual Oktoberfest

Friday, September 20, Saturday, September 21 & Sunday, September 22. Times TBA, Equity Office Pavilion. Authentic German food, lively music, and old-world style dancing. For further information please call 703/787-6601 or visit www.clydes.com.

"Meet Me at the Movies"

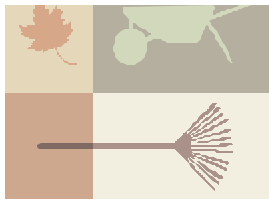
Wednesday, September 25, 10 am (doors open at 9:30 am), Multiplex Cinemas Movie, refreshments and entertainment. The featured movie is 'In the Bedroom' starring Tom Wilkinson, Sissy Spacek, and Marisa Tomei and is rated R. The event is sponsored by Reston Association and is free to those 55 years and older. Please call 703/435-6530 for further information.

Mobile Commuter Store

Thursday, September 26, 11 am – 4 pm, beside the Pavilion. The Commuter Store provides residents, visitors and those working in Arlington with convenient, one-stop shopping to obtain information and ticket, token and pass sales for the many different transportation options available in the Washington Metropolitan Area. The courteous and knowledgeable staff will assist you in planning the best way for you to travel, whether by bus, rail, carpool, vanpool, or bicycle. Visit www.commuterpage.com for more information.

Dulles Corridor Rapid Transit Project: This site has the most up-to-date information on the public hearings. www.dullestransit.com.



Check out <http://www.restonweb.com> for current activities, news, and events.



WEST MARKET CLUB
 (703) 435-3777
clubhouse@westmarketcommunity.com
 (703) 435-8952 Fax
 Pool Phone (703) 435-8938

SEPTEMBER-2002

www.westmarketcommunity.com

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2  LABOR DAY	3 Skate Park Committee Mtg. 7:30PM Clubhouse Office Open 10AM - 2PM & 6-9 PM	4 Clubhouse Office Open 10AM - 2 PM	5 Clubhouse Office Open 10AM - 2PM & 6-9 PM	6	7
8	9	10 Activities Committee Mtg. 7 PM- clubhouse Office Open 10AM - 2PM & 6-9 PM	11 Clubhouse Office Open 10AM - 2 PM	12 Clubhouse Office Open 10AM - 2PM & 6-9 PM	13	14 Fall Yard Sale 9AM-12 Noon Office Open 9AM – 12PM
15	16	17 Office Open 10AM - 2PM & 6-9 PM	18 West Market Board of Directors (BoD) Meeting 7 PM Clubhouse Office Open 10AM - 2 PM	19 Communication Committee Mtg. 7 PM Clubhouse Office Open 10AM - 2PM & 6-9 PM	20	21
22	23	24 Lincoln Park BoD Mtg. 7 PM & Landscaping Committee Mtg. 7 PM Clubhouse Office Open 10AM - 2PM & 6-9 PM	25 Madison Park BoD Mtg. 7 PM Clubhouse Office Open 10AM - 2 PM	26 Clubhouse Office Open 10AM - 2PM & 6-9 PM	27	28 Office Open 9AM – 12PM
29	30					



**WEST MARKET
SALES
SEPTEMBER 2002**

STATUS	LIST PRICE	BUILDER	BED ROOMS	FULL BATHS	HALF BATHS	LEVELS	FIRE PLACE	MODEL
AVAILABLE FOR SALE								
12195	ABINGTON HALL	\$334,900 VAN METRE	3	2	0	2	1	ASTORIA
12110	CHANCERY STATION	\$574,900 MILLER & SMITH	2	2	3	4	1	LONDON
12112	CHANCERY STATION	\$669,900 MILLER & SMITH	3	3	1	4	4	LONDON
12168	CHANCERY STATION	\$649,900 MILLER & SMITH	3	3	1	3	2	NEW YORK
1954	CRESCENT PARK	\$275,000 RYLAND	2	2	1	2	1	OAKLAND
12074	KINSLEY PLACE	\$725,000 MILLER & SMITH	2	2	2	4	2	LONDON
120781	KINSLEY PLACE	\$639,000 MILLER & SMITH	3	3	1	4	1	LONDON
12036	TRUMBULL WAY	\$369,900 RYLAND	3	2	1	3	1	ROSEMONT
12081	TRUMBULL WAY	\$269,900 RYLAND	2	2	1	2	1	OAKLAND
12085	TRUMBULL WAY	\$266,900 RYLAND	2	2	1	2	1	OAKLAND
12170	TRYTON WAY	\$535,000 CHRISTOHER	3	2	2	3	2	LYNHURST
UNDER CONTRACT								
12180	ABINGTON HALL PLACE	\$344,900 VAN METRE	3	2	1	3	1	ST. REGIS
1980	CRESCENT PARK	\$359,900 RYLAND	3	2	1	3	1	ROSEMONT
12136	CHANCERY STATION	\$479,000 MILLER & SMITH	2	2	1	3	1	SANFRANCISCO
12196	CHANCERY STATION	\$589,000 MILLER & SMITH	3	4	1	4	1	LONDON
12185	CHANCERY STATION	\$494,900 MILLER & SMITH	3	3	0	4	1	PARIS
12044	TRUMBULL WAY	\$375,000 RYLAND	3	2	1	3	1	ROSEMONT
12164	TRYTON WAY	\$639,900 CHRISTOPHER	3	3	1	3	2	ROSEMONT
SOLD & SETTLED								SALES PRICE
12165	ABINGTON HALL	\$290,000 VAN METRE	3	2	0	2	1	\$275,000
12161	ABINGTON HALL	\$310,000 VAN METRE	3	2	0	2	1	\$305,000
12165	ABINGTON HAL	\$285,000 VAN METER	3	2	0	1	1	\$280,000
12195	CHANCERY STATION	\$479,900 MILLER & SMITH	3	3	0	4	1	\$477,400
1880	CRESCENT PARK	\$449,000 TRAFALGER	4	3	1	3	2	\$440,000
1976	CRESCENT PARK	\$349,000 RYLAND	3	2	1	3	1	\$349,500
1915	LOGAN MANOR	\$699,000 CHRISTOPHER	3	4	1	4	2	\$674,000
1961	LOGAN MANOR	\$435,000 TRAFALGER	3	2	1	3	1	\$435,000

INFO PROVIDED BY
CHRIS PEZZANA, Realtor®
703-447-1662

(Information is taken from public records believed to be accurate as of 08/25/02, but should not be relied upon without verification.)