

PRINCE WILLIAM COUNTY CENTER OWNERS ASSOCIATION



A Note from Our President.....

Even though we live in an association, you might be surprised how many of our neighbors—owners and renters alike—don't really understand the fundamental nature of common-interest communities. And we know that many others, including the media and government officials, lack a true understanding of the community association (or condominium) concept.

Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like ours, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

We're confident you'll recognize our community while reading these principles.

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values and

meet the established expectations of homeowners.

4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.

5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.

6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.

7. Association leaders protect the community's financial health by using established management practices and sound business principles.

8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.

9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.

10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.

New Community Signage – Wermuth Way



New signage has been installed at the intersection of Wermuth Way and Montega Drive.

You may not be aware but like several alleyways in the community this is a private street.

In an effort to curb traffic violations (speeding and wrong way entry) the Association has installed the new signage to curtail traffic on this small road with only 8 homes.

Please be mindful of the new signs and proper driving pattern for the community.

✂ Helpful Holiday Tips ✂

on keeping packages safe this holiday season

- ✧ Consider an alternate delivery destination for packages
 - ✧ Request a signature
 - ✧ Ask for a phone call prior to delivery
 - ✧ Schedule your delivery when you will be home
 - ✧ Bring your delivery inside upon receipt
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Tree Pickup Schedule



Christmas trees will be picked up during the regularly scheduled yard debris collection day after the holiday.
All tinsel and decorations must be removed.

This is your Friday weekly pickup.

Please set your tree out the evening prior to pick up with your household trash. Homes with trees left curbside on non-collection dates may be found in violation.

Are you in violation? If so, here's what will happen:

Current Violations Observed

The Violation Fine Process

STEP 1: A letter is sent to the homeowner. The homeowner has a specified time to cure the violation. The homeowner is asked to notify management when and if the violation has been remedied. The file is marked accordingly if this is the case.

STEP 2: If no response is received from the homeowner, a **SECOND** violation notice is sent. The homeowner will have a "final" specified time to cure the violation.

STEP 3: If no response from the second violation notice the homeowner will then be called to a "Violation Hearing". At this hearing you will meet the Covenants Committee to review the Rules and Regulations/Design Standards.

STEP 4: If the Hearing Notice is ignored, Fines begin for *failure to correct the violation in the time period given. This can and may result in the Association electing to pursue any one of the remedies available to the Association under their Governing Documents, including fines assessed for rules violation charges of up to \$50.00 for a single violation or \$10.00 per day for a continuing violation up to \$900.00 as per the Property Owners Association Act, Article 3, §55-513 subsection B. The Association further reserves the right to pursue additional legal avenues by submitting this information to the Association Attorney for legal action.*

MOST RECENTLY OBSERVED VIOLATIONS:

Portable Basketball Hoops

RECREATION AND PLAY EQUIPMENT - *Permanent Recreation and play equipment, including but not limited to play houses, swings, climbing equipment, large trampolines (a size that is intended for multiple persons use) etc. require approval. Temporary Recreation and Play equipment does not require approval. Creatively designed play equipment is encouraged. These standards are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed since neighborhood facilities will be of a larger scale and have greater usage. Play equipment must be made of wood with natural color tones to blend with the natural surroundings.*

Location and Site - Permanent and temporary play equipment, including but not limited to play houses, swings, climbing equipment, trampolines, etc., must be placed in rear yards in such a location where it has a minimal impact on adjoining lots and is not visible from the adjacent or nearby street. Consideration will be given to lot size, equipment size and design, amount of visual screening proposed or required, etc.

Temporary/Portable Play Equipment, including plastic play houses, small sliding boards, and sand boxes, does not require an application, but should be used in the rear yard and stored out of sight when not in use for extended periods. Portable basketball hoops are not included and are not permitted. Consideration must be given to the visual impact of adjacent and nearby residents when using such equipment.

Basketball Hoops - Basketball hoops require approval. Basketball backboards attached to homes or garages are not permitted. A basketball backboard may be located on a permanent pole in the driveway of a single-family home lot, which is 70' wide or wider. The equipment must be installed on the side of the driveway such that loose balls from missed shots fall into the yard of the applicant, rather than the yard owned by an adjacent neighbor. Consideration will be given to the configuration of the driveway and the proximity of the equipment to the street. No play lines may be painted on the driveway. Basketball play is limited to daylight hours and street play is prohibited. Portable basketball poles, goals and/or backboards with hoops are not permitted within the Prince William County Center Owners Association.

Trash and Recycle Containers

TRASH/RECYCLING CONTAINERS - *Trash/Recycling Containers do not require approval. Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Screened areas for trash and recycling container storage may be incorporated into a deck design. PLEASE BE SURE TO CLOSE YOUR TRASH CONTAINER LID. DO NOT PLACE TRASH AT THE CURB IN BAGS – TRASH MUST BE IN A CONTAINER*

Vehicles not legal with County or State laws and in need of repair

(a) Vehicles.

Except in connection with construction activities and as provided herein with respect to Commercial Lots, no commercial vehicles over 3500 pounds gross weight, taxicabs or trailers, campers, recreational vehicles, boats and other large vehicles, including grounds maintenance equipment, may be parked or used on any portion of the Property if it is Visible from Neighboring Property, unless expressly permitted by the Board of Directors and only in such parking areas or for such time periods (if any) as may be designated for such purpose. Except as may be modified by resolution of the Board of Directors, prohibited vehicles would include, without limitation, any vehicle: (i) with a load capacity in excess of one ton, (ii) oversized (higher than eight feet, wider than eight feet or longer than eighteen feet), (iii) with commercial license plates or (iv) with commercial signage. Parking of all such vehicles and related equipment, other than on a temporary and non-recurring basis, shall be in garages or screened enclosures approved by the Covenants Committee or in areas designated by the Board of Directors, if any. The Board has no obligation to designate any such area or permit parking of such vehicles on the Single Family Lots not containing nonresidential uses; provided, however, that parking of a reasonable number of commercial vehicles shall be permitted on the Property to serve commercial and multifamily needs. No junk or derelict vehicle or other vehicle on which current registration plates and current county and state inspection permits are not displayed shall be kept upon any portion of the Property if it is Visible from Neighboring Property. Vehicle repairs and storage of vehicles are not permitted, except in accordance with the Rules and Regulations; provided, however, that washing of vehicles and noncommercial repair of vehicles is permitted on all Lots as provided in the Rules and Regulations; provided, further that such activities shall be permitted on Commercial Lots in connection with commercial activities on such Lot, subject to reasonable Rules and Regulations adopted by the Board of Directors. All motor vehicles, including without limitation trail bikes, motorcycles, dune buggies and snowmobiles, shall be driven only upon paved streets and parking lots. No motor vehicles shall be driven on Trails or unpaved portions of Common Area, except such vehicles authorized by the Board of Directors for Upkeep of the Common Area. This prohibition shall not apply to normal vehicular use of designated streets and lanes constructed on Common Area the Private Streets and Roadways.

Things you should know

Trash collection will remain the same: **TUESDAYS AND FRIDAYS**
Recycling will remain the same: **FRIDAYS**

Your trash removal company, American Disposal, has an informative website – Please visit <https://www.americandisposal.com/> when you have questions about unusual or specialty pick-ups and general information. Please see some of the information available to you below:

Specialty Pick Ups

I. What are bulk goods?

Bulk goods are defined as non-electrical, oversized goods that can be compacted in the back of a collection truck. Materials collected as part of our bulk goods removal service include: sofas, cabinetry, large furniture, mattresses, box springs, grills, lawn mowers, etc.

Please contact AMERICAN DISPOSAL to schedule a bulk good removal.

II. What are white goods?

White goods and appliances are large household items used to perform specific tasks. These materials are all recycled after they are collected. Materials collected as part of our white goods removal service include: refrigerators*, dryers, washing machines, water heaters, televisions, etc. *Freon must be removed prior to collection.

Please contact AMERICAN DISPOSAL to schedule a white good removal.

III. Construction/Renovation Waste

Any material that is used for building or renovation projects is considered 'construction waste.' Construction was materials include: concrete (powder or solid form), brick, block, asphalt, siding, pallets, etc. American Disposal will NOT collect construction waste in our curbside collection trucks. Please contact us to see if your construction waste warrants a special pick up or is best suited for our roll-off dumpster service, which can handle large amounts of renovation or construction waste.



Pet Rules for HOA Harmony



Your association is proud to be pet-friendly, and we're happy your four-legged family members are part of your community. Of course, like any good neighbor, it's important that these pets don't create an unpleasant environment for everyone else. To avoid unnecessary disputes and potential rule violations, here are some guidelines owners should follow to ensure their furry friends continue to be a welcome addition to the neighborhood.

Read the Rules:

While we welcome pets in our association, we have a few rules and requirements.

Pet Violations - Per PWCC Declaration: ARTICLE 8, Section 8.2 (q) Animals... The person walking the pet shall clean up pet droppings. Further, the Design and Maintenance Guidelines state: Page 10 ... Dogs must be on a leash at all times when off the owner's property. Dog owners are responsible for cleaning up after their pet on common areas and on their own lot.

You are in violation of Prince William County Ordinances Sections 4.23. It is against the law to... Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property... (Section 4-11 & 4-26).

Uncollected dog waste is a serious problem for your association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

- The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Your association could be fined if dog waste goes uncollected.
- Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
- The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but also how quickly.
- The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
- Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Keep it Clean: No one wants to see, smell or accidentally step in the “gift” your dog left on the grassy common area. So when your dog needs to go, be sure to properly dispose of it, preferably in a pet waste disposal can. Not only will this keep your community looking better, but it will help keep ground water clean and help prevent the spread of fecal-borne diseases.

No Wandering: For the safety of your pets as well as all residents, please do not allow your pets to roam unattended outside. Along with helping protect your pets, leashing your dog is the law.

2017 Community Events



Mark Your Calendar

New Year's Eve – Music Showcase

The Social Committee has engaged Blake Esse to perform. This lovely music event will take place at the Association clubhouse at 4799 Wermuth Way New Year's Eve from 8pm to Midnight.

(Schedule subject to change)

Tennis Courts



As most residents are aware, the Tennis Courts (at the end of Anchorstone) have been resurfaced. Also, a new gate and code lock has been installed. The Courts are open for use.

To utilize the courts a reservation must be in place. Please visit the community Website at www.pwcchoa.com to reserve the time you want. You will then receive a code.

Outdoor Lighting



Please be sure that your exterior lighting is operational.

Community safety is our number one priority. It is important that the community is well lit especially during the winter months.

Evening inspections will be conducted and letters will be issued to those owners not in compliance.

2018 BOARD OF DIRECTORS MEETING SCHEDULE

Meetings are held the THIRD Monday of each and every month. Residents are invited to participate in the Open Session which starts Promptly at 7:00pm.

January 22, 2018 (Rescheduled from January 15th due to Holiday)
February 26, 2018 (Rescheduled from February 19th due to Holiday)
March 19, 2018
April 16, 2018
May 21, 2018
June 18, 2018
July 16, 2018
August 20, 2018
September 17, 2018 ANNUAL MEETING
September 24, 2018
October 15, 2018
November 19, 2018
December 17, 2018

2018 COVENANTS COMMITTEE MEETING SCHEDULE

The Covenants Committee meets the FIRST Monday of each and every month. Applications for modifications/additions to your property **MUST** be turned into the On-Site Office no later than the Friday prior to the Monday meeting.

January 8, 2018 (Rescheduled from January 1st due to Holiday)
February 5, 2018
March 5, 2018
April 2, 2018
May 7, 2013
June 4, 2018
July 9, 2018 (Rescheduled from July 2nd due to Holiday)
August 6, 2018
September 10, 2018 (Rescheduled from September 3rd due to Holiday)
October 1, 2018
November 5, 2018
December 3, 2018
