

# Prince William County Center Owners Association

## Newsletter: June 2018



## JULY 4<sup>TH</sup> SAFETY



In an effort to assist residents in preparation for the Fourth of July and additional festivities held throughout the summer, the Fire Marshal's Office suggests the following safety tips:

- Fireworks should only be used under adult supervision.
- Fireworks should only be used outdoors on a driveway, sidewalk or other fire-resistant surface. *Remember, fires are caused by careless handling of fireworks in areas exposed to sparks or live fireworks.*
- **NEVER** ignite fireworks during high winds where flying sparks can start a fire.
- Keep a bucket of water handy in case sparks start a fire.
- Be sure children around fireworks know to stop, drop and roll if their clothing catches on fire.
- Deposit sparklers in a metal container as they may be stepped on while hot or lost in the grass and stepped on while playing.
- **NEVER** aim or throw fireworks at another person.
- **NEVER** try to re-ignite fireworks that malfunction or fail to go off.
- **DO NOT** wear loose clothing when using fireworks.
- **NEVER** experiment or make your own fireworks.
- **NEVER** carry fireworks in your pocket.
- Pets may be frightened by the noise and lights of fireworks; keep pets inside or away from the area when in use.

For additional information on fireworks safety, visit: National Fire Protection Association (NFPA) [www.nfpa.org/fireworks](http://www.nfpa.org/fireworks)

Consumer Product Safety Commission (CPSC) <https://www.cpsc.gov/fireworks>

National Safety Council (NSC) <https://www.nsc.org/home-safety/tools-resources/seasonal-safety/summer/fireworks>

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# Did you know there are three options for paying your HOA Dues?

1. Manual Payments – Paper/physical checks by regular mail or electronic payments (i.e. online bill pay) should be directed as follows:  
Association Name  
c/o GH Community Management  
PO BOX 105007  
Atlanta, GA 30348-5007
2. Online Payments – Owners can access [www.smartstreet.com](http://www.smartstreet.com) to make a one-time payment or set up recurring payments. Smartstreet is an independent third party processor, so should an owner have questions about their account with Smartstreet, they should contact Smartstreet customer service directly at 1-888-705-0600.
3. ACH/Direct Debit Payments – Owners can enroll in an automatic payment program with GHCM. An enrollment form must be filled out by the owner and returned to GHCM with a voided check/copy of voided check. This payment option is highly recommended as it will continue indefinitely and amounts will be automatically adjusted as necessary (ex: budget approved increases).

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## 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***

**Trash collection: TUESDAYS AND FRIDAYS  
Recycling: FRIDAYS**

Your trash removal company, American Disposal, has an informative website – Please visit <https://www.americandisposal.com/> or call 703-368-0500 when you have questions about unusual or specialty pick-ups and general information.

# 2018 Community Events



## *Mark Your Calendar*

### **Music on The Green at the Amphitheater**

Bring your blanket/chairs & picnic basket to relax & unwind from a long week. Watch for postings

### **National Night Out – Tuesday, August 7<sup>th</sup>, 2018**

Help make our community a safe place to live. Come out, meet and support the Men & Women of the PWC Police Force that serves our Communities, along with our Local Officials & your Neighbors!  
There will be music, food & fun for all.

(Schedule subject to change)

Looking to make modifications to your home??? Don't make that change without approval.....



Contact management at [pwcchoa@comcast.net](mailto:pwcchoa@comcast.net) for the 2018 Modification Application!

**Section 9.5 Additions, Alterations and Improvements Requiring Approval**

"No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of the transparency of glass doors, walls or windows) without the prior written consent of the appropriate Covenants Committee. No Person shall make any addition, alteration or improvement to any common area owned by a Sub-association or the common elements of any condominium or cooperative located within the Property (other than for normal Upkeep or natural landscaping and not including areas within a building or dwelling visible from the exterior only because of the transparency of glass doors, walls or windows) without the written consent of the appropriate Covenants Committee. No Person shall paint, affix a sign not permitted by the Rules and Regulations to or alter the exterior of any improvement, including the doors and windows if Visible from Neighboring Property without the prior written consent of the doors and windows if Visible from the Neighboring Property without the prior written consent of the appropriate Covenants Committee. Approval by the Declarant, the Board of Directors or a Covenants Committee shall not relieve an Owner or Sub-association from any obligation to obtain required governmental approvals and permits. Upon request, the Owner shall deliver all approvals and permits required by law to the Declarant, the Covenants Committee or Board of Directors, as appropriate, prior to the commencement of the construction requiring such approval or permit. If any application to any governmental authority for a permit to make any such structural addition, alteration or improvement to any Lot or improvement located on any Lot requires signature by the Association, and provided consent has been given by the Declarant, the Board of Directors or the appropriate Covenants Committee, then the application shall be signed on behalf of the Association by an Officer only, without incurring any liability on the part of the Officer, the Board of Directors, the Association, the Covenants Committee members, the Declarant or any of them to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any Person having a claim for personal injury or property damage arising therefrom. Any addition, alteration or improvement upon any Lot in violation of the Association Documents shall be removed or altered to conform to the Association Documents (including the Design Guidelines) within thirty days after notice from the Board of Directors or the appropriate Covenants Committee of the violation." This paragraph specifically states that the Covenants Committee must approve any change, permanent or temporary, to the exterior appearance of one's property. Further, once a plan is approved, it must be specifically followed or a modification must be approved in accordance with current design standards.

# 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.

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

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## 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.

# *Tennis Courts*



To utilize the courts a reservation must be in place. Please visit the community Website at [www.pwcchoa.com](http://www.pwcchoa.com) to reserve the time you want. You will then receive a six-digit code to enter at the gate for access during your reserved time slot.

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# *Outdoor Lighting*



Please be sure that your exterior lighting is operational. This includes front entrance lighting, light posts and garage entrance lighting.

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

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# ***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 15<sup>th</sup> due to Holiday)  
February 26, 2018 (Rescheduled from February 19<sup>th</sup> 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 1<sup>st</sup> due to Holiday)  
February 5, 2018  
March 5, 2018  
April 2, 2018  
May 7, 2013  
June 4, 2018  
July 9, 2018 (Rescheduled from July 2<sup>nd</sup> due to Holiday)  
August 6, 2018  
September 10, 2018 (Rescheduled from September 3<sup>rd</sup> due to Holiday)  
October 1, 2018  
November 5, 2018  
December 3, 2018

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# **Important Contact Information:**

## **Site Office:**

4799 Wermuth Way, Woodbridge, VA 22192

Carrie Wakefield, Community Manager – [pwcco@comcast.net](mailto:pwcco@comcast.net)  
On-Site Office: 703-580-9650

Community Website: [WWW.PWCCHOA.COM](http://WWW.PWCCHOA.COM)

**Hours of Operation:** Monday through Friday 9am-5pm  
Extended hours 1<sup>st</sup> and 3<sup>rd</sup> Mondays for Covenants and  
Board meetings

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## **Managing Agent:**

GHA Community Management, Managing Agent  
**Woodbridge Office:** 3421 Commission Court, Suite 201,  
Woodbridge, VA

Brian Heisler, Portfolio Manager – [BHeisler@ghacm.com](mailto:BHeisler@ghacm.com)  
Phone: 703-752-8300

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## **Ordering A Resale Package:**

- 1) Go to Website: [www.gateshudson.com](http://www.gateshudson.com)
- 2) Click on Community Management
- 3) Click on Order Resale Documents
- 4) Select what applies. You will be directed to homewisedocs where you can request the necessary materials.

**For Step by Step Help Dial: 1-866.925.5004**