

Prince William County Center Owners Association

Newsletter: March 2018



Annual Inspections – Begin in April

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.

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 pickup Tuesdays and Fridays; Recycling Fridays only. 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

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



Contact management at pwccoa@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.

Tennis Courts



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. 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.

Evening inspections are being 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.

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.

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

Important Contact Information:

Site Office:

4799 Wermuth Way, Woodbridge, VA 22192

Carrie Wakefield, Community Manager – pwcco@comcast.net

On-Site Office: 703-580-9650

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

Managing Agent:

GHA Community Management, Managing Agent

Woodbridge Office: 3421 Commission Court, Suite 201,
Woodbridge, VA

Brian Heisler, Portfolio Manager – BHeisler@ghacm.com

Phone: 703-752-8300

Ordering A Resale Package:

- 1) Go to Website: 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



A Golden Opportunity

A Golden Opportunity to Ask the Experts!

(Lawyer, CPA, Lender, Home Inspector, Mover, Stager, Realtors, 123Junk)

Learn how to avoid pitfalls & challenges when buying or selling

When? March 18, 2018, 12-2pm

*Where? Prince William County Center Owners Association Clubhouse
4799 Wermuth Way, Woodbridge, VA 22192*

SPACE IS LIMITED—RSVP REQUIRED

Email: LROSSO@AVERYHESS.COM or Text/Call: 703.405.0601

Free Continental Breakfast by Panera

Buyer Guides * Seller Guides * Credit Fact Sheets * Free Credit Report * Giveaways

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