

Prince William County Center Owners Association

Newsletter: Fall/Winter 2018



Music on The Green at the Amphitheater
Bring your blanket/chairs & picnic basket to relax & unwind

Watch for postings from the Social Committee for upcoming events.
Follow us on Facebook: Prince William County Center Owners Association

Payment Options for 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 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).

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

Management recommends writing or painting your address number directly on your trash containers.

**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.

Exterior Modifications: **STOP**, before you build that expensive deck or fence, or make any exterior modifications, you must get approval from the Covenant's Committee. That includes painting, garden areas, patios, walkways, etc. There are many more. Review your Design Guidelines (revised edition 2016) first. You can find the necessary information and forms on the community website at www.pwcchoa.com.

Read the application for instructions. Any information you do not provide may result in a delay of one month. The Committee meets the first Monday of each month. All Applications can be emailed or delivered to the on-site office located at the clubhouse: PWCC 4799 Wermuth Way, Woodbridge, VA 22192. You may drop your application in the black drop box outside the main entrance of the clubhouse. Please have your application in one week prior to the scheduled meeting.

Fitness Center: The fitness center is open 7 days a week 24/hours a day. **Residents may obtain an access card at the Association office by completing the necessary application.** One fitness card allowed per person over the age of 16. **No guests allowed.** This is a "Resident Only" facility. Cameras monitor the fitness room on a 24-hour basis. There is a "**no loitering provision**" for the fitness center or parking lot at the clubhouse. **Please adhere to the Gym Rules; posted for your safety!**

**** Do not let anyone into the Gym without using their assigned access card. This is to ensure safety to our residents and for proper monitoring of the access card system. ****

Clubhouse Rental: The clubhouse is available for rental Friday (5:00pm-Midnight), Saturday (10:00am- Midnight) and Sunday (10:00am-11:00pm). The fee is \$175 per day. There is a refundable deposit of \$250 required. If you are interested in holding an event at the clubhouse, please contact the office at (703) 580-9650 for available dates. Please be sure to call in advance for your special dates.

Access Cards: Please keep your access cards in a safe space. Access Cards are updated each season for pool access (with an approved pool application) and provide access to the gym facility. If you lose your card, the cost is \$25.00 per card to replace.

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.

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

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.

Mail Boxes



The numbers on the single-family mailboxes are glued on by adhesive. Over time you may need to replace your missing mailbox numbers.

To order replacement mailbox numbers call Mainstreet Mailboxes & More at 571-379-8454. Located in Manassas for convenient shipping or pickup.

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.

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.

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.

November 5, 2018
December 3, 2018

Covenants Committee – Seeking New Members

- ❖ We meet once a month for approximately 1 hour
- ❖ Review Architectural Applications for home improvements
- ❖ Review Community Design Guidelines

If interested please contact the on-site management office.

Your Community Resources:

Prince William County Police

If You See Something – Say Something

Non-Emergency: 703- 792-6500

Emergency: 911

Prince William County – Animal Control

Lost Pets/Strays/Wild Animals

Phone: 703- 792-6500

Virginia Department of Transportation - VDOT

Unsafe Road Conditions/Fallen Street Signs

Phone: 1-800-367-7623

Website: www.virginiadot.org

Prince William County Representatives

Occoquan District Office - **Ruth Anderson**

Phone: 703-792-4643

Email: randerson@pwcgov.org

Website: <https://supervisorruthanderson.com/>

Prince William Library

13065 Chinn Park Drive

Phone: 703-792-4800

Prince William Recreation Center

13025 Chinn Park Drive

Phone: 703-730-1051

Important Contact Information:

Site Office:

4799 Wermuth Way, Woodbridge, VA 22192

Carrie Wakefield, Community Manager – pwccoa@comcast.net

On-Site Office: 703-580-9650

Community Website: WWW.PWCCHOA.COM

Facebook: Prince William County Center Owners Association

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