

Prince William County Center Owner's Association

Newsletter: Fall 2019



2019 Annual Meeting

Please join us for the Annual Meeting on September 16th at 7pm in the Prince William County Center Clubhouse. There are two positions on the Board of Directors to be filled, and will have sign up sheets for openings on the Social Committee. If you are unable to attend, please fill out and return the proxy form sent by mail. All are welcome, and the community appreciates your participation to meet quorum for the event.

REMINDERS!

- New email address for clubhouse office:
manager@pwcchoa.com
- Daylight Savings Time ends Sunday, Nov 3 at 2am. Don't forget to turn your clocks back an hour!
- Come late November or December, remember to winterize your outdoor hose bibs by shutting off water supply.

Dates to know:

- Sept 13 - Music on the Green
- Sept 16 - Annual Meeting
- Sept 28 - Community Garage / Yard Sale
- Oct 4 - Music on the Green

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Trash and Recycling 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. Management recommends labeling trash bins with your address number. **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. Visit <https://www.americandisposal.com> or call 703-368-0500 when you have questions about unusual or specialty pick-ups and general information.



THINK BEFORE
YOU THROW.

#TBYT



ALWAYS put in your recycling bin.



Rigid Containers



Cans



Cardboard



Paper

NEVER put in your recycling bin.



Bags



Phones



Diapers



Food



Foam



Clothes



Cables/Lights



Wrappers

Learn more about recycling at:
americandisposal.com

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 boy outside the main entrance of the clubhouse. Please have your application in one week prior to the scheduled meeting.

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.

Playground Hours

There are THREE (3) community Tot Lots located on Half Moon Court, Anchorstone Drive and Quate lane. For your safety, hours of operation are dawn to dusk. Please report broken equipment to management at 703-580-9650 or manager@pwcchoa.com.



Contact Prince William County Police to report any after-hours safety or trespassing concerns.

Townhome Owners New HVAC Regulations

Looking to change your HVAC components?

New Prince William County Regulations; minimum clearance of 24 inches between two units. Due to this County change an Architectural Application will be required prior to any new installations. These updates impacts homes with two adjacent HVAC units.

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 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.

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.



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 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.
- If you are caught not properly disposing of pet waste you may be subject to fines.

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. **There are twelve (12) stations located throughout the PWCCOA Community.** 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.






2019 Exterior Inspections

On an on-going basis the Board of Directors mandates that the management company inspect the exterior of all homes and buildings to ensure that they comply with the original design guidelines and any and all exterior modifications have been approved. Moreover, Curb-Appeal upkeep is important for resale values and it protects your investment. Residents may find it useful to know what is inspected to ensure that their properties are within accepted guidelines.

Below is a list of some of the inspection items that Management will note. Homeowners will receive a letter in the mail detailing the repairs that are necessary. Each violation type provides a cure period and the option of extending the time needed provided you submit the form that is included with the letter indicating the estimated completion date. Owners that do not perform the repairs are subject to an appearance at a hearing and could be subject to fines.

In addition, the bi-annual light inspections will be happening this quarter. Please ensure outdoor lights (garage/porch light and/or lamp post) are in working condition and turning on automatically each evening.

The exterior home inspections include but are not limited to:

- Gutters: cleanliness, debris, and if any repairs are required
 - Siding: condition and if power washing is required
 - Exterior Wood: any wood rot that needs replacing
 - Landscaping: trimming, weeds, repairs to edging material
 - Shrubs & Beds: missing or dead shrubs
 - Trees: pruning, and removal of any dead trees/stumps
 - Paint: windows and trim, shutters, doors, and corner trim
 - Railings in front of homes
 - Garage doors
 - Driveways
 - Fence: condition, replace missing/warped boards, repair gate
 - Decks: repair spindles, repair staircase, power wash, correct color
 - Roof: repairs or replacement
 - Mailboxes: replacing missing numbers and repainting
 - Sidewalks, stairs and walkways: repair and tend to trip hazards
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2019 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.

September 16, 2019 (ANNUAL)

September 23, 2019

October 21, 2019

November 18, 2019

December 16, 2019

2019 Covenants 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 date.


Back to School Safety Tips from PWC Fire & Rescue

DRIVERS

- Slow down, follow the speed limit and be alert especially in the residential neighborhoods and school zones.
- Look for pedestrians everywhere. Pedestrians may not be walking where they should be or may be hard to see—especially at night, in poorly lit conditions, including dusk/dawn/night and in poor weather.
- Take extra time to look for kids at intersections, on medians and on curbs.
- Enter and exit driveways and alleys slowly and carefully.
- **NEVER** pass vehicles stopped at a crosswalk. There may be people crossing that you can't see
- Watch for children on and near the road in the morning and after school hours.
- Reduce any distractions inside your car so you can concentrate on the road and your surroundings.
- ***Put down your phone and don't talk or text while driving!***



CHILDREN

- **ALWAYS** cross the street with an adult, at least up until age 10, when your traffic skills and judgment are better.
 - Cross the street at corners, using traffic signals and crosswalks whenever possible.
 - **NEVER** run out into the street or cross in between parked cars.
 - Wear reflective material or clothing and carry a flashlight to increase your visibility at night.
 - **ALWAYS** walk in front of the bus, at least 10 feet, where the driver can see you.
 - If waiting for a parent, wait on the same side of the street as the school bus loads and unloads.
 - **DO NOT** play in driveways, streets, parking lots and unfenced yards next to the street.
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2019 Community Events

Community Garage/Yard Sale

September 28th (Rain Date—Sept 29th)

We post this event on Craigslist—feel free to post on other sites as well. You may want to put your own signs out with your address to get people to your house.

Please be sure to remove all signs by the end of the weekend

Music at the Amphitheater

County Center Town Center

Bring your blanket/chairs/picnic basket or simply have a pizza delivered! Come relax and unwind after a long week while the kids run, have fun, and do a little dancing!

September 13th and October 4th *Weather Permitting*

Gentle Yoga

Tuesdays & Thursdays 7pm—8pm

Session 1: Yoga 101 9/26—10/17

Session 2: A Grateful Heart 10/31—11/21

Session 3: New Year, New You 1/9—1/30

The instructor, Sharon Harvey, is a resident of our community & is offering her services. Hero Dog Yoga is a non-profit organization that facilitates healing for those who have been affected by physical, mental, or emotional pain, or anyone just needing to relieve a little stress to be your best self. All equipment, mats, etc provided. No cost, although donations are graciously accepted.

herodogyogal@gmail.com / 571-477-1331

Chess/Card/Game Night

Wednesday nights at 6-8pm

Contact James Forman with your interest and any questions.

jef13064@gmail.com / 703-629-2469

We want to thank everyone who came out to show their support at National Night Out





Updated Gym Rules

The use of the Fitness Center, as all other PWCCOA facilities, is at the users' sole risk. All users are urged to consult a physician prior to beginning any exercise, particularly those who are pregnant, have a history of heart disease, high or low blood pressure, diabetes, or other medical conditions.

Residents Only: Use of the Fitness Center is reserved exclusively for residents of the Prince William County Center community, subject to all applicable rules, regulations and exclusions. Use of the facility is restricted to Key Card holders. **WITHOUT YOUR KEY CARD YOU CANNOT USE THE FITNESS CENTER.**

Eligibility for Facilities Key Card: PWCCOA will **not** issue a Key Card to any member with a membership account past due. If a member receives a Key Card from PWCCOA and later allows membership account to become past due, PWCCOA reserves the right to automatically suspend the member's right to use the facilities until the member brings his/her account fully current.

Hours of Operation: The Fitness Center operates 24 hours a day, 7 days a week. The Fitness Center may be closed from time to time for servicing or cleaning or other needs that may arise. Warning of such closing will be posted in the facility when possible.

ENTRY ONLY THROUGH THE FITNESS CENTER DOOR—THERE WILL BE NO ENTRY FROM OR THRU THE CLUBHOUSE. NO ONE WILL BE ADMITTED TO THE FITNESS CENTER WITHOUT A KEYCARD.

Age Restrictions: Persons under the age of 16 are prohibited from using the facility for their own safety.

Music Players: Only personal radios/mp3/CD players, used with earphones may be played.

Use of Television: Cable TV is installed and the Channel is set on HGTV for all.

Smoking/Food/Beverages:

- NO SMOKING IS PERMITTED IN THIS FACILITY
- NO FOOD MAY BE CONSUMED IN THE FACILITY
- WATER MUST BE IN A CLOSED CONTAINER (NON GLASS WITH LID)

Litter: Each user is responsible to help ensure the cleanliness and safety of the facility and all its equipment. In addition, users are expected to wipe the equipment clean after use.


Personal Property/Liability: Users must ensure that all personal belongings and valuables are protected while in the facility and are collected before leaving the facility. PWCCOA and Management will not be liable or responsible for any loss or damage to personal property of any kind. All users of the Fitness Center agree to hold harmless PWCCOA and Management of any liability and action resulting from use of the facility.

Conduct: Users are expected to heed all warnings, explanatory and cautionary signs displayed in the facility. This includes appropriate language, attire, and behavior.

A violation of gym rules shall result in a notice and loss of community privileges.

- *First Infraction issued is a one-month loss of access
- *Second Infraction issued is a six-month loss of access
- *Third Infraction issued is a hearing before the Board of Directors and indefinite loss of access.

Security/Monitoring: The Fitness Center is monitored by security cameras at all times.



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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
Neabsco District Supervisor - **Victor Angry**
Phone: 703-792-4667
Email: vsangry@pwcgov.org
Website: [www.pwcgov.org/government/
bocs/Pages/Neabsco-District-
Supervisor.aspx](http://www.pwcgov.org/government/bocs/Pages/Neabsco-District-Supervisor.aspx)

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 – manager@pwcchoa.com
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 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

