



Special Issue

ReView

Golf Course View Cluster Association

May 2009

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 8, 2009 at 7:00 pm at the upper playground in Courtyard D.

(The rain date is Tuesday, June 9, same time, same place.)

The Annual Meeting is your opportunity to discuss your interests with your neighbors and the board and to elect one new director to represent you in the management of our community. A quorum of one owner of 21 of our units (20%) is needed to elect directors, so please plan to attend.

Annual Report of the Cluster - June 2008-May 2009

Prior to the Annual Meeting each year, the Board of Directors prepares this report of our activities since the last Annual Meeting and our current plans for the coming board year.

GCVCA Board of Directors

Officers

President
Sandy Dresser

Vice President
Gina Lundy

Secretary
Lori Allred

Treasurer
John Merzig

Directors

Greg Bauer

Lenor Hersey

Bob Williamson

Committee Chairpersons

Architecture
Sandy Dresser

Capital Improvements
Bob Williamson

Communication
Sandy Dresser

Drainage
Greg Bauer

Finance
John Merzig

Landscape & Trees
Patty Williamson

Playgrounds
Lori Allred

Financial Management Disclosure Packets

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Finance and Administration

In December 2008, the board approved a budget to enable the cluster to provide common services, maintain and enhance our common grounds and deposit \$32,500 in the cluster's reserves for replacement fund.

Effective January 1, 2009 the board engaged Barbara Beasley to manage the cluster's financial transactions and purchased a \$1 million fidelity bond on the Cluster's officers and directors as required by current state law. In February the board elected Barbara assistant treasurer of the Association as authorized under the Bylaws.

An audit of the cluster finances for calendar years 2007 and 2008 conducted by Goldklang, Cavanaugh & Associates PC showed that our finances are sound and our financial accounting practices are in compliance with accepted accounting standards.

Reserves for Replacement Fund

The Virginia Property Owners' Association Act section 55-534.1 describes requirements for Reserves for Capital Improvements. The cluster's capital improvements include Golf Course Drive, our common sidewalks and parking lots and the playground equipment.

By action of the board, the current reserves for replacement fund includes the balance in the money market as of December 31, 2008, all accumulated funds that were unspent for operating costs in 2008, the \$32,500 contribution budgeted for 2009 and all interest earned by the money market account. In 2009, \$309 of your annual assessment has been placed in our reserves for replacement fund

As of April 30, 2009, the cluster's reserves for replacement fund totalled \$91,436.58. The money is invested in a money market fund, and all interest earned on the account is reinvested into the reserves. The intention is to use the interest to offset inflation so that we have adequate funds to pay for scheduled maintenance of our capital improvements.

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Financial Report as of April 30, 2009

Budget Item	Budgeted 2009	Actual as of Apr. 30, 2009
Income		
Annual Assessments	\$107,632	\$98,361
Interest on Operating Account	100	3
Late Charges	300	325
Total Income	\$108,032	\$98,659

Expenses

Grounds Maintenance	\$23,675	\$7,892
Landscape/Tree Maintenance	16,000	8,395
Drainage	3,200	3,129
Curb Painting	0	0
Trash Collection	18,500	5,051
Snow Removal	2,000	2,537
Playground Maintenance	1,000	477
Street Lights	2,535	1,057
Liability Insurance	1,200	1,111
Administrative	1,000	230
Audit	2,000	0
Financial Management	3,300	0
Legal	500	1,384
Contribution to Reserves	32,500	32,500
Total Expenses	\$107,410	\$65,854

Reserves for Replacement Fund

Income From 2009 Annual Assessment	\$32,500
Carryover from 2008	58,847
Interest	89
Total Reserves	\$91,437

Assets

	As of Apr. 30, 2009
Operating Funds	\$35,998.27
Reserve Funds	91,436.58
Accounts Receivable	4,922.50
Undeposited Funds	880.00
Total Assets	\$123,392.35

Liabilities & Equity

Equity	\$123,392.35
Liabilities	0.00
Total Liabilities & Equity	\$123,392.35

Reserves for Replacements (continued)

The largest anticipated future expense is repaving the street and parking lots scheduled for 2020. We last repaved in 2001 at a cost of \$136,885. Our projected cost for this work in 2020 is \$324,655, adjusted for inflation.

Based on an engineering study completed by ETC in 2001, we have been systematically repairing/replacing broken sidewalks. In September, NVM Inc. repaired or replaced sidewalk blocks in Courtyards A, E and elsewhere in the Cluster. This work, which cost about \$17,000, concluded the multi-year sidewalk repair begun in 2001.

We will continue to monitor our sidewalks and will schedule further repairs as needed. Under our reserve plan, we are ear-marking \$1,000 per year to create a fund to pay for these future repairs.

Earlier this month, NVM, Inc. repaired several areas of the street and parking lots. Next month NVM will reseal the pavement on our street and parking lots and repaint the yellow curbs. The total cost of all this work will be \$16,305.

Board of Directors

The board of directors met every month except July. Board meetings, which are announced in each newsletter and open to interested residents, are used to review cluster finances, develop and manage both the operating and reserve budgets, discuss landscape, maintenance, financial and resident issues, and plan future projects.

Directors are elected by the membership at the annual cluster meeting and serve terms of either one or three years. Directors also chair the various committees of the board that do so much to keep our neighborhood beautiful and safe.

One position on the board will be filled at the Annual Meeting. If you're interested in serving, contact any board member.

Cluster Communication

The board maintained the cluster website to enable residents, homeowners and prospective home buyers to access information about the cluster. In addition, the board published this newsletter each month to keep residents fully informed about what's going on in the cluster.

Throughout the year, the board sent out emails to residents who participate in our residents' email network to keep them up to date whenever there was "breaking news" about trash collection failures, snow removal plans, etc. **If you're not on this resident email list and would like to be, just send us an email at gcvca@golfcourseview.org.**

Annual (June) Board Meeting

The annual board meeting is scheduled for Tuesday, June 9 at 7:30 pm at 2080.

Interested residents are invited to attend.

Landscape and Trees

Over the past year, the landscape and tree committee has organized and carried out a number of projects to maintain and enhance our cluster.

Earlier this spring, the drainage and landscape committees teamed up to address two long-standing drainage problems by installing dry creek swales behind 2129-2135 and behind 2117-2121. A third dry creek swale was installed behind 2157-2159 by an individual homeowner, in cooperation with the landscape/tree committee.

In 2008-2009, the landscape committee:

- Completed scheduled maintenance of cluster trees.
- Installed a new shrubbery border at the entrance to Courtyard B.
- Planted a new serviceberry (Amalanchier) tree along the Reston Pathway behind 2140 to replace a Stewartia tree that had succumbed to a fungus infection.
- Installed a new landscape bed at the entrance to Courtyard F and planted a new redbud tree beside 2169 to replace a large white oak that had to be taken down last spring.

Plans for the remainder of the year will focus on tree maintenance and the development of a landscape plan for the renovation of the entrances to Courtyards E and A.

Architecture and Design Standards

Over the past year the architecture committee supported the efforts of a number of homeowners to obtain approval for plans to enhance the exterior appearance of their homes and/or their landscaping.

On behalf of numerous concerned homeowners, Sandy Dresser, the committee chairperson, contacted Reston Association (RA) CEO Milt Matthews and Covenants Administration Director Brevetta Jordan to discuss a number of issues regarding current RA covenants administration policies and procedures.

The primary issues she raised were:

1. RA's policy to inspect all townhouses in a row for maintenance violations when visiting the cluster to review an individual homeowner's application for DRB approval of a renovation or improvement to his/her property.
2. The party wall rule that makes us equally responsible for the maintenance of our next door neighbors' rake boards and brickwork, and
3. Numerous seemingly unreasonable citations for maintenance violations that address purely aesthetic concerns rather than true structural problems.

Only time will tell whether this effort will result in more reasonable administration of the RA covenants. If you receive a citation for a maintenance or design violation that you think is unreasonable, don't hesitate to contact Sandy about your concern. She will work with you to appeal the violation.

Playgrounds

Last summer, the board signed an agreement with Golf Course Square to share the costs of maintaining the lower playground on a 50/50 basis. This agreement replaced the original one signed in the early 1970s and is a better deal for us because the first one split costs on the basis of the number of units in each cluster, and we have more units.

The board immediately signed a contract with All Recreation of Virginia to replace the existing woodchips in the lower playground with playground-approved mulch. The cost of this work exceeded the amount budgeted for playground maintenance in 2008, and the board approved a one-time use of reserve funds to pay the difference.

This summer new playground-approved mulch will be added to the upper playground.

Parking Issues

Last summer the Fairfax Board of Supervisors approved the petition submitted by the Cluster, in concert with our neighbors in Golf Course Square and Newbridge, to have the public road leading into our cluster (Golf Course Square) declared a Community Parking District.

Designation as a Community Parking District makes it illegal to park any commercial vehicles along Golf Course Square (except trucks actually involved in providing deliveries/services and school buses) and limits parking of moving vans, boats, recreational vehicles, etc. to 48 hours for loading and unloading purposes.

We were delighted to learn early last fall that all public roads in Reston now comprise a designated Community Parking District.

For details concerning the parking restrictions included in the Community Parking District, see the June 2008 issue of ReView available on our cluster website, or contact any board member.

Important Reminders

- Resealing of our street and parking lots is scheduled for the week of June 1 - 5. Work will be done in the lower half of the Cluster first and then move to the upper half. The work will require that all cars be completely removed from each of the work area for two days. Cars that are not removed by 7:30 am on the first day of work in each area will be towed at the owners' expense.
- Spring is here and our children are playing outdoors at all hours of the day. For their safety, **please drive slowly** on our street and in the parking lots. The speed limit in the cluster is 15 mph.
- As a community we spend a lot of money each year to develop and maintain our common grounds. Young children and dogs can do serious damage to our landscaped beds and river rock installations. **Please do not allow your children or your dogs to walk or play in any of the landscaped areas.**