



*Have a Happy
Thanksgiving!*

ReView

Golf Course View Cluster Association

November 2010

Proposed Cluster Budget for 2011

GCVCA Board of Directors

Officers

President
Sandy Dresser

Vice President
Bob Williamson

Secretary/Treasurer
Lenor Hersey

Directors

Rob Aaron

Gina Lundy

Andres Quesada

Gary Villhauer

Committee Chairpersons

Architecture

Sandy Dresser

Capital Improvements

Bob Williamson

Communication

Sandy Dresser

Drainage

Bob Williamson

Gary Villhauer

Landscape & Trees

Patty Williamson

Playgrounds

Lori Allred

Rob Aaron

Financial Management Disclosure Packets

Karen Seymour
703-255-2461

PO Box 434,
Oakton VA 22124-0434

fourflyin@aol.com

Website

www.golfcourseview.org

Email

gcvca@golfcourseview.org

Budget Item	Proposed 2011	Difference from 2010	Notes:
Annual Assessment¹	\$1,120	\$0	¹ Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2011.
Estimated Income			
Assessments ²	\$108,192	\$0	² Based on the assumption that 80% of homeowners will pay the full amount up front and enjoy the 10% discount, while 20% will choose to pay in installments.
Late Fees	\$400	\$0	
Interest on Checking Account	\$10	-\$40	
Estimated Total	\$108,602	-\$40	
Budgeted Expenses			³ Includes expenses for postage, state registration fees, supplies, costs of web hosting, etc.
Administration ³	\$1,000	\$0	
Audit	\$ 750	-\$1,350	
Drainage	\$4,020	-\$980	
Grounds Maintenance	\$23,675	\$0	
Landscape/Trees	\$16,000	\$0	
Snow Removal	\$4,000	\$0	
Financial Management	\$6,000	\$2,400	
Insurance	\$1,200	\$0	
Legal Services	\$500	\$0	
Street Lights	\$2,535	\$0	
Trash Collection	\$19,364	\$564	
Playground Maintenance	\$1,000	\$1,000	
Curb Painting	\$1,500	\$1,500	
Subtotal Operating Expenses	\$81,509	\$3,099	⁴ As of October 31, 2010, we had \$92,285 in our reserves for capital investment account.
Contribution to Reserves⁴	\$27,000	-\$3,000	
Total Estimated Expenses	\$108,509	\$99	
Contingency Operating Reserves	\$93	-\$139	

The 2011 budget proposed by the GCVCA board at its November meeting shows a slight decrease in income and an increase in expenses. The increase in expenses is due primarily to an increase in our cost for financial management and budgeted expenses for playground maintenance and curb painting that were not included in the 2010 budget

There will be no increase in your assessment. If you choose to pay your 2011 assessment on a quarterly basis, you will pay \$280 per quarter. If you take advantage of the 10% discount available when you pay in full by February 1, your assessment will be \$1,008 next year.

We established the reserves fund in 2000 to ensure that we have enough money on hand to pay for necessary repairs to our cluster's road, parking lots, sidewalks and playgrounds without having to resort to special assessments. As of October 31, 2010 we had \$92,285 in reserves. No capital improvements are planned for 2011, although the board has been asked to consider a proposal to add a swing to the upper playground. \$27,000 will be added to reserves.

If you have questions about the proposed budget, contact any board member.

Security Alert

Those of you who participate in our cluster email network already know that we have had two burglaries in the neighborhood in the last week—one in Courtyard C and the other in Courtyard D.

The burglar in Courtyard D is described as a tall, thin, white man, in his 20s, with medium brown straight hair cut long, but not shaggy. He was wearing brown pants and a denim jacket.

For your own security, be sure to lock your doors and ground level windows securely at night and please keep your outdoor front and back lights on from dusk until dawn.

If you see or hear anything suspicious, call the police at 703-691-2131. If you think your house or a neighbor's is being burglarized, call 911 immediately.

Next Board Meeting

The December board meeting is scheduled for Tuesday, Dec. 14 at 7:30 pm at 2080.

Interested residents are invited to attend.