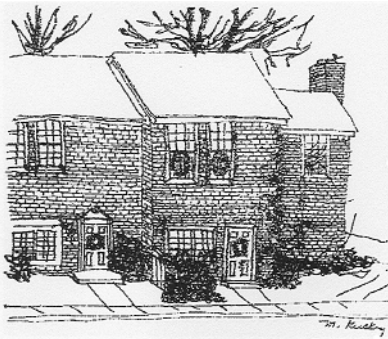


Happy
Holidays!

ReView

Golf Course View Cluster Association

December 2011



Martha Kuskey, 1988

GCVCA Board of Directors

Officers

President

Sandy Dresser

Vice President

Bob Williamson

Secretary/Treasurer

Stephanie Cavanaugh

Directors

Rob Aaron

Lisa Gomes

Gina Lundy

Gary Villhauer

Committee Chairpersons

Architecture

Sandy Dresser

Capital Improvements

Bob Williamson

Communication

Sandy Dresser

Drainage

Bob Williamson

Gary Villhauer

Landscape & Trees

Patty Williamson

Playgrounds

Rob Aaron

Financial Management Disclosure Packets

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Oakton VA 22124-0434

Website

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Email

gcvca@golfcourseview.org

Next Board Meeting

The next board meeting is scheduled for Tuesday, Jan. 10 at 7:30 pm at 2159.

Board Approves 2012 Budget

At its December meeting, the Board of Directors approved the 2012 budget shown below.

Cluster Budget for 2012

Annual Assessment	\$1,120
Estimated Income	
Assessments	\$117,600
10% discounts	-9,968
Late Fees	\$400
Interest on Checking Account	\$10
Estimated Total	\$108,042
Budgeted Expenses	
Administration	\$1,000
Audit	\$ 750
Drainage	\$8,500
Grounds Maintenance	\$23,328
Landscape/Trees	\$16,000
Snow Removal	\$4,000
Financial Management	\$6,000
Insurance	\$1,200
Legal Services	\$500
Street Lights	\$2,460
Trash Collection	\$19,883
Playground Maintenance	\$2,008
Curb Painting	\$0
Subtotal Operating Expenses	\$85,229
Contribution to Reserves	\$22,400
Total Budgeted Expenses	\$107,729
Contingency Operating Reserves	\$13

Planning Ahead For Winter

The time to get our plans made to cope with potential bad weather this winter is before the snow or ice arrives—like now.

Do any of you know now that you'll need help shoveling your walk or cleaning off your car? Send us an email at gcvca@golfcourseview.org and tell us. We'll create a list that will help us marshal the assistance you need.

Those of you who would be willing to pitch in and help a neighbor with snow removal, please let us know who you are. Email us at gcvca@golfcourseview.org. If you expect to be paid for your services, that's fine. Just tell us what you will charge per hour or per job.

To be sure you get the most up to date information about snow services, please make sure we have your current email address on our residents' list.

2012 Assessments Due in January

This month, you'll receive your 2012 assessment statement in the mail.

The first quarterly installment of \$280 is due January 15, 2012. Subsequent payments will be due April 15, July 15 and October 15.

If you prefer to pay your annual assessment in a single payment, you'll receive a 10% discount if you make your payment by February 1, 2012. In this event, your payment amount will be \$1,008. (Note, the discount is not available for lump-sum payments made after February 1st.)

New Landscape/Snow Contractor

Effective January 1, 2012, our landscape maintenance and snow services will be provided by **Blake Landscapes, Inc.** Blake, a Leesburg company established in 1951, was selected through a competitive bidding process conducted last summer. Both our landscape maintenance and our snow services contracts with Blake will cover exactly same services as did our contracts with Blade Runners.

Most pertinent to the season ahead, this means that our road and parking lots will be plowed by a truck with a blade when there is at least 2" of snow, and as needed thereafter, to make it possible for us to get our cars out of and back into our parking spaces. Sand/salt will be applied if icy conditions exist or threaten. In the event of a monster snow event like the one we saw in 2010, Blake will provide a front loader to pick up and move snow out of the parking lots. Our contract does not include any sidewalk shoveling, so we are each responsible for shoveling our own walk and the common sidewalk in front of our home, and courtyards are responsible for making sure the common walks facing the parking lots are safely negotiable by pedestrians.

Please remember that neither the snow plow driver or any members of the landscape crews are employees of Golf Course View. We have no control over when they do their work or how they go about it. The cluster has hired a contractor on whom we rely to manage these maintenance functions and, while we can complain after the fact, we have no authority to direct the work of the crews when they are on site.

Christmas Tree Recycling Wed. Dec. 28th and Jan. 4th

To take advantage of VHI's dedicated tree recycling program, natural trees, stripped of all decorations, must be placed on the curb by 7:00 am on the dates above.

Trees will also be picked up for trash disposal on any regular trash collection day.