



Special Issue

ReView

Golf Course View Cluster Association

April-May 2012

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 11, 2012 at 7:00 pm at the upper playground in Courtyard D.

(If it's raining at 7:00, the rain date is Tuesday, June 12, same time, same place.)

The Annual Meeting is your opportunity to discuss your interests with your neighbors and the board and to elect new directors 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.

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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The next board meeting will be June 12, 2012 at 7:30 pm at 2159.

Annual Report of the Cluster - June 2011-May 2012

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.

Finance and Administration

In December 2011, the board approved a budget to enable the cluster to provide common services, maintain and enhance our common grounds and deposit \$22,400 in the cluster's Reserves for Replacement Fund. For the fourth year in a row, the budget required no increase in the annual assessment.

A comprehensive review of the cluster finances for calendar years 2010 and 2011 conducted by James McIntyre, CPA 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 sets requirements for Reserves for Capital Improvements. The Cluster's capital improvements include Golf Course Drive and our common sidewalks, parking lots and playground equipment. As of April 30, 2012, our reserves for replacement funds totaled \$142,273.46.

In March 2010 the board voted to invest a significant portion of reserve funds into two highly recommended, high quality corporate bond funds. For the second year in a row, the investment returns for the bond funds averaged 5% per month. The board will continue to monitor the comparative returns available and make investment adjustments as appropriate.

In April 2011, the board authorized the expenditure from reserves of \$5,400 to purchase and install a new swing set in the upper playground. In addition, the board spent \$1,365 from operating funds to have the yellow no parking curbs repainted.

The largest anticipated future reserves expense is the repaving of the street and parking lots, currently scheduled for 2020. We last repaved in 2001 at a cost of \$136,885. Our projected cost for this work in 2020 is about \$325,000 adjusted for inflation.

Financial Report as of April 30, 2012

Budget Item	Budgeted 2012	Actual as of Apr. 30, 2012
Income		
Annual Assessments	\$108,192	\$96,060
Interest on Operating Account	10	1.21
Late Charges and Interest	400	275.32
Total Income	\$108,602	\$96,335.32

Expenses

Administrative	1,000	423
Audit	750	750
Drainage	8,500	8,496
Grounds Maintenance	23,328	7,776
Landscape/Trees	16,000	11,273
Snow Removal	4,000	735
Financial Management	6,000	2,000
Insurance	1,200	684
Legal	500	0
Street Lights	2,460	814
Trash Collection	19,883	6,266
Playgrounds	2,008	1,008
Total Expenses	\$85,629	\$39,138

Reserves for Replacement Fund

Income From 2012 Annual Assessment	\$22,400
Carryover from 2011	115,606
Interest/Dividends/Other	4,267
Total Reserves	\$142,273

Total Assets As of April 30, 2012

Operating Funds	\$ 36,478.62
Reserve Funds	142,273.46
Accounts Receivable	3,950.44
Other Current Assets	735.75
Total Current Assets	\$183,438.27

Landscape and Trees

Late last summer the board approved a new 5-year Landscape Improvement Plan covering calendar years 2012 through 2016. The plan was produced by the nine volunteer members of the Landscape/Tree Committee who met several times during the months of July and August and represents a consensus of the improvements that should be made and their priority in terms of timing.

In October 2011, the board approved contracts with Blake Landscaping, Inc. for landscape maintenance and snow services to replace the contracts previously held by Blade Runners.

In March of this year the cluster completed all of the scheduled tree maintenance work for the year. The work, done by JL Tree Services at a cost of \$8,650, addressed the recommendations of the Landscape/Tree Committee and problems identified by other residents as reviewed and prioritized by the Landscape/Tree Committee Chair in consultation with a licensed arborist. There are, of course, still trees that would benefit from pruning and some that need to be removed. At this point, however, none appears to represent a threat to people or private property.

In April of this year the cluster completed nearly all of the landscape improvement projects scheduled for this year in the new 5-year plan. We've highlighted these projects in earlier newsletters, but they include three new trees and the cleanup of the gully and the re-landscaping of the sidewalk frontage near 2074 installed by Shendandoah Landscapes at a cost of \$3,312, and significant new plantings between 2151 and the Reston Pathway installed by Blake Landscaping, Inc. at a cost of \$2,753.

Earlier this year, the cluster engaged Family Drainage Solutions to install a complex new drainage system between 2151 and the Reston Pathway and to install a river rock "creek bed" between the upper playground and 2170-2172 to prevent further damage from storm runoff. These projects cost a total of \$8,500.

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 almost every month to keep homeowners and 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 schedules, snow removal plans, etc. The email list is also used to let neighbors know of no longer needed items that residents are happy to pass along to others who might use them.

Our email network now reaches 94 residents and non-resident homeowners, but clearly we're still not reaching some families. **If you're not on this resident email list and would like to be, just send us an email at gcvca@golfcourseview.org.**

If you prefer not to have your email address made available to your neighbors, we can easily include you on the "blind copy" list.

Architecture and Design Standards

Over the past year the architecture chairperson 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 and to respond successfully to RA covenants violation notices.

All changes to the exterior of our homes must be approved by the Reston Association (RA) Design Review Board. Changes that fully comply with the RA-approved cluster standards can be approved at the staff level in a short time frame. Projects that include changes that are not addressed by our standards or don't fully comply with them must be reviewed by a Design Review Board panel.

The Cluster design standards are contained in the Cluster Handbook and are available online at our Cluster website (www.golfcourseview.org) at the Handbook and Standards tab. And as of last month, you can also download a pdf copy of the current DRB Application Form through a link at this same tab.

Board of Directors

The board of directors met every month except July. Board meetings are announced in each newsletter and interested residents are invited to observe. Meetings 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 many of the various committees of the board that do so much to keep our neighborhood beautiful and safe.

As many as three positions on the board will be filled at the Annual Meeting. If you're interested in serving, contact any board member or send us an email at gcvca@golfcourseview.org.

Serving as a director is a great way to be involved in decisions that affect our neighborhood and ensure that our common funds are spent efficiently and effectively. There's no better way to protect and enhance your property value and the quality of life that Reston affords. If you can commit a just couple of hours a month to this endeavor, give us a call!

Living By And With The Golf Course

If you don't participate in the cluster residents' email network, you may not be aware that our neighbor, Reston National Golf Course, has taken a serious step to limit our access to the course and its delightful cart paths. Late last month the golf course posted signs at each intersection of a cart path and a Reston Pathway that say "**Golf Course Path No Public Access.**" We're told the impetus to closing the cart paths was a complaint filed by a pedestrian who was hit by a golf ball, and that the complaint reverberated all the way to corporate headquarters. To those of us who have long enjoyed walking the course, this is a real blow. At this point we don't know whether golf course management intends to enforce this ban or has installed the signs as a strategy to limit liability for any potential future injuries. Until we know more, we strongly suggest discretion on the part of walkers.

It's important to remember that the golfers pay in the neighborhood of \$100 a round at Reston National. That's a significant price to pay, and the golfers certainly deserve to play their 18 holes without interference from pedestrians. You are always free to walk on the Reston Pathways and on cluster common property. The boundary between golf course property and cluster property is marked by 3-foot iron posts that are painted white. But you should always be aware that flying golf balls can be very dangerous. When you walk the Reston Pathways or the cluster property adjacent to the course, please pay close attention to the golfers and give them plenty of room and time to play their shots.