



Happy  
Thanksgiving!

# ReView

Golf Course View Cluster Association

November 2012

## Proposed Cluster Budget for 2013

### GCVCA Board of Directors Officers

**President**  
Sandy Dresser

**Vice President**  
Bob Williamson

**Secretary/Treasurer**  
Stephanie Cavanaugh

### Directors

Rob Aaron

Scott Bornman

Gina Lundy

Gary Villhauer

### Committee Chairpersons

#### Architecture

Sandy Dresser

#### Capital Improvements

Bob Williamson

Scott Bornman

#### Communication

Sandy Dresser

#### Drainage

Bob Williamson

Gary Villhauer

#### Landscape & Trees

Patty Williamson

#### Playgrounds

Rob Aaron

### Financial Management Disclosure Packets

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### Website

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### Next Board Meeting

Dec. 11, 2012, 7:30 pm at 2169

Budget Item	Proposed 2013	Difference from 2012	Notes:
<b>Annual Assessment<sup>1</sup></b>	<b>\$1,120</b>	<b>\$0</b>	<sup>1</sup> Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2013.
<b>Estimated Income</b>			
Assessments	\$117,600	\$0	<sup>2</sup> Based on the assumption that 85% of homeowners will pay the full amount up front and enjoy the 10% discount, while 15% will choose to pay in installments.
10% discounts <sup>2</sup>	-9,968	\$0	
Late Fees	\$400	\$0	
Interest on Checking Account	\$10	\$0	
<b>Estimated Total</b>	<b>\$108,042</b>	<b>\$0</b>	
<b>Budgeted Expenses</b>			<sup>3</sup> Includes expenses for postage, PO Box rental, state registration fees, supplies, costs of web hosting, etc.
Administration <sup>3</sup>	\$1,000	\$0	
Audit	\$ 750	\$0	
Drainage	\$5,000	-\$3,500	
Grounds Maintenance	\$25,000	\$1,192	
Landscape/Trees	\$16,000	\$0	
Snow Removal	\$4,000	\$0	
Financial Management	\$6,000	\$0	
Insurance	\$1,200	\$0	
Legal Services	\$500	\$0	
Street Lights	\$2,460	\$0	
Trash Collection	\$18,799	-\$1,084	
Playground Maintenance	\$0	-\$1 000	
Curb Painting	\$0	\$0	
<b>Subtotal Operating Expenses</b>	<b>\$80,709</b>	<b>-\$4,392</b>	<sup>4</sup> As of October 31, 2012, we had \$140,322 in our reserves for capital investment account.
<b>Contribution to Reserves<sup>4</sup></b>	<b>\$23,000</b>	<b>\$600</b>	
<b>Repayment to Reserves</b>	<b>\$4,008</b>	<b>\$3,000</b>	
<b>Total Estimated Expenses</b>	<b>\$107,717</b>	<b>-\$792</b>	
Contingency Operating Reserves	\$325	\$312	

The 2013 budget proposed by the GCVCA board shows no change in anticipated income and a decrease in operating expenses. The decrease in expenses is due primarily to a decrease in our cost for budgeted drainage projects and a reduction in our cost for trash collection.

For the fifth year in a row, there will be no increase in your assessment. If you choose to pay your 2013 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 maintenance of our cluster's road, parking lots, sidewalks and playgrounds without having to resort to special assessments. As of October 31, 2012 we had \$140,322 in reserves. The capital improvement work planned for 2013 is routine resealing of our street and parking lots and repainting the yellow curbs. The budgeted contribution to the reserves fund is \$23,000, and we plan to repay \$4,008 borrowed from reserves for playground equipment purchased a couple of years ago and the contribution the Cluster made to the Rescue Reston legal defense fund earlier this fall.

**The board will approve the 2013 budget at its December meeting. If you have questions or concerns about the proposed budget, contact any board member or send us an email at [gcvca@golfcourseview.org](mailto:gcvca@golfcourseview.org).**

More Cluster news →

## Rescue Reston Petition Drive

In preparation for the Fairfax County Board of Zoning Appeals (BZA) hearing scheduled for Jan. 30, 2013, Rescue Reston is launching a major petition drive to make Restonians' opposition to the redevelopment of Reston National Golf Course clear and compelling. All of us in Golf Course View have a huge interest in defeating Reston National's owners' efforts to replace our lovely green space with mid-level density housing. Although the petition (see text below) is addressed to the BZA, copies of the signed petition will also be sent to the owners of Reston National and the Fairfax County Board of Supervisors. Note that this is a different petition from the one some of us signed last month at the Rescue Reston rally.

In our cluster, we're focusing our petition drive between Nov. 15 and 30. Volunteer canvassers will be knocking on your door either the weekend of Nov. 17-18 or Nov. 24-25. **If you miss the canvasser, you can always sign the petition On-line at <http://rescuoreston.org>.**

### Text of the PETITION TO FAIRFAX COUNTY BOARD OF ZONING APPEALS

The following petitioners implore the Fairfax County Board of Zoning Appeals (hereafter "BZA") to stop the proposed development of Reston National Golf Course (hereafter "RNGC") in Reston, VA and to maintain the property as a golf course, or, in the alternative, as a green space, consistent with the "open space" concept stated in the Reston Master Plan more than 40 years ago.

Reston is Virginia's first planned community and ranks #7 of the top 100 best places to live in the United States by *Money* magazine. This is largely due to the adherence to the Reston Master Plan and to careful development within the Reston community.

The development of RNGC would be detrimental to the very thing that makes Reston special—a beautiful, thriving and diverse community achieved through well-balanced planning that matches available spaces and infrastructure with residents. Further development of this open space would weaken our current infrastructure, overburden the existing roads, and add additional students to Reston schools already operating at capacity.

The approval of this proposed development opens the door to alteration of the Fairfax County Comprehensive Plan. If it can happen in Reston, it can happen anywhere in the county.

We implore the BZA to consider the impact of this appeal to the Reston Master Plan, the Fairfax County Comprehensive Plan and the Reston community.

## Cluster Handbook Revised

The Cluster Handbook for Homeowners and Residents has been revised this month. The last revision was completed in April of last year. The handbook was revised this year for two reasons. The first was to add information about the recently adopted Homeowners' Complaint Procedure. The second was to spell out Reston Association Covenants Administration's revised procedures for processing our Design Review Board applications. If you're planning an improvement to the exterior of your home, you should definitely read this section.

The revised Handbook will be posted on the cluster website, [www.golfcourseview.org](http://www.golfcourseview.org) in the next few days. You'll find the link at the Handbook and Standards Tab. If you need a copy before it is posted on the website, send us an email at [gcvca@golfcourseview.org](mailto:gcvca@golfcourseview.org). We'll send you a pdf file.

## New RA Covenants Consultant

We recently learned that the Covenants Consultant now assigned to work with our cluster is Robert Chambliss. You can contact Robert directly by phone at 703-435-6578 or by email at [rhambliss@reston.org](mailto:rhambliss@reston.org).

## Preview of Snow Services

We certainly hope that there is no snow in our immediate future, but winter is coming, and it's time to review our snow services policies.

Snow will be plowed by a pickup truck with a blade when there are 4" or more of snow. Sand/salt will be applied to the street and parking lots when there is a threat of icing. The goal of our snow services is simply to make it possible for us to drive safely out of and back into the cluster.

A truck with a blade is limited as to how and where it moves snow. There will inevitably be some snow ridges left behind some cars. Therefore, it would be wise to shovel out your parking space until after the plow has been here.

There should be no expectation of seeing bare pavement until the snow has melted. Unless there is massive snow accumulation, snow services will not include removal of snow with a front loader, so there will be piles of snow left in empty parking spaces and the edges of the street.

No snow shoveling is included in our snow services contract. We are each responsible for clearing the snow from our own walks and the common sidewalk in front of our own houses. In addition, the residents of each courtyard are jointly responsible for clearing and maintaining a walkable path along all the sidewalks that border parking spaces.

We will keep you posted about snow services efforts on our residents' email network. To join the network send us an email at [gcvca@golfcourseview.org](mailto:gcvca@golfcourseview.org)

## Update on Trash Collection

VHI's failure to routinely pick up yard waste last week was a result of the truck driver's concern that Fairfax County inspectors would charge the company a penalty fee for dumping recyclable materials in the landfill, in violation of county law.

VHI picked up the yard waste the next day, and the board immediately filed an application to renew the yard waste recycling waiver that the county granted us in the early 1990s. In light of this confusion, this is a good time to review the applicable laws and cluster residents' responsibilities.

In the early 1990s, Fairfax County passed a law that requires all yard waste to be recycled. In essence it required every resident of Fairfax County to carry his/her yard waste to the county recycling center and forbade us to put it out for trash collection.

At the same time, the County recognized that there are multifamily dwellings and homeowners' associations that contract with professional landscape companies to remove and recycle their yard waste, and permitted such multifamily residential units to apply for an Alternative Yard Waste Recycling waiver. In 1993 or 1994, Golf Course View applied for and received this waiver that permits us to put yard waste from our personal property out for regular trash collection because our landscape and tree maintenance contractors remove the vast majority of yard waste from our common property.

What this means is that as residents we ARE permitted to put yard waste (properly bagged or bundled) out for normal trash collection. **This also means that our personal yard waste is NOT recycled. It goes into the landfill with all our other trash.**

If you want to recycle your yard waste, you'll need to transport it yourself to the county recycling center at the I-66 Transfer Station on West Ox Road. Otherwise all you need to do is put it in plastic bags or trash containers, or cut it in 4-foot lengths and tie it in bundles.

*Note: VHI tells me that the recyclable paper yard waste bags seem to raise red flags with the county landfill inspectors, so it's probably easier to just use plastic bags or trash cans, unless you're going to take your yard waste to the recycling center yourself.*

Our waiver has never been questioned until now, although in truth, the board is not sure where the piece of paper resides after all these years—thus the application for a renewed waiver. When the new waiver arrives, the board will file a copy with VHI and in our official record book so that the question should not arise again in the future.