



Special Issue

ReView

Golf Course View Cluster Association

May 2013

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 10, 2013 at 7:00 pm at the upper playground in Courtyard D.

(If it's raining at 7:00, the rain date is Tuesday, June 11, 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 from 21 of our units (20%) is needed to elect directors, so please plan to attend.

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 703-391-7228

Playgrounds

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Financial Management Disclosure Packets

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Annual Report of the Cluster - June 2012-May 2013

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 2012, the board approved a budget to enable the cluster to provide common services, maintain and enhance our common grounds, deposit \$23,000 in the cluster's Reserves for Replacement Fund and replace \$4,008 the board had borrowed from reserves to pay for playground equipment and support RescueReston. For the fifth year in a row, the budget required no increase in the annual assessment.

A comprehensive review of the cluster finances for calendar years 2011 and 2012 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, 2013, our reserves for replacement funds totaled \$187,048.

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 third year in a row, the investment returns for the bond funds averaged better than 5% per year. The board will continue to monitor the comparative returns available and make investment adjustments as appropriate.

In September 2012 capital improvements committee co-chairs Bob Williamson and Scott Bornman met with a civil engineer to review and update the cluster's formal reserve plan.

This month the board is spending about \$20,000 for scheduled repair and resealing of our street and parking lots and restriping our curbs. The largest anticipated future reserves expense is the repaving of the street and parking lots, currently scheduled for 2020.

Financial Report as of April 30, 2013

Budget Item	Budgeted 2013	Actual as of Apr. 30, 2013
Income		
Annual Assessments	\$108,192	\$94,297.20
Interest on Operating Account	10	1.31
Late Charges and Interest	400	184.16
Total Income	\$108,042	\$94,481.36
Expenses		
Administrative	1,000	204
Audit	750	750
Drainage	5,000	3,696
Grounds Maintenance	25,000	8,016
Landscape/Trees	16,000	10,265
Snow Services	4,000	450
Financial Management	6,000	2,000
Insurance	1,200	725
Legal	500	0
Street Lights	2,460	811
Trash Collection	18,799	6,266
Total Expenses	\$80,709	\$33,183

Reserves for Replacement Fund as of 04/30/13

Carryover from 2012	140,984
Income From 2013 Annual Assessment	\$23,000
Repayment to Reserves	4,008
Temporary investment from Operating	17,000
Interest/Dividends/Other	2,056
Total Reserves	\$187,048

Total Assets As of April 30, 2013

Operating Funds	\$ 22,428.43
Reserve Funds	187,047.94
Accounts Receivable	4,251.47
Other Current Assets	280.00
Total Current Assets	\$214,007.84

Next Board Meeting

June 11, 2013

7:30 pm. at 2159

Landscape and Trees

By far the largest portion of our annual assessments is used to maintain and enhance our common grounds. Regular maintenance of our property is provided by Blake Landscapes, Inc. These services are budgeted for on an annual basis. Landscape improvement projects are undertaken as scheduled in a 5-year plan developed by a volunteer committee of residents, and tree maintenance work is identified and prioritized based on resident concerns and the advice of certified arborists.

The major landscape improvement projects this year included the addition of a pair of beds of low maintenance liriope and ornamental grasses on two sides of the upper playground in Courtyard D, and the addition of a large bed of roses along the common sidewalk beside Courtyard C.

The major tree work for the year was completed in the late winter. We are holding on to a portion of the landscape and tree budget to address possible summer storm damage—of which we had a huge amount this past year—but we currently plan to plant several new trees in the fall.

Work designed to resolve water drainage problems is budgeted for separately, but is clearly related to overall landscape maintenance. This year the board contracted with Family Drainage Solutions to resolve a long-problematic drainage issue between Courtyards C and D, and to correct a major flooding problem on a common sidewalk in Courtyard D.

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 112 residents and nonresident 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 or 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. 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 August. 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.

One or more 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!

A Message from the President: **Golf Course View: Past, Present and Future**

This year our cluster turns 40, and it seems a good time to take a look at where we are and where we're going. In our highly mobile society, it's nice to know that we still have a number of the original residents among us. These pioneers include Tom and Marge Hogarty, David and Hazel Toy, Rich Blacklock, Alec Davis and Ed Hass. Two additional pioneers, Pat Fitzgerald and Helen Lenart, still own their houses here, but aren't currently in residence. Joe and Pat Deninger, Ken and Martha Kuskey, and Jan Muniak have been here almost since the beginning. Thank you all for creating this lovely neighborhood and paving the way for the rest of us.

Those of us who have been here even a short while recognize that we live in a real old-fashioned neighborhood where people know and care about each other. We appreciate the quiet beauty of our common areas, take care of our homes, and pitch in and work together when problems arise. The added value this true community creates is obvious as our homes held their value better than other areas when the housing market collapsed five years ago, and recent home sales indicate that we're nearly back to pre-recession levels. A lot of that has to do with the way we care for our personal and common property and to our location along the golf course. It is, of course, our relationship to the golf course that has caused us the most anxiety over the past year. We can't overestimate the threat posed to our neighborhood by the ongoing possibility of the golf course being sold for high density residential or even commercial development. It is for that reason that residents of our cluster quickly organized RescueReston and continue to lead the campaign to protect our most valuable asset. Thank you John and Ruth Ann Pinkman, David Stroh and Joe Deninger! While this legal chess game goes on and on, we all need to stay informed about, and active in the effort, to keep the golf course a part of our lives.

There is a second challenge to our neighborhood looming in the near future—the proposed extension of Soapstone Dr. across the toll road to provide easier access for commuters to the Wiehle Avenue Metro station. This is a high priority of County Supervisor Catherine Hudgins and could be accomplished sooner rather than later. Such a connection to the metro would make our streets attractive free parking lots for commuters and expose our side of Sunrise Valley Dr. to more commercial development. If we are to maintain our lovely, green, safe neighborhood, we all need to pay attention to what's happening and take appropriate action when needed to make our interests and concerns heard.

Sandy Dresser, President GCVCA