



Special Issue

ReView

Golf Course View Cluster Association

May 2014

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 9, 2014 at 7:00 pm at the upper playground in Courtyard D.

(If it's raining at 7:00, the rain date is Tuesday, June 10, 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

Joe Durishin

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

Rob Aaron

Joe Durishin

Financial Management Disclosure Packets

Karen Seymour

703-255-2461

fourflyin@aol.com

PO Box 434

Oakton VA 22124-0434

Website

www.golfcourseview.org

Email

gcvca@golfcourseview.org

Next Board Meeting

June 10, 2014

7:30 pm at 2159.

Annual Report of the Cluster - June 2013-May 2014

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 2013, the board approved a budget to enable the cluster to provide common services, maintain and enhance our common grounds and deposit \$19,500 in the cluster's Reserves for Replacement Fund. Because of revised and reduced projections of future costs for maintenance of our capital improvements, the board was also able to reduce the amount of the Annual Assessment by \$100 per unit.

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, 2014, our reserves for replacement funds totaled \$176,345.

In March 2010 the board voted to invest a significant portion of reserve funds in two highly recommended, high quality corporate bond funds. For the fourth year in a row, the investment returns for the bond funds averaged about 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.

In 2013 the Cluster spent about \$20,000 for scheduled repair and resealing of our street and parking lots and restriping our curbs. In 2014, we will be doing scheduled repairs to our sidewalk and curbs. The exact cost of the needed work has yet to be determined.

Financial Report as of April 30, 2014

Budget Item	Budgeted 2014	Actual as of Apr. 30, 2014
Income		
Annual Assessments	\$98,022	\$89,5974
Late Charges and Interest	400	112
Total Income	\$98,422	\$89,706
Expenses		
Administrative	1,000	301
Tax Preparation	750	0
Drainage	0	0
Grounds Maintenance	25,000	9,285
Landscape/Trees	18,500	2,311
Snow Services	4,000	3,190
Financial Management	6,000	2,000
Insurance	1,200	711
Legal	500	0
Street Lights	2,482	817
Trash Collection	18,799	6,266
Total Expenses	\$79,231	\$25,250

Reserves for Replacement Fund as of 04/30/13

Carryover from 2013	\$155,377
Income From 2014 Annual Assessment	19,500
Interest/Dividends/Other	1,468
Total Reserves	\$176,345

Total Assets As of April 30, 2013

Operating Funds	\$ 46,275
Reserve Funds	176,345
Accounts Receivable	767
Other Current Assets	2,148
Total Current Assets	\$255,536

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 on an annual basis. Landscape improvement projects are undertaken as scheduled in a 5-year plan developed by a volunteer committee of residents. 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 new landscaped bed of low maintenance shrubs and perennials at the entrance to Courtyard B; the addition of plants in several established landscape beds, and the installation of a new sweet bay magnolia tree at the entrance to Courtyard D. This tree was purchased with contributions from residents of Courtyard D and the Cluster Landscape and Tree Committee. There are plans to install another new tree along the Reston Pathway between Courtyards B and C later in the year.

The winter of 2013-2014 was the coldest and snowiest we've had since the memorable (infamous?) winter of 2010. The \$4,000 budgeted for snow services for 2014 was adequate to our needs, and we can still stay on budget if we have no more than one snow event before the end of this calendar year. The extreme weather did considerable damage to everyone's shrubs and small trees. Over the next year or so, we'll be focusing a larger portion of our landscape and tree maintenance budget on replacing plants lost this past winter.

The major tree maintenance 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, but we will be doing another round of tree maintenance work this summer.

Work designed to resolve water drainage problems is budgeted for separately, but is clearly related to overall landscape maintenance. No drainage work has been scheduled for 2014.

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 124 residents and nonresident homeowners. This spring we've experienced some difficulty with the email network attributable to a glitch in the Microsoft Windows Live Mail program. We expect to have that problem resolved in the near future.

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.

This spring the Board undertook to bring our Cluster design standards up to date and resolve several provisions that have caused homeowners much aggravation over the years. As we reported last month, we were successful on several counts, and now have the decision of the Design Review Board on two additional issues. Our successes include the following:

- There is no longer a Cluster standard regarding either house numbers or mailboxes. We may choose these items freely.
- The Cluster standard for replacement shingles no longer requires us to use only the single shingle originally approved for our row of houses. Instead we are required only to replace shingles with shingles that match or closely match one of the three original shingles (Tamko Tile Red, Certaineed Cedar Brown or Certaineed Walnut Brown). No DRB approval is required to replace shingles with new ones of the same original color. DRB approval is needed whenever we want to change the original color of our shingles.
- The Cluster standard for exterior lighting no longer requires us to have the exact same light fixture installed on both the front and back of our houses. Instead, the standard requires only that both lights be of the same general design, i.e., both globe fixtures or both carriage lamp-style fixtures.

The one change we applied for that was NOT approved by the DRB was the addition of transparent tinted sealant as a option for upper level deck railings and posts. There is no change to the current standard that permits wooden railings to be painted to match the trim of the house, left unpainted to weather naturally, treated with a colorless sealant or stained Oxford Brown, and no change to the standard that requires the posts supporting upper level decks to be painted to match the trim color of the house.

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 and February. 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 just a couple of hours a month to this endeavor, give us a call!