



Happy
Thanksgiving!

ReView

Golf Course View Cluster Association

November 2015

Proposed Cluster Budget for 2016

Budget Item	Proposed 2016	Difference from 2015	Notes:
Annual Assessment¹	\$1,020	\$0	¹ Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2016.
Estimated Income			
Assessments	\$107,100	\$0	
10% discounts ²	-\$9,078	\$0	² 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.
Late Fees	\$300	-\$100	
Interest on Checking Account	\$10	\$0	
Estimated Total	\$98,332	-\$100	
Budgeted Expenses			³ Includes expenses for postage, PO Box rental, state registration fees, supplies, costs of web hosting, etc.
Administration ³	\$1,000	\$0	
Audit	\$ 800	\$0	
Drainage	\$8,000	\$3,500	
Grounds Maintenance	\$25,881	\$256	
Landscape/Trees	\$13,500	-\$2,500	
Snow Removal	\$4,000	\$0	
Financial Management	\$6,000	\$0	
Insurance	\$1,200	\$0	
Legal Services	\$300	-\$0	
Street Lights	\$2,500	\$0	
Trash Collection	\$18,800	\$0	
Playground Maintenance	\$0	-\$1,000	
Curb Painting	\$0	-\$1,200	
Subtotal Operating Expenses	\$81,981	-\$925	
Contribution to Reserves	\$16,300	\$800	
Total Estimated Expenses	\$98,281	-\$125	
Contingency Operating Fund	\$51	\$25	

The board will finalize and approve the 2016 budget at its December meeting. If you have any questions or concerns about the proposed budget, contact any board member to share your concerns.

GCVCA Officers

President
Sandy Dresser

Vice President
Bob Williamson

Secretary/Treasurer
Stephanie Cavanaugh

Assistant Treasurer
Karen Seymour 703-255-2461

Directors

Rob Aaron

Joe Durishin

John Natoli

Gary Villhauer

Committee Chairpersons

Architecture
Sandy Dresser

Capital Improvements
Bob Williamson
John Natoli

Communication
Sandy Dresser

Drainage
Gary Villhauer
Bob Williamson
John Natoli

Landscape & Trees
Patty Williamson

Playgrounds
Rob Aaron
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Financial Management Disclosure Packets
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Cluster Website
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Next Board Meeting
Dec. 14, 2015, 7:30 pm at 2078

Judge Rules in Our Favor

On November 6th, Circuit Court Judge Devine granted Fairfax County's petition for summary judgment against the owners of the golf course and overturned the decision the Board of Zoning Appeals handed down last April. The judge ruled that, because the golf course had not submitted an actual redevelopment plan to the zoning administration, the determination made by the zoning administrator in June 2012 was merely advisory; the golf course could not be aggrieved, and therefore, had no standing to appeal to the BZA.

If owners of the golf course wish to appeal the ruling, they have 30 days from the date of the judge's decision to file a "notice of appeal" with the Clerk of the Circuit Court, and a total of 90 days in which to file a "petition for appeal" with the Supreme Court of Virginia.

Website Up and Running Again

We don't know whether you noticed, but the cluster website (www.golfcourseview.org) was down over the past weekend, as was the cluster email. We're happy to report that the problem has been resolved and we're up and running again.

Just a Reminder About Leaves. . .

We are responsible for raking and disposing of leaves on our own property. Please bag up your leaves and put them out for collection. And please don't blow your leaves onto common areas where the piles of leaves can kill the grass on our lawns.