



ReView

Golf Course View Cluster Association

January 2016

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Drainage

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Playgrounds

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Cluster Website

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Cluster Email

gcvca@golfcourseview.org

Next Board Meeting

Feb. 8, 2016, 7:30 pm, at 2159

Hold the Salt!

Please do not use rock salt (**sodium chloride**) to melt ice on our common sidewalks.

The surface of concrete is porous and riddled with small cracks and fissures. When ice melters are applied to sidewalks, driveways and other concrete surfaces, the water created by the melting ice finds its way into these cracks. Because water expands as it freezes, the melted ice in the concrete causes problems when it refreezes, creating cracks and bubbles in the concrete.

Fortunately there are ways to protect our concrete from this damage. **Calcium chloride** ice-melt products work down to -25 degrees, so they prevent re-freezing. You can also use **calcium magnesium acetate (CMA)** which has the added benefit of being environmentally friendly. Although these products may cost a little more, they do much less damage to the concrete and the environment.

You need to verify the ingredients on the product you purchase. If the ingredient isn't obvious, then it's probably the sodium chloride and should be avoided.

Sidewalk repair is an expensive undertaking, and we only do it when we have enough squares to repair or replace to create an economy of scale—generally every two or three years. Damage done by salt will only get worse before we can repair it.

*Bob Williamson, Co-Chair
Capital Improvements Committee*

Have You Noticed?

In the past 18 months or so, Golf Course View has enjoyed a major change in demographics that is worth noting. Since September 2014, we have seen new residents move into 18 of our 105 townhouses. And we now have small children in more than 20% of our homes. After 40 plus years of watching our children grow up and leave, we now see our playgrounds and parking lots filled with a new generation of little people.

Last year, for the first time in many years, our younger families teamed up with those in Golf Course Square to end the summer with a party at the swimming pool; throw a well-attended Halloween party and celebrate the holiday season with a festive "Polar Express" tour to visit Santa at the "North Pole."

This neighborhood renewal is great! But we need to remind ourselves that, with our street, parking lots and sidewalks doubling as play areas for our children, we should all drive more slowly and more observantly in the neighborhood.

Reston National Golf Course Files Notice of Appeal

Early last month, the owners of the golf course, (RN Golf) filed a notice that they intend to appeal the ruling made by the Fairfax County Circuit Court last November to the Virginia Supreme Court. That ruling voided and vacated the decision of the county Board of Zoning Appeals (BZA) that favored RN Golf on the grounds that RN Golf had no standing to appeal the determination of the county zoning administrator, and the BZA had no standing to address the issue at all.

RN Golf has until March 3, 2016 to file their appeal. The attorneys for Reston Association, the County and the individual homeowners will then have 30 days in which to file opposition briefs.

At the Supreme Court level, a three-judge panel will consider whether the Court should hear this case. This will most likely this will happen in May.

It's important to note that the Court does not agree to hear most appeals. If it does agree to hear this one, our attorney expects that the crux of this case will be whether the Vulcan Materials case (which ruled that, in the absence of a development plan filed with the county, a zoning administrator's determination is merely advisory) should apply. It's not clear whether the Court would see any benefit in hearing the RN Golf appeal. It might if the judges want to clarify or otherwise modify the Vulcan decision.

If the case is accepted for review, then it would probably be scheduled for hearing in the fall of 2016.

We'll keep you posted as more details become available.

2016 Cluster Assessment Due

If you choose to pay your annual assessment on a quarterly basis, the first installment of \$255 is due January 15, 2016.

If you prefer to pay your annual assessment in a single payment, you'll receive a 10% discount if you make your payment by February 1, 2016. In this event, your payment amount will be \$918. (Note, the discount is not available for lump-sum payments postmarked after February 1st.)

Mail your check or money order to GCVCA, PO Box 434, Oakton VA 22124-0434.

Reston Association Assessment Also Due

Don't forget that our RA assessment of \$657 is also due and must be paid no later than March 1, 2016.

You can pay your RA assessment online at www.reston.org or by mail. If you have questions, call RA Resident Services at 703-435-6530.