

ReView

Golf Course View Cluster Association

May 2016

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 13, 2016 at 7:00 pm at the upper playground in Courtyard D.

(If it's raining at 7:00, the rain date is Tuesday, June 14, same time, same place.)

The Annual Meeting is your opportunity to discuss community interests and issues with your neighbors and the board and to elect directors to represent you in the management of our community.

Annual Report of the Cluster - June 2015-May 2016

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 2015, the board approved the 2016 budget for cluster common services, maintenance of our common grounds and the annual deposit to the cluster's Reserves for Replacement Fund with no increase in the Annual Assessment.

During the year, the cluster turned three delinquent assessment accounts over to our attorney for collection; placed liens on three properties, and issued Warrants in Debt to two homeowners.

The board contracted with James McIntyre, CPA to review our accounts and file our federal income tax return.

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. In the first quarter of 2016, the \$16,300 budgeted contribution to reserves was moved from the operating account to the reserve fund. As of April 30, 2016, our reserves for replacement funds totaled \$201,345. The Reserve Plan was formally reviewed and updated in September 2012. No capital improvement work is planned for 2016.

Board of Directors

The Board of Directors met every month except January. The minutes of board meetings are posted on the cluster website once they've been approved, usually the middle of the following month.

In the summer of 2015, the board agreed to join other affected property owners as plaintiffs in appealing the decision of the County Board of Zoning Appeals in the matter of golf course redevelopment. The appeal was granted by the Fairfax County Circuit Court, ending the immediate threat to our open space and ensuring that any future attempts at redevelopment must be made through the full, open, legislative process. Our attorney fees for the appeal were paid by Rescue Reston.

Financial Report as of April 30, 2016

Budget Item	Budgeted 2016	Actual as of Apr. 30, 2016
Income		
Annual Assessments	\$98,022	\$90,168
Late Charges and Interest	310	355
Total Income	\$98,332	\$90,523
Expenses		
Administrative	1,000	204
Tax Preparation	800	0
Drainage	8,000	8,000
Grounds Maintenance	25,881	8,627
Landscape/Trees	13,500	0
Snow Services	4,000	8,230
Financial Management	6,000	2,000
Insurance	1,200	891
Legal	300	0
Street Lights	2,500	815
Trash Collection	18,800	6,266
Playgrounds	0	0
Curb Painting	0	0
Total Expenses	\$81,981	\$35,033

Reserves for Replacement Fund as of 04/30/16

Carryover from 2015	\$173,455
Income From 2016 Annual Assessment	16,300
Repayment of borrowed funds	8,000
Interest/Dividends/Other	3,590
Total Reserves	\$201,345

Total Assets As of April 30, 2016

Operating Funds	\$ 36,161
Reserve Funds	201,345
Accounts Receivable	5,865
Other Current Assets	3,569
Total Current Assets	\$246,940



Officers

President

Sandy Dresser

Vice President

Bob Williamson

Secretary/Treasurer

Stephanie Cavanaugh

Assistant Treasurer

Karen Seymour 703-255-2461

Directors

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

Joe Durishin

Financial Management Disclosure Packets

Karen Seymour

703-255-2461

fourflyin@aol.com

PO Box 434

Oakton VA 22124-0434

Cluster Website

www.golfcourseview.org

Cluster Email

gcvca@golfcourseview.org

Next Board Meeting

June 14, 2016

7:30 pm at 2159

more →

Maintenance of Common Areas

Our mature landscape with its trees, landscape beds and turf areas is our most important asset in terms of both property values and quality of life. 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 five-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 and implemented in accordance with well-established policies.

The major landscape improvement projects in 2015 included the addition of new plant material to the landscape bed on the left side of the entrance to Courtyard B, a major renewal of the woody plants in the landscape bed at the entrance to the cluster and completion of a multi-year project beside 2088 undertaken in partnership with a resident who paid the majority of the costs. The major tree maintenance work for the year, postponed from last winter, is scheduled for this month.

Work designed to resolve water drainage problems is budgeted for separately, but is clearly related to overall landscape maintenance. In the fourth quarter of 2015, a new dry creekbed was installed beside Courtyard E to resolve a serious and long-term drainage problem at a cost of \$8,000. Because the 2015 drainage budget had already been spent, this work was planned as a 2016 project and paid for in January.

The snow services necessitated by the blizzard of 2016 and the snow and ice event that followed cost us more than two times the \$4,000 budgeted for snow services in 2016. In March, the board decided to offset the additional \$4,230 paid for snow services with the landscape and tree budget. This will limit landscape improvement spending in 2016 but will not affect the tree maintenance budget.

2016 is the final year of our current 5-year landscape improvement plan. This summer we will convene a new Landscape/Tree Committee to develop a new 5-year plan for 2017 through 2022. Participation on the Landscape/Tree Committee is open to all residents and homeowners.

Playgrounds

In July 2015, the mulch surface was replaced in the lower playground in cooperation with our neighbors in Golf Course Square. The mulch surface in the upper playground was replaced in 2014. There is no plan to resurface either playground this summer, and the board will reassess the need with an eye to the 2017 budget.

Several residents have noted that the mulch in both playgrounds has been worn down in places, particularly under the swings. This situation might well be addressed by raking. If you'd be interested in helping with this, contact Joe Durishin, chairman of the Playground Committee.

In September 2015 one or more residents suggested that the swing set on the lower playground seemed to be wobbling. The board asked a director who is a civil engineer to assess the situation. He found no problem with the swing set's stability. Earlier this year, the board received a second similar concern. This complaint was forwarded to the Golf Course Square board for their assessment. We are still awaiting a reply from them.

Cluster Communication

The board maintained the cluster website to enable residents, homeowners and prospective home buyers to access information about the cluster. The cost of this service is \$204 per year and budgeted as an Administrative expense. In addition, the board published this newsletter each month.

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" and to discuss issues of common interest. Our email network now reaches 136 residents and nonresident homeowners.

If you're not on this resident email list and would like to be, just send us an email at gcvca@golfcourseview.org.

The board anticipates publishing an updated Cluster Directory later this year at a cost of about \$125. The directory was last published in the summer of 2014.

Review of Board Policies Regarding Tree Maintenance and Mosquito Abatement

Concerns/complaints from homeowners prompted the board to review and readopt the cluster's standard policies regarding two important management issues: tree maintenance and mosquito abatement. Both policies are based on, and consistent with, Reston Association's policies and guidelines. This annual report provides an apt forum in which to recommunicate these policies to all homeowners.

Tree Maintenance

With the exception of storm damage, tree maintenance work is prioritized on the basis of the level of threat a tree or its branches pose. Top priority is given to trees that pose an imminent threat to personal or property safety. Second priority is given to trees or branches that are impeding travel on roads, sidewalks or pathways. Third priority is given to dead or declining trees that, although unsightly, are not in a position to harm people or private property even if the tree or branches from it fall.

The cluster does not prune or remove trees or branches that are simply un-aesthetic or drop leaves or fruit on private property. Pruning of overhanging branches is generally limited to removing large dead limbs that might fall onto and damage a roof or chimney and branches that are actually scraping the roof, the wood trim or the bricks of the house. In those cases, the pruning is limited to taking off just the offending length of branch.

Although storm damage is attended to as quickly as possible, routine tree maintenance work is undertaken only when enough jobs have been identified to create an economy of scale. In general, one major work period is scheduled for late winter, when the cluster can take advantage of reduced winter rates, another in the late summer. A portion of the available budget is generally left unspent until after the possibility of fall storms has passed.

Homeowner complaints/concerns are put on a list and included in the next scheduled arborist walk-through during which the arborist assesses the problem, determines the possible solutions and the likely result for the health of the tree and provides a firm estimate of the cost to correct the problem. The tree work is then prioritized, based on the scale explained above. The work actually undertaken in each work period depends on the available budget. A line is drawn on the prioritized list when the maximum budget for the period is reached. The remaining prioritized list is then held until the next walk-through with the arborist when trees on the list are reevaluated and new problems are assessed and added to the re-prioritized list.

Homeowners who wish to prune trees or shrubs on cluster common property themselves or at their own expense are required to get prior approval from the Landscape/Tree Committee chairperson.

Mosquito Abatement

In keeping with the advice of Reston Association and Fairfax County, the cluster encourages all residents to take responsibility for routinely removing all sources of standing water that can provide breeding places for mosquitoes and gnats, and to practice safe personal precautions (e.g., applying insect repellent and wearing long sleeves and long pants when out of doors).

In addition, the cluster routinely applies mosquito dunks to all of our runoff water catch basins installed to manage drainage on common areas.

In the absence of specific instructions from RA or the County, **the cluster will not spray insecticides on common property** for the following reasons:

- Large quantities of insecticides may have unintended consequences for residents, children, and pets.
- Large quantities of insecticides are not generally permitted by Reston Association due to unintended consequences affecting the ecosystem and the environment.
- It is not clear how effective large quantities of sprayed insecticides would be in an attempt to control mosquito populations.
- Homeowners may conduct their own home mosquito abatement treatment(s).