



Happy
Thanksgiving!

ReView

Golf Course View Cluster Association

November 2016

Proposed Cluster Budget for 2017

Budget Item	Proposed 2017	Difference from 2016	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, 2017.
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	\$0	
Interest on Checking Account	\$10	\$0	³ Includes expenses for postage, PO Box rental, state registration fees, supplies, costs of web hosting, etc.
Estimated Total	\$98,332	-\$100	
Budgeted Expenses			
Administration ³	\$1,000	\$0	
Audit	\$ 800	\$0	
Drainage	\$ 0	-\$8,000	
Grounds Maintenance	\$26,165	\$284	
Landscape/Trees	\$16,000	\$2,500	
Snow Removal	\$4,000	\$0	
Financial Management	\$6,000	\$0	
Insurance	\$1,300	\$100	
Legal Services	\$300	\$0	
Street Lights	\$2,500	\$0	
Trash Collection	\$18,800	\$0	
Playground Maintenance	\$7,750	\$7,750	
Curb Painting	\$1,500	\$1,500	
Subtotal Operating Expenses	\$86,115	\$4,134	
Contribution to Reserves	\$12,000	-\$4,300	
Total Estimated Expenses	\$98,115	-\$166	
Contingency Operating Fund	\$217	\$166	

The board will finalize and approve the 2017 budget at its December meeting. If you have any questions or concerns about the proposed budget, contact any board member.

Reminders for the Holidays

With the holidays approaching, please keep the following in mind:

- Trash bags that contain food waste of any sort must be put in trash cans with lids or our raccoons and crows will spread the garbage around our parking lots and sidewalks.
- Parking for visitors may be scarce during the holidays. Please be sure your guests do not park beside yellow curbs or double park behind cars in the lots. If necessary, you might consider parking one of your cars out on Golf Course Sq. to provide a space for your visitors.
- Keeping our porch lights on all night will make our parking lots safer for us and our guests.
- And, as always, please drive slowly and carefully through the neighborhood to keep our neighbors and our pets safe.

Those Falling Leaves. . .

This week Blake completed the first of two scheduled leaf pickups. They will pick up again in December when, we hope, all of the leaves are down.

We are all responsible for raking and disposing of leaves on our own property. You can put them in bags or in trash cans and put them out for regular trash collection. These leaves will not be recycled, so plastic bags are fine.

Comprehensive Tree Survey

This month Bartlett Tree Experts conducted a survey of all of our cluster trees that includes a evaluation of each tree's health and recommendations for maintenance. This information will help us prioritize scheduled tree work in the years ahead. The last comprehensive survey was conducted in 2004.

Board of Directors

Officers

President
Sandy Dresser 2159
703-758-0609

Vice President
Bob Williamson 2206
703-391-7228

Secretary/Treasurer
Stephanie Cavanaugh 2080
512-560-2498

Assistant Treasurer
Karen Seymour 703-255-2461

Directors

Joe Durishin 2113
305-215-4108

John Natoli 2078
571-268-0721

Gordon Simonett 2152
202-365-8207

Gary Villhauer 2174
703-758-7113

Committee Chairpersons

Design Standards

Sandy Dresser

Capital Improvements

Bob Williamson
John Natoli

Communication

Sandy Dresser

Drainage

Gary Villhauer
Bob Williamson
John Natoli

Landscape & Trees

Patty Williamson 703-391-7228

Playgrounds

Joe Durishin
Brandi Pinkman

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

Dec. 12, 2016, 7:30 pm at 2113

Home-Sharing Policy RESTON AND AIRBNB

The advent of the sharing economy has meant new opportunities and new challenges for local governments, associations, and homeowners. Despite changing times, Reston has an obligation to uphold and enforce its covenants in accordance with the language and applicable law, including the Fairfax County Zoning Ordinance. Fairfax County recently issued guidance on its interpretation of the Zoning Ordinance with regard to short-term rentals and Reston has begun enforcing its own covenants in accordance with that interpretation.

The County's Interpretation

From the Fairfax County Zoning Enforcement Administrator:

"Short-term property rental has become increasingly popular. Websites like www.airbnb.com encourage people to earn extra money by sharing their homes with travelers. Airbnb encourages "responsible hosting," which includes complying with local laws and regulations.

The Fairfax County Zoning Ordinance governs how County residents may use their properties. The Zoning Ordinance prohibits most property owners from serving as Airbnb hosts because nothing in the Zoning Ordinance permits renting dwellings or rooms in dwellings for short periods of time without approval of a special exception by the Board of Supervisors to make a home a bed and breakfast.

The Zoning Ordinance defines "bed and breakfast" as "a single family detached dwelling unit which is owner or manager occupied, in which five (5) or fewer guest rooms without cooking facilities are rented to transient visitors for a period not to exceed thirty (30) days."

You may apply for this special exception if:

- You live in a single family home.
- You live in one of the following districts: R-P, R-C, R-E, R-1, R-2, PDH or PRC."

For additional information, please visit: <http://www.fairfaxcounty.gov/code/property/property-rental.htm>

All of Reston Association's residences fall within one of these zoning districts. Those residences that are not within the above-listed districts cannot use their residences for short-term property rental and cannot apply for a special exception allowing them to do so. Thus, the short-term rental of property within Reston Association through AirBnb and similar sites violates the Fairfax County Zoning Ordinance unless a Member obtains a special exception from Fairfax County.

Reston's Interpretation

As the County has determined that short-term rentals such as those through AirBnB are in violation of the Zoning Ordinance, Reston has evaluated its own obligations to its members to enforce its covenants incorporating the Zoning Ordinance.

Under Section 6.2(a) of Reston's Master Deed, "no Lot shall be used for purposes other than the purposes for which such Lot is zoned and designed and which are permissible under local zoning ordinances." Unless and until an owner obtains a special exception from Fairfax County allowing for bed and breakfast use, such use is not permissible under the Zoning Ordinance. The Reston Master Deed requires that all uses comply with the Zoning Ordinance and further gives Reston the power to enforce its covenants, including those incorporating the Zoning Ordinance. Therefore, AirBnb use within Reston is both a violation of the Zoning Ordinance and the Reston Covenants.

In addition, Section 6.2(b)(17) of the Master Deed provides that "no residential Lot... shall ever be used for any business,... or other non-residential purpose, provided, however, that a Member may maintain an office or home business in the improvement on such Member's Lot if: ... (v) such Member has obtained any required approvals for such use from the appropriate local governmental agency; (vi) the activity is consistent with the residential nature of the Property and complies with local ordinances..." Again, the Reston Master Deed requires County approval for any business use of the Member's Lot and compliance with the Zoning Ordinance. As noted above, short-term rental or bed and breakfast use of a Member's Lot does not comply with the Zoning Ordinance without a special exception and, therefore, such use violates Section 6.2(b)(17) of the Master Deed.

Reston has a duty to its Members to enforce the covenants and restrictions put in place to preserve the character and serenity that has made Reston the community it is today. As the County has now officially determined that short-term rentals violate the Zoning Ordinance, Reston has a duty to enforce the covenants incorporating the Zoning Ordinance and to take action against Members in violation thereof.

If you have any questions please contact the [Reston Covenants Team](#).