



ReView

Golf Course View Cluster Association

February 2017

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Drainage

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Bob Williamson

John Natoli

Landscape & Trees

Patty Williamson

Playgrounds

Joe Durishin

Brandi Pinkman

Financial Management Disclosure Packets

Karen Seymour

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Cluster Website

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2017 Assessment Reminder

The 1st quarter installment payment of \$255 was due January 15th and became delinquent earlier this week. Single lump sum payments were due February 1st.

If you intend to pay your annual assessment on a quarterly basis but have not yet submitted the first payment, please be aware that a \$25 late fee has been added to your account, and the payment due is now \$280. If you do not bring your account up to date by March 16th, interest will begin to accrue at the rate of 1.5% per month on the total balance of your account.

The 10% discount on lump sum payments applies only to payments postmarked by February 1st. If you still intend to pay the assessment in a lump sum, you must pay the full \$1,020.

Your check or money order should be made payable to GCVCA and mailed to GCVCA, PO Box 434, Oakton VA 22124-0434.

Landscape Update

A couple of weeks ago, Blake Landscapes began the spring cleanup process by cutting back our ornamental grasses and perennials and picking up winter windfall. They will return in a few weeks to complete the clean up and mulch the landscape beds.

Patty Williamson and Sandy Dresser will be walking the cluster soon with Bartlett Tree Experts and Blake Landscapes to finalize the landscape improvement projects for this year.

Later in the spring—after the trees have begun to leaf out, Patty will be doing the first walk through with the arborist to plan the first round of tree maintenance.

Most of us are happy that the winter has, so far, been mild and snowless. High winds have been the most obvious weather events. It will be several more weeks before Blake begins making regular visits to the Cluster. If there is windfall on common property that you are able to pick up, please do so. Debris can be cut into four-foot lengths and tied in bundles or stuffed in trash cans for pick up on any regular trash day.

Playground Improvements Scheduled

Both the upper playground in Courtyard D and the lower playground we share with Golf Course Square are scheduled for renewal this spring.

In the upper playground, we will be installing new 6 x 6 treated wood borders around the main area that contains the slide and replacing the playground certified mulch in both play areas. We'll be doing similar work in the lower playground installing new wooden borders around the slide/swing area and replacing the mulch in that area as well as the tot swing area.

The work will be done by All Recreation of Virginia at a cost of about \$6,650 and completed early this spring.

Reserve Study Planned

This spring the Board will undertake a comprehensive study of our capital improvements (street and parking lots, curbs, sidewalks, and playground equipment). The goal is to develop a detailed schedule of future major repairs or replacements and estimates of the future costs of those repairs. This information will guide our budgeting for the reserves for replacement fund and validate the proper amount of contributions we need to make annually.

The study will be conducted by an engineering firm and cost in the neighborhood of \$2,500. At its February meeting the board reviewed proposals from three firms and is in the process of reference checking. It expects to finalize selection process next month.

Trash Problems

As most of us are aware, our trash collection and recycling services have been very uneven in the past few months. The board is working closely with VHI Disposal, Inc. to resolve the many issues.

The answer to the obvious question, "Why don't we change contractors?" is that all waste disposal companies in our area impose significant financial penalties for terminating a contract early. In our case, the term of the contract is December 31, 2018, and it would cost us a penalty of nearly \$40,000 to terminate it today.

We are keeping a detailed record of service problems and failures. You can help us build our case against VHI by sending us a brief email whenever you notice a problem in your courtyard.

Next Board Meeting

Mar. 13, 2017, 7:30 pm.
Location TBD