



ReView

Golf Course View Cluster Association

April-May 2017

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 12, 2017 at 7:00 pm at the upper playground in Courtyard D.

(If it's raining at 7:00, the rain date is Tuesday, June 13 same time, same place.)

If you wish to be considered a candidate for the Board of Directors, please contact one of the Cluster officers as soon as possible.

Officers

President

Sandy Dresser

Vice President

Bob Williamson

Secretary/Treasurer

Stephanie Cavanaugh

Assistant Treasurer

Karen Seymour 703-255-2461

Directors

Joe Durishin

John Natoli

Gordon Simonett

Gary Villhauer

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

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

June 13, 2017

7:30 pm at 2159

Annual Report of the Cluster - June 2016-May 2017

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 2016, the board approved the 2017 budget to fund 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 placed liens on three properties for delinquent assessments. One of those liens was subsequently released.

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 2017 the \$12,000 budgeted contribution to reserves was moved from the operating account to the reserve fund. As of April 30, 2017 our reserves for replacement funds totaled \$212,855.

In May the Board contracted with the engineering firm of Reserve Advisors, Inc. to conduct a formal Reserve Study at a cost of \$2,450.

Board of Directors

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

The current terms of four directors expire this month. Anyone who'd like to be a candidate for the board needs to contact a board officer as soon as possible. As directed by the By Laws, current board members will continue to serve until they are replaced.

Financial Report as of April 30, 2017

Budget Item	Budgeted 2017	Actual as of Apr. 30, 2017
Income		
Annual Assessments	\$98,022	\$88,230
Late Charges and Interest	300	79
Total Income	\$98,332	\$88,309
Expenses		
Administrative	1,000	204
Tax Preparation	800	0
Grounds Maintenance	26,165	8,722
Landscape/Trees	16,000	0
Snow Services	4,000	0
Financial Management	6,000	2,000
Insurance	1,300	894
Legal	300	0
Legal Collection Fees	0	242
Street Lights	2,500	814
Trash Collection	18,800	6,266
Playgrounds	7,750	0
Curb Painting	1,500	0
Total Expenses	\$86,115	\$19,142

Reserves for Replacement Fund as of 04/30/17

Carryover from 2016	\$197,359
Income From 2017 Annual Assessment	12,000
Interest/Dividends/Other	3,496
Total Reserves	\$212,855

Total Assets As of April 30, 2017

Operating Funds	\$ 58,085
Reserve Funds	212,855
Accounts Receivable	4,314
Other Current Assets	765
Total Current Assets	\$276,019

more →

Annual Report *continued*

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.

In the summer of 2016 eleven residents representing all six of our courtyards volunteered to be members of the Landscape/Tree Committee. The committee met three times and produced a new Five-Year Landscape Improvement Plan that will guide our landscape work through December 2021.

The major landscape improvement project in 2016 was a comprehensive survey and GPS mapping of the trees on common property completed in November by Bartlett Tree Experts. A full discussion of that survey is available in the January 2017 issue of ReView.

As a follow up to the tree survey, we began a focused effort to save some of our oldest and most valuable trees by implementing a program of root invigoration, fertilization and pest management. The first trees to be included in this program are four large white oak trees in Courtyards D and F.

Landscape improvement plans for 2017 also focus on tree maintenance and include cabling of two large trees and the installation of wood chip beds around eight large trees to protect their root systems from lawn care equipment and foot traffic. In addition we will be creating a small new landscape bed on the left side of Golf Course Square opposite the Cluster sign.

Playgrounds

An important subject of discussion at the 2016 Annual Meeting was the declining state of our two playground areas. As a result of this discussion the Board has contracted with All Recreation of Virginia to replace the borders on the two largest play areas and to replace the mulch in all four areas. This work should be completed this month at a cost of \$7,750. Our neighbors in Golf Course Square will be paying one half of the total cost for the improvements to the lower playground.

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.

In Reston, Property Maintenance Is Not Optional

Everyone agrees that Reston is a beautiful place to live, but we may not recognize that Reston has maintained its lovely and inviting appearance for the past 50-plus years because of the Reston Protective Covenants. When we closed on the purchase of our homes in Reston, we became members of both Reston Association and our own cluster association and we legally accepted our obligation to both Reston Association and our neighbors to comply with the governing covenants.

Section VI.2(c) of the Reston Deed addresses maintenance of private property. It says,

Each owner of any portion of the Property shall keep all improvements owned by him in good order and repair, such that the appearance of that portion of the Property, in the opinion of the [RA] Board of Directors or its designated committee, is not detrimental to adjoining properties and is consistent with the maintenance standards in the [RA] Design Guidelines.

Use and Maintenance Standards Resolution 8, Maintenance of Improvements spells out the standard.

Owners of property subject to the Amended Reston Deed Article VI Protective Covenants and Easements shall maintain their property in a clean and repaired condition, such that its appearance is substantially similar to that approved by the Design Review Board (DRB).

The standard then goes on to define specifically what is expected in terms of general upkeep, repair, replacement and removal. You can access Regulation 8 at the RA website (www.reston.org). Click on About Reston, then Governance, then Governing Documents, then Regulations for the specific details.

Our cluster association is obligated to comply with the covenants, just as we individual property owners are. The association is responsible not only for properly maintaining our common areas, but also for setting rules and expectations for our members with regard to property maintenance. You'll find the cluster's property maintenance expectations on Page 10 of the Cluster Handbook.

Under the Reston Association Covenants, we are all required to keep our houses and lots well maintained. This includes maintenance of both the exterior of our homes (i.e., trim, brickwork, windows and doors, roofs and gutters, decks and railings, patios, porches, sidewalks and exterior lights) and the landscape elements on our lot (including keeping grass mowed, trees and shrubs pruned, beds weeded, sidewalks shoveled of snow, etc.). Trash containers, recycling bins, tools and the like should be stowed out of sight in a trash enclosure or shed.

Non-resident homeowners are fully responsible for the maintenance of their property in compliance with the Reston Covenants and the standards expected by the Cluster, and should make appropriate arrangements with their tenants or property management company to ensure necessary maintenance is routinely performed.

The common grounds belong to all of us, and we share the responsibility of caring for them. Parents have a particular responsibility to make sure that their children's play does not damage common lawns, landscaped areas, plantings or trees. Our mutual responsibility for the common areas also includes picking up litter and landscape debris when we see it lying around, and, to the extent possible, watering shrubs and trees on common property during periods of drought.

Maintaining our property does more than just keep the neighborhood looking good—it protects our homes from flooded basements, water damaged ceilings and moldy walls, squirrels in the attic, mice in the kitchen, termite infestations and even burglars. It makes our neighborhood safer, safeguards our significant investment in our own homes and enhances everyone's property values.