



ReView

Golf Course View Cluster Association March 2014

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Next Board Meeting

April 8, 2014

2113, 7:30 pm

Cluster Handbook Revisions

Periodically the board reviews the Cluster handbook for homeowners and residents to be sure the information is as up to date and useful as possible. The last revision of the Handbook was published in November 2012 to reflect some changes in the cluster design standards and the RA design review processes.

While we "tweaked" a couple of sentences here and there to improve questionable grammar and punctuation, the board focused particularly on the wording regarding our responsibilities as homeowners and members of the cluster association. The following revised wording for pages 10-11 of the Handbook (in shaded area below) was approved by the board at its March meeting:

Homeowners' Responsibilities

For financial management, security and maintenance reasons—and especially in the event of an emergency—the Cluster requires homeowners to provide the Cluster with the full contact information for at least one owner including a telephone number and email address. This information is never disseminated outside the Cluster, and phone numbers and email addresses are shared with other residents only with the individual's permission.

Non-resident homeowners are required to provide the Cluster not only with their own full contact information but also the name of and contact information for at least one of their tenants and, if applicable, the management company engaged to handle the property in their absence. They are also responsible for ensuring that their tenants are fully informed about the Cluster's parking rules, common services, and residents' maintenance responsibilities.

Property Maintenance

Under the Reston Association Covenants, home owners and residents are required to keep their houses and lots well maintained. This includes maintenance of the exterior of our townhomes (i.e., trim, brickwork, windows and doors, roofs and gutters, decks and railings, patios, porches and sidewalks and exterior lights) and the landscape elements on our own lots, including keeping any grass mowed, landscaped beds weeded, fall leaves raked and removed, trees and shrubs pruned, 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 will be held accountable for doing so. Failure to properly maintain the exterior of your rental property—both the exterior of your townhome and the appearance of your lot—will result in the Cluster immediately filing a formal complaint with the Reston Association Covenants Administration.

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, landscape areas, plantings or trees. Our responsibilities also include picking up litter when we see it lying around, putting our trash and recycling containers out only the night before pickup, and then storing them again as soon as possible after pick-up.

The complete revised Handbook will be available on the Cluster website in the next week or so

Spring Is Just Around The Corner

In spite of the very wintry weather we've experienced the last couple of months, we know that spring has to come soon. In the next few weeks, Blake Landscapes will be here to do the annual spring cleanup when they cut back the ornamental grasses and perennials and put a neat and tidy coat of mulch in our landscaped beds. Some of you have noticed that Blake applies somewhat less mulch than previous contractors. While mulch looks nice, in fact shredded wood and wood chip mulch is not good for plants. These mulches actually leach nutrients that plants need from the soil. So unless the goal is solely inhibiting the growth of weeds, the less mulch we apply the better.

Speaking of mulch, we recently learned that Reston Association has added the red-dyed mulch to its list of unapproved landscape materials, joining white rocks, some types of landscape edging and the list of intrusive exotic plants they've already banned.

Later this spring we'll be undertaking the major landscape enhancement projects scheduled for this year. The most obvious work will be done along Golf Course Dr. on the left side of the entrance to Courtyard B where we'll be installing a walled landscaped area to reduce erosion and beautify a previously barren hillside. We'll also be adding plant material to the entrance garden and transplanting some shrubs that have not flourished to other locations better suited to them and in need of beautification.

This summer we'll be doing sidewalk and curb repairs again. Next month Bob Williamson will be walking the Cluster with our contractor to identify areas that need work. If you know of problem areas and have not already contacted Bob, now is the time to bring those areas to his attention.

This summer we will also be replacing the dilapidated benches around the lower playground. While we don't all use these benches, we know that parents of small children will be relieved to hear that improvements are coming.