



Martha Kuskey, 1988

**Happy  
Holidays!**

**GCVCA Board of Directors  
Officers**

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Sandy Dresser  
**Vice President**  
John Moran

**Secretary**  
Susan Mockenhaupt  
**Treasurer**  
Bob Williamson

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Darrill Anderson  
Marge Hogarty  
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**Committee Chairpersons**

**Architecture**  
Sandy Dresser

**Communications**  
Sandy Dresser

**Drainage**  
Gary Voegelé

**Finance**  
Bob Williamson

**Landscape & Trees**  
Susan Mockenhaupt  
Patty Williamson

**Paving & Sidewalks**  
Bob Williamson

**Playgrounds**  
John Moran

**Website**  
www.golfcourseview.org

**E-mail**  
gcvca@golfcourseview.org

# ReView

Golf Course View Cluster Association

December 2004

## Cluster Budget for 2005

Budget Item	Amount
<b>Annual Assessment</b>	<b>\$985</b>
<b>Special Assessment</b>	<b>\$0</b>
<b>Estimated Income</b>	
Annual Assessment Payments	\$95,939
Interest	700
Late Charges	500
<b>Total Estimated Income</b>	<b>\$97,139</b>
<b>Expenses</b>	
Grounds Maintenance	21,125
Tree Maintenance	9,000
Landscape	7,000
Drainage	6,500
Curb Painting	0
Trash Collection	18,500
Snow Removal	3,000
Playground Maintenance	0
Electricity (street lights)	2,500
Liability Insurance	1,100
Administrative	1,420
Audit	850
Financial Management Service	6,300
Legal	400
<b>Total Budgeted Expenses</b>	<b>\$77,695</b>
<b>Reserve for Replacement Fund</b>	<b>\$18,900</b>
<b>Annual Contingency Funds</b>	<b>\$544</b>

## GCVCA Snow Removal Guidelines

The Cluster has contracted with Blade Runners to provide snow removal services. Under our contract, Blade Runners will plow our street and parking lots when 2" of snow has fallen and plow again with each subsequent 2" snowfall. They will also apply sand and calcium chloride to the streets and parking lots as needed. (Our contract does not include the use of a front-loader that can pick up snow from one location and move it to another. In the event of a major snow storm, we may need to pay extra to have this service provided.)

Blade Runners will shovel the cluster's common sidewalks in front of your homes and along the parking lots when 4" of snow have fallen. In response to resident requests, we have asked them not to apply sand or salt to our sidewalks. Residents are expected to shovel their own sidewalks and, when the snowfall is less than 4", to clear the common sidewalks in front

## Board Approves 2005 Budget

The Board of Directors approved the 2005 Cluster budget, shown at left, at its December meeting.

### 2005 Assessments Due In January

Capital Management plans to mail the 2005 assessment statements in late December.

The first quarterly installment of \$246.25 is due January 15, 2005. Subsequent quarterly payments will be due April 15, July 15, and October 15.

If you choose to pay your annual assessment in a single payment, you will enjoy a 10% discount, when you make your payment by February 1, 2005. In this event, your payment amount will be \$886.50.

You can pay your assessment by check or money order, made payable to Golf Course View Cluster Association. Please mail your payment to:

Capital Management, Corp.  
12011 Lee-Jackson Hwy, Suite 350  
Fairfax, VA 22033

### January Board Meeting

The January board meeting is scheduled for Tuesday, January 11, 2005 at 7:30 pm at 2159.

Interested residents are invited to attend.

of their homes. If you are unable to shovel your own sidewalk, please see if you can arrange to have someone do it for you. If you need assistance in finding someone to shovel for you, contact one of the board members and we'll do what we can to help you out.

**Students and others who are interested in providing snow shoveling services are encouraged to register their interest with the board. Send us an email at gcvca@golfcourseview.org or call one of the directors to provide your name, phone number and hourly rate.**

We'll publish this information on the Cluster website, and share it with residents who call for assistance.

For more information about snow removal, please see the Frequently Asked Questions and Answers on the next page.

## Frequently Asked Questions About Snow Removal

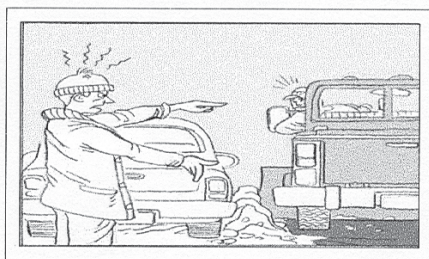
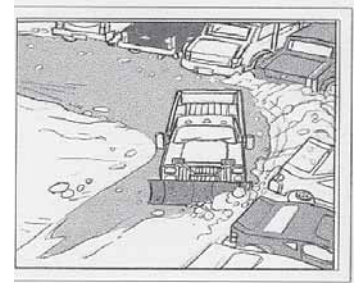
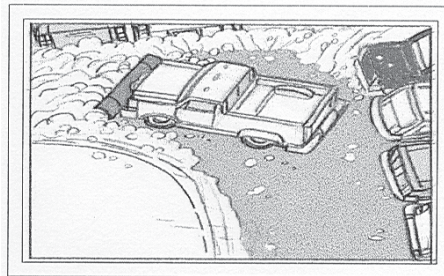
Blade Runners provided the following useful information:

### Q. Why is there snow piled beside my car? Why can't they pile all the snow on the other side of the street?

A. It is Blade Runners' policy to push the snow to the other side of the street. However, in cases of 4" or more, we can't because the truck is not able to push that much snow that far. When there is a lot of snow, we must distribute the snow on both sides of the plow. In heavy snows we focus on the main roadways in our initial plowing and return to widen the paths and entrances to the parking lots after the storm stops. This effort may well put additional snow beside a car parked on the street.

### Q. Why can't they push the snow to the islands and not behind our cars?

A. Frequently the truck can't physically make the turn around the island and push the snow there. With cars parked on the perimeter, there is not enough room to make the needed forward and backward motions. It is much more effective to evenly distribute the snow behind cars and along the island curb. The same problem exists in the corners of parking lots where there may not be enough space for the truck to move effectively.



### Q. I just shoveled out my car, and they came back and plowed me in!!#\*?

A. This situation is a frustrating one. After working hard and using lots of muscle power to clean out your parking space, the plows come along and destroy your work. Remember that we're contracted to return and plow until the roads and lots are clear. One BIG problem is residents taking the snow from their parked cars and shoveling it back into the street or parking lot. In cases where we return, this snow gets plowed back into your spot, and if we don't return it can create a dangerous ice mound in the roadway. It is best to pile this snow in front of your space or on the edge of the walkway.

### Q. Why did they put the snow in MY parking space?

A. Our policy is not to place snow in empty parking spaces. However, there are some instances when this is necessary. In these cases, we try to keep the snow to the front of the space so you can still park. In extreme events, the truck may have no choice but to completely fill a parking space.

