



ReView

Golf Course View Cluster Association

October 2004

Project Updates

Landscape and Trees

The Landscape and Tree Committee did a complete walk-through of the cluster with Blade Runners recently. The purpose of the walk-through was to evaluate the landscape maintenance work done this year and identify any changes needed for next year.

While the committee has been quite pleased with the work Blade Runners has done, it asked that additional attention be paid to the Integrated Pest Management program, the removal of windfall and the manner in which shrubs and trees on common property are pruned.

The project to relandscape the island in Courtyard C has finally been completed. The old declining white pine trees have been removed and the area has been replanted with three *Cryptomeria japonica* trees, ornamental grasses and daylilies. While it all looks a little "new" right now, we hope you agree that it's a great improvement.

The new trees and perennials need regular deep watering to get their roots established before winter. If Mother Nature doesn't do the job, we hope the residents of Courtyard C will make sure the island is well watered at least once a week.

Drainage Issues In Courtyard E

Drainage chairperson Gary Voegele has set up appointments with a number of contractors to get both their recommendations for resolving these problems and cost estimates for the work.

Website Update

After reviewing a number of options, the board decided at its October meeting to move the cluster website to a different host and to revamp the look and operation of the website to make it more accessible and useful (we hope) to residents. We'll keep you posted on our progress. In the meantime, you can access both the website and the cluster e-mail address as usual.

Cluster Directory

The board expects to publish an updated cluster directory in November.

Storm Doors Available

Bob Demichelis has two storm door panels for french doors available for anyone who wants them. These are the full-view stationary panels for the side of the doors that doesn't open. If you can use them, give Bob a call at the number listed in the Directory.

Budget Planning Update

The board is continuing to work on the 2005 cluster budget that it will present to you next month. Although it looks, at this point, like we will incur fairly minor increases in regular expenses (trash, landscape maintenance, street lights, insurance, finance management etc.), we can still expect an increase in our annual assessment in 2005.

The primary reason for the dues increase is that we need to begin building the cluster's reserve fund for capital improvements. We've put off budgeting for the reserve fund for the past several years while the special assessment was still in effect. To avoid future special assessments, we need to put money into the reserve account every year.

In 2005 we will need to reseal the asphalt on Golf Course Drive and in our parking lots. The board anticipates the cost of the resealing will be close to \$10,000. In 2006 we will need to repair or replace a number of sections of our sidewalks that present safety hazards. This work may cost another \$10,000 or more. And we need to start building a fund for repaving the cluster down the road.

In Answer To Your Questions

A number of residents have asked about the parking problems on Golf Course Square and about the unsightly tree debris along the Newbridge side of the street. We don't have answers about the parking issue yet, but the tree debris has, for the most part, been removed. Although we didn't see who did the removal work, we think the complaint Marge Hogarty filed with VDOT had a positive effect. Thanks Marge!

The skunk that "perfumed" the area behind Courtyards E and F is no more. The sick animal died last week, and its remains have been disposed of. We all owe the Warren and Maria Van Wie a big thank you for taking care of a really distressing problem.

Sad News

Former longtime resident Jane Moore was killed in an automobile accident recently. She and her husband Dan lived at 2146 for many years, and Jane served several terms on the board of directors. We all mourn her passing.

November Board Meeting

The November board meeting is scheduled for Tuesday, November 9, 2004 at 7:30 pm at 2096.

Interested residents are invited to attend.

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