



# ReView

Golf Course View Cluster Association

July 2005

## GCVCA Board of Directors

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Susan Mockenhaupt  
Patty Williamson

**Playgrounds**  
John Moran

**Website**  
www.golfcourseview.org

**Email**  
gcvca@golfcourseview.org

## Board Approves Revised Standard For Certain Replacement Windows

At its July meeting, the board approved a change to the cluster design standards regarding white or almond maintenance-free (unpaintable) windows and back doors. **The revised standard will have to be approved by the RA Design Review Board before it takes effect.**

The current cluster standards permit the installation of white or almond maintenance free windows and back doors only when the surrounding trim is painted one of three specified colors. The proposed revision would increase the number of approved trim colors to 14. If approved by RA-DRB, the standard will make it easier for us to maintain/improve our homes.

The board expects to submit the application to the DRB later this week. If you have questions about this change, contact Sandy Dresser or send us an email at gcvca@golfcourseview.org.

## Landscape Update

You may have noticed that some of the new shrubs in the "river garden" along the Reston Pathway behind Courtyard E look pretty ragged. Main Street Landscapes will be replacing these bayberry bushes with two kinds of Viburnums in the next few weeks.

The dead Cryptomeria tree on the island in Courtyard C has been replaced, and additional daylilies planted. The landscape committee will be adding some Siberian iris (donated by a resident) to the island in the next few days.

You may also have noticed that a lot of new hosta plants have been added to the natural area between Courtyard F and the big field we share with Golf Course Square. These plants were also donated by residents.

If you live in Courtyard E, you've probably seen the new plants in the island near 2115-2119. Again, the landscape committee was able to enhance this area using plants donated by residents.

And if you live in Courtyard A, you've probably seen the newly planted area on the parking between 2186 and 2188—another volunteer project with donated plants.

### Thank you plant donors and planters!

Now that summer is here, everyone can help us keep our cluster looking good by making sure that plants in our common areas are watered regularly. A good deep watering once a week is more beneficial than watering a little everyday.

Have plants to donate? Call Susan Mockenhaupt, and we'll give them a great new home.

## Asphalt Resealing August 16-19

**We will be resealing the asphalt on Golf Course Drive and in the parking lots August 16-19.** The work will be done by NVM, which provided a last minute bid on the job that was significantly less expensive than the bid the board initially voted to accept.

The work will take a total of four days and will also include remarking our parking spaces and repainting the parking space numbers. It will be done in two phases -- two days for the upper area of the cluster and two days for the lower area.

While the work is being done, you will need to remove all cars in the work area by 7:30 am on the first day. We will be obligated to tow any cars remaining in the area after 7:30. You will be able to return your cars to your regular parking spaces after 5:00 pm on the second day.

The board will be providing full information about the dates on which your particular area will be resealed closer to the work dates. Please make note of this information and plan ahead if you will be away from home during the resealing process.

## Proposed Changes To Reston Documents Would Adversely Affect Clusters And Residents

### A Message from the GCVCA President

As president of our cluster association, I have been studying the proposed restatement of the Reston Association Documents and see a number of areas for concern. The RA Board will be scheduling public hearings on the proposed changes in September and plans to hold a community-wide referendum on the new documents in October or November.

When the RA Board of Directors began the process of revising the Reston Covenants, Rules and Regulations, the intention was simply to update them incorporating changes that had occurred over the preceding 20 years and organizing them more logically. Our cluster did the same thing in 2000. However, the lawyer that the RA Board hired to advise them on the documents convinced them that it would be more efficient to write new documents instead.

The resultant Restated Declaration includes a number of new provisions that, if included in the final documents,

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### August Board Meeting

The August board meeting is scheduled for Tuesday, August 9 at 7:00 pm at 2159.

**Interested residents are invited to attend.**

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## Proposed Changes to Reston Documents, continued

would seriously reduce cluster associations' authority to manage their own property and protect the interests of their residents. While some of the proposed changes give RA ultimate control over every square inch of Reston, others may significantly increase the amount we pay to both RA and the cluster in annual assessments.

You may have read articles about the proposed revisions in the local Reston newspapers, but if you haven't read the proposed revisions for yourself, I encourage you to do so. You can find the proposed documents at [www.reston.org](http://www.reston.org). Click on Governing Documents, then Governing Document Review, then Draft Reston Declaration. If you don't have Internet access, I believe you can obtain a copy by contacting RA Member Services.

I suggest that you look particularly at the following sections:

### Article V: Clusters

#### Section 5.2: Cluster Common Area

**Subsection (c)** permits RA to take over the landscape maintenance (and apparently maintenance of improvements) in a cluster that fails to keep its property in good repair and condition "consistent with such guidelines as the RA Board of Directors may promulgate," after giving the cluster 30 days notice. The costs incurred will be charged to the cluster.

The Reston Covenants have always given RA the legal right and processes to pursue homeowners who fail to maintain their property, but this provision explicitly extends that power to cover cluster associations and cluster common property as well.

#### Section 5.4: Indemnification and Insurance

**Subsection (a)** requires clusters to indemnify (hold harmless) the Reston Association from all claims of negligence against the cluster association and its contractors/vendors, and against RA itself, if RA has undertaken the upkeep of the landscape or any other service to the cluster.

**Subsection (b)** mandates that each cluster purchase liability insurance coverage in the amount of at least \$1,000,000 (we do) and property insurance "on a Special Covered Causes of Loss Form or its equivalent" equal to 100% of the **current insurable replacement cost of all improvements** (roads, parking lots, sidewalks, playground equipment) (we don't), and a reasonable amount of directors and officers liability insurance (we do).

It also requires clusters to **name RA as an insured party** under the **clusters'** insurance policies.

### Article VI: Common Expenses and Assessments

Article VI contains **no** "maximum assessment" – assessment cap – as the current covenants do. In the restated documents, the annual assessment is a function of the annual budget. This means that RA could decide to do anything, expand in any direction, hire more people, increase staff salaries, without limit, and pass the cost along to us in our RA dues.

**Section 6.6:** Imposes a \$250 resale fee to be charged to purchasers of any property, except new homes purchased from a developer. This money could be used for unspecified kinds of improvements to RA property, at the board's sole discretion.

### Article VIII: Restrictions on Use of Lots and Common Area

**Section 8.2** Makes the various restrictions listed in this section applicable to all lots, RA common areas and **cluster common areas**.

For the most part these are rules regarding such things as hazardous waste, compliance with laws, noise, obstructions to common roads, sidewalks and pathways, signs and flags, trash, utility lines, removing trees, antennas, fences and the like.

However, a brand new,

**Subsection (n)** permits RA to tow any car, anywhere, that doesn't meet RA standards and guidelines, at the owner's expense. The guidelines stated are much like our parking rules, but this rule bypasses the cluster board and our rules and procedures. RA could patrol our cluster and, without notice, remove cars at will.

### Article XVII Party Walls and Fences

#### Section 17.7: Townhouse Maintenance Easement

Provides any owner (including RA) an easement to enter or cross any common or private property as needed in order to undertake maintenance to a townhouse by giving the other owner(s) "adequate" notice. It does require the owner making repairs to restore the damaged property to its original condition. While we generally work with our neighbors to help them out when they are doing repairs or renovations, this rule gives us no way to say "no" to a neighbor or his/her contractors even if the encroachment is egregious.

#### Section 17.8 Arbitration

Requires that any dispute between homeowners sharing a party wall or fence must be resolved by binding arbitration. This is not new, but takes on a different meaning given the previous section.

Although communications from the RA Board insist that "nothing is written in stone" yet, citizens who have taken specific criticisms and suggestions, regarding these and other provisions, to the Board report that most of their issues have not been addressed and much of the offending wording remains unchanged in the current draft.

In my opinion, this is serious business that can directly affect our quality of life and our wallets. It's important that we pay attention and take action to protect ourselves. I intend to continue to monitor the process and will report what I learn.

Please be sure that you are well informed about the proposed changes to the Reston Documents and vote in your own interest next fall.

Sandy Dresser, President, GCVCA

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## Landscape Committee To Meet

The Landscape/Tree Committee will meet on **Saturday, August 26, 11:00 am at 2206**.

The agenda will be to begin planning and prioritizing landscape and tree projects for 2006.

If you have ideas about landscape work you'd like to see the cluster undertake, this is the meeting for you.

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## News From Our Neighbors

### Interested in Getting Cluster Information by Email?

Our website manager, Darrill Anderson, is ready, willing and able to set up an email contact group of residents who would like to receive cluster information on-line. This is purely voluntary.

If you'd like to be included in the contact group, please go to the cluster website, [www.golfcourseview.org](http://www.golfcourseview.org), click on the "on-line survey" link under the heading "Update Your Cluster Contact Information," and complete and submit the form.

### Missing a Lawn Chair?

Did you lose a lawn chair at the annual cluster meeting in June? A blue woven chair was left at 2206 the night of the meeting. If it's yours, you can reclaim it by calling Patty Williamson.