



*Special Issue!*

# ReView

Golf Course View Cluster Association

May 2005

## Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 13, 2005 at 7:00 pm at the upper playground in Courtyard D.

(The rain date is Tuesday, June 14, same time, same place.)

This meeting is your opportunity to discuss your interests with your neighbors and the board and to elect three directors to represent you in the management of our community. A quorum of 20% of our homeowners is needed to elect directors, so please plan to attend.

### GCVCA Board of Directors Officers

**President**  
Sandy Dresser  
**Vice President**  
John Moran  
**Secretary**  
Susan Mockenhaupt  
**Treasurer**  
Bob Williamson

### Directors

Darrill Anderson  
Marge Hogarty  
Gary Voegelé

### 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  
**Email**  
gcvca@golfcourseview.org

## Annual Report of the Cluster - June 2004-May 2005

In anticipation of the annual meeting, the Board of Directors has prepared this report of our activities since the 2004 annual meeting last June and our current plans for the coming board year. This report will replace the officers' and chairperson's presentations at the annual meeting, and, we hope, stimulate a productive discussion of resident interests and concerns when we meet next month.

### Finance and Administration

In December 2004, the board approved a \$135 per unit increase in the annual assessment to enable the cluster to provide common services, maintain and enhance our common grounds and place \$18,900 in the cluster's reserve for replacement fund.

A formal audit of the cluster's finances completed last spring confirmed that our books are in order and appropriate procedures are being used to manage our finances. The board is currently having our finances audited again this year as a matter of good business policy.

In April the board voted to begin investing a portion of the reserve for replacement fund in 1-year certificates of deposit as a prudent means to "grow" the reserves while ensuring adequate funds are available when needed for capital improvements.

### Landscape and Trees

In December, the board signed a 3-year contract with Blade Runners for landscape maintenance and snow removal. By signing the longer term contract, the board was able to obtain these services at a very reasonable and stable cost.

The mature nature of our common landscape and trees is one of our greatest assets. It also means that we must keep up with a growing list of maintenance projects. To facilitate this process, the board contracted with Blade Runners to conduct a comprehensive survey of all the trees on common ground that included an assessment of their health and recommendations for maintenance. The survey report is an invaluable tool in prioritizing and planning our tree care efforts.

(Continued on the next page.)

### Financial Report as of April 30, 2005

Budget Item	Budgeted 2005	Actual as of Apr. 30, 2005
<b>Income</b>		
Annual Assessments	\$95,939	\$78,023
Interest	700	102
Late Charges	500	340
<b>Total Income</b>	<b>97,139</b>	<b>79,851</b>

<b>Expenses</b>		
Grounds Maintenance	21,125	7,067
Tree Maintenance	9,000	1,700
Landscape	7,000	3,737
Drainage	6,500	1,320
Curb Painting	0	0
Trash Collection	18,500	7,934
Snow Removal	3,000	1,577
Playground Maintenance	0	0
Street Lights	2,500	770
Liability Insurance	1,100	829
Administrative	1,420	615
Audit	850	0
Financial Management	6,300	2,100
Legal	400	842
<b>Total Expenses</b>	<b>77,695</b>	<b>28,491</b>

### Reserve for Replacement Fund

Income From Annual Assessment	18,900
Carryover from 2004	4,347
<b>Total Reserves</b>	<b>23,247</b>

**Total Assets on Hand (all accounts) 74,832**

### June Board Meeting

The June board meeting is scheduled for Tuesday, June 14 at 8:00 pm at 2206.

Interested residents are invited to attend.

## **(Landscape and Trees continued)**

Over the past year, the landscape and tree committee has organized and carried out a number of projects to maintain and enhance our cluster. They have:

- Planned and completed the second phase of landscape renewal along the Reston pathway between Courtyards E and F, replacing the old "forsythia bed" with exciting new plantings.
- Completed the renewal of the island in Courtyard C. (Note the *Cryptomeria japonica* planted on the island are under warranty and the dying ones will be replaced.)
- Sponsored a volunteer project to renovate the natural area behind 2151-2153.
- Removed seven trees identified as dead, diseased or dangerous.
- Contracted with Blade Runners to remove deadwood throughout the cluster, and to reseed lawn areas that have become sparse.
- Conducted three walk-throughs of the cluster with Blade Runners to identify and develop solutions to landscape problems.
- Addressed the problem of dog droppings by installing discrete signs in problem areas.

Plans for the remainder of the year have not been prioritized, but may include some additional pruning of large trees, the addition of one or more new trees to replace some that have been removed, and completion of work on parking lot islands started last year.

A good subject for discussion at the Annual Meeting might be your interest in replacing the sign at the entrance to the cluster and the signs that identify the house numbers in each courtyard. This is a potentially expensive project that would probably limit the amount of landscape renewal we could do in the same year. Another topic we might want to discuss is the possibility of getting our neighborhood certified as a Backyard Wildlife Habitat by the National Wildlife Federation.

## **News From Our Neighbors**

---

### **Congratulations Are In Order!**

Congratulations to Scott Mayhugh for submitting a winning entry in the Reston Observer cookbook contest! Scott's recipe for Sweet Poppy Seed Bread won the Miscellaneous Category.

### **Southern Living Show Scheduled in Golf Course View**

---

Kristy Wolan is hosting a Southern Living Show on Sunday, June 12th, 11:00 am. You're all invited to stop by and see Southern Living's newest products.

## **Cluster Communications**

---

The most visible achievement of the communications committee this past year has been the redesign and updating of the cluster website. It is now even easier for residents and homeowners to access information about the cluster. In addition, our website has become a valuable marketing tool to attract potential home buyers. The website is one of only a few that can be accessed directly from the Reston Association website, and it certainly presents an attractive and informative view of our neighborhood.

An issue that we might like to discuss at the Annual Meeting is the level of interest you have in expanding the website to include a "members only" side we could use for confidential communication among our residents.

In addition to publishing the cluster newsletter each month, in the fall, the board published an updated edition of the cluster directory that enables us to get to know and communicate with our neighbors.

And in April, the board was finally able to publish a list of contractors with whom neighbors have had good experiences. This list is available on the cluster website. If you don't have access to the Internet, you can obtain a hard copy by contacting any board member.

### **Paving, Sidewalks and Drainage**

---

In 2004, the board completed a project to correct long-term drainage problems in Courtyard B. The work proved a success when challenged by torrential rains and winter snow.

In April a new dry riverbed was completed behind Courtyard E, in conjunction with the landscape renewal project in the same area, to address a significant drainage issue.

The yellow curbs were repainted last summer and looked great for awhile. Unfortunately, many sections of the yellow curb were soon marred by tire marks—hard to understand when they are no parking zones. . .

In the coming months, the board expects to undertake the scheduled resealing of our asphalt and begin plans to repair a number of sections of sidewalk.

### **Toddler Play Group Schedule**

---

The toddler play group formed last month has a new revised schedule. The group now meets on:

**Tuesdays at 10:00 am.** at the Newbridge cluster playground, and

**Fridays at 4:30 pm** at the lower shared playground between Courtyard E and Golf Course Square.

## **Architecture and Design Standards**

---

In 2004 the board worked with the RA Design Review Board and obtained approval of revisions to the cluster design standards regarding front doors. A valuable by-product of this effort has been that RA design consultants now have a clear understanding of our cluster standards—something that had been missing in the past.

The architecture committee chair also consulted with a number of homeowners regarding their design review applications to facilitate the approval process.

### **Playgrounds**

---

Last summer the board had new wood chips placed in both playground areas, and our neighbors in Golf Course Square replaced some rotted timbers around the lower playground.

Until recently there had been little resident interest in the playgrounds. However, some new people have joined the playground committee and may suggest plans for upgrading these areas in the future.

### **Board of Directors**

---

The board of directors met the second Tuesday of every month except August. These sessions, which are open to interested residents, are used to review cluster finances, develop and manage the budget, discuss landscape and maintenance issues, and plan future projects.

Directors are elected by the membership at the annual cluster meeting and serve terms of either one or three years. Directors also chair the various committees of the board that do so much to keep our neighborhood beautiful and safe.

In June one 3-year and two 1-year terms will expire. If you are interested in serving on the board, please contact Sandy Dresser as soon as possible.

## **West Nile Virus Alert**

---

It's mosquito season again. To protect against infection by the West Nile virus, it's a good idea to use an insect repellent containing DEET whenever you're working or playing outside. In addition, we all need to ensure that we're not providing breeding grounds for mosquitos.

Please empty all containers holding standing water every couple of days. Be sure to check your property for open trash or recycling containers, trays under flower pots, children's toys, etc. that may be unexpected water collection places.

If you have a birdbath in your yard, please place larvae killing "donuts" or pellets to keep your birdbath free of mosquito larvae.