



Special Issue

ReView

Golf Course View Cluster Association

May 2006

Annual Meeting of the Cluster Association

The annual meeting of the cluster will be held on Monday, June 12, 2006 at 7:00 pm at the upper playground in Courtyard D.

(The rain date is Tuesday, June 13, same time, same place.)

The Annual Meeting is your opportunity to discuss your interests with your neighbors and the board and to elect four 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

Secretary
Marge Hogarty

Treasurer
John Moran

Directors

Susan Mockenhaupt

Bob Williamson

Gary Voegelé

Committee Chairpersons

Architecture
Sandy Dresser

Capital Improvements
Bob Williamson

Communication
Sandy Dresser

Drainage
Gary Voegelé

Finance
John Moran

Landscape & Trees
Susan Mockenhaupt
Patty Williamson

Playgrounds
John Moran

Financial Management Disclosure Packets

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Annual Report of the Cluster - June 2005-May 2006

Prior to the Annual Meeting each year, the Board of Directors prepares this report of our activities since the last Annual Meeting and our current plans for the coming board year.

Finance and Administration

In December 2005, the board approved a budget that enables the cluster to provide common services, maintain and enhance our common grounds and place \$20,785 in the cluster's reserve for replacement fund, with no increase in the annual assessment.

Also in December 2005, the board hired resident Michelle Cidone to take over management of the cluster's finances to reduce management costs and obtain service more responsive to our needs.

In 2005 Capital Improvements Committee Chair Bob Williamson conducted a thorough review of the cluster's Reserve Plan. The Plan estimates the amount of reserve funds that will be required to maintain the cluster's capital improvements (road, parking lots, sidewalks and playgrounds), over time, and sets up a savings schedule to ensure sufficient funds will be available as needed. Virginia law requires homeowners' associations to conduct a reserve study at least once every five years. The original study was completed in 2000. Bob reported to the board that the cluster's Reserve Plan is on target, and that we're currently contributing the appropriate amount of money to the reserve for replacement fund to meet our estimated future needs.

A formal audit of the cluster's 2004 finances completed last fall confirmed that our books are in order and appropriate procedures are being used to manage our finances. The board is currently having our 2005 finances audited as a matter of good business policy.

Landscape and Trees

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:

- Completed re-landscaping the old "forsythia bed" into the new "river garden" along the Reston pathway behind Courtyards E and F.

(continued on next page)

Financial Report as of April 30, 2006

Budget Item	Budgeted 2006	Actual as of Apr. 30, 2006
Income		
Annual Assessments	\$95,939	\$88,331
Interest	500	295
Late Charges	500	20
Total Income	96,939	88,646
Expenses		
Grounds Maintenance	21,125	5,281
Landscape/Tree Maintenance	16,000	6,860
Entrance/Signs Project	8,000	5,910
Drainage	0	600
Curb Painting	0	0
Trash Collection	19,000	8,137
Snow Removal	3,000	2383
Playground Maintenance	0	46
Street Lights	2,250	963
Liability Insurance	900	683
Administrative	1,420	629
Audit	850	0
Financial Management	3,000	1,250
Legal	500	88
Contribution to Reserves	20,785	20,785
Total Expenses	96,830	53,615

Reserve for Replacement Fund

Income From 2006 Annual Assessment	\$20,785
Carryover from 2005	28,850
Total Reserves	49,635

Assets

Operating Funds (checking)	\$7,985.86
Operating Funds (money market)	30,294.58
Reserve Funds (money market)	44,567.22
Reserve Funds (CD)	5,067.32
Accounts Receivable	-261.00
Total Assets	87,653.48

Liabilities & Equity

Equity	87,653.48
Liabilities	0.00
Total Liabilities & Equity	87,653.48

Annual Report (continued)

(Landscape and Trees continued)

- Planned and completed the installation of new cluster signs and a lovely new landscape at the entrance to the cluster, paid for with budgeted (not reserve) funds.
- Completed the cluster's share of the renewal of parking lot islands in Courtyards E and F—which are ongoing volunteer projects.
- Removed several trees identified as dead, diseased or dangerous, and removed deadwood from trees throughout the cluster.
- Worked with Blade Runners to develop a turf enhancement program that will begin in late summer.
- Conducted multiple walk-throughs of the cluster with Blade Runners to identify and develop solutions to other landscape problems.
- Transplanted dozens of hostas donated by residents to the natural area across the Reston pathway behind Courtyard F to beautify the area most visitors to the cluster see first.
- Worked with volunteers to reclaim the natural area behind 2151-2153 and begin creation of a woody garden using plants donated by residents.
- Worked with volunteers to create a mulched bed on an island along Golf Course Drive near 2086 and installed donated hostas and ferns.
- Reclaimed an area by the golf course behind 2160 that had become overgrown with mile-a-minute weed and planted the area with donated daylilies.
- Began the process of installing mulched areas around cluster trees to protect the trunks from damage by mowing equipment.

Plans for the remainder of the year include:

- Planting five new trees in early fall, to replace trees we have lost to disease over the years. Two of the trees will be purchased and installed with funds donated by residents.
- Undertaking a conscientious effort to renew those areas of our lawns that have deteriorated in recent years.
- Developing a new 5-year plan for landscape and tree maintenance/improvement.

Cluster Communication

The public face of the cluster is our website designed to enable residents, homeowners and prospective home buyers to access information about the cluster. The board has worked hard this year to keep the website up to date and maximize its usefulness.

The board also published this cluster newsletter each month to keep residents fully informed about what's going on in the cluster.

Drainage

In concert with the installation of the "river garden," the board installed new drainage systems on both sides of the Reston pathway that resolved drainage problems affecting residents of Courtyards E and F.

In September, the board contracted to have the steps beside the ravine at the lower end of the cluster rebuilt and worked with Golf Course Square to improve the flow of water through the ravine--reducing the stagnant water that can breed mosquitos.

No new drainage projects are currently planned for this year.

Paving and Sidewalks

In the summer of 2005, the board completed the scheduled resealing of our asphalt at a cost of about \$8,100.

This month the board will complete the replacement of numerous badly deteriorated sections of the sidewalks in Courtyards C and F at a cost of approximately \$16,500.

Asphalt and sidewalk repair work is paid for out of the cluster's reserve for replacement funds.

Attention: Residents of Courtyards C, D and F

Please review the blue flyer you received last weekend for detailed information about the extent and timing of the sidewalk repair work and the parking restrictions.

Playgrounds

At its March 2006 meeting the board approved plans to replace the old wooden playground equipment in the upper playground with new equipment. The project will be completed in two phases.

The first phase, which will be completed this summer, includes demolition of the old swings and monkey bars and installation of a double slide. The "chinning bars" will be retained.

The second phase, planned for 2007 will include installation of additional equipment attached to the slides, similar to the equipment in the lower playground and Newbridge cluster. In addition, a better, safer kind of chipping material will be installed. The total cost of the project, which will be paid out of our reserve for replacement funds, will be close to \$19,000.

Architecture and Design Standards

In 2005 the architecture committee worked with the RA Design Review Board and obtained approval for revisions to the cluster design standards regarding replacement windows. Cluster standards now permit residents who wish to install white or almond maintenance-free windows to paint the surrounding trim any one of 15 colors. The previous standard permitted only three.

Earlier this year, the architecture committee obtained RA DRB approval for the new entrance sign, directional signs at the entrances to the courtyards and the new landscape design for the entrance to the cluster.

The committee regularly updates the cluster handbook and other information about the cluster design standards available to homeowners at the cluster website. Homeowners without Internet access can obtain printed versions of these documents by contacting Sandy Dresser.

Board of Directors

The board of directors met every month except August and September. Board meetings, which are announced in each newsletter and open to interested residents, are used to review cluster finances, develop and manage both the operating and reserve budgets, discuss landscape, maintenance, financial and resident 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 two 3-year and two 1-year terms will expire. Several of the current directors have indicated a willingness to serve another term. However, we're always looking for residents interested in participating in cluster management.

Any resident interested in serving on the board is encouraged to send us an email at gcvca@golfcourseview.org or contact Sandy Dresser as soon as possible.

Annual (June) Board Meeting

The annual board meeting is scheduled for Tuesday, June 13 at 7:30 pm at 2206.

Interested residents are invited to attend.