



# ReView

Golf Course View Cluster Association

November 2005

## GCVCA Board of Directors

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**President**  
Sandy Dresser

**Secretary**  
Marge Hogarty

**Treasurer**  
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Sandy Dresser

**Capital Improvements**  
Bob Williamson

**Communications**  
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**Drainage**  
Gary Voegelé

**Finance**  
John Moran

**Landscape & Trees**  
Susan Mockenhaupt  
Patty Williamson

**Playgrounds**  
John Moran

**Website**  
www.golfcourseview.org

**Email**  
gcvca@golfcourseview.org

## Proposed Cluster Budget for 2006

Budget Item	Proposed 2006	Difference from 2005	Notes:
<b>Annual Assessment<sup>1</sup></b>	<b>\$985</b>	<b>\$0</b>	
<b>Estimated Income</b>			
Assessments <sup>2</sup>	\$95,939	\$0	<sup>1</sup> Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2006.
Late Fees	\$500	\$0	
Interest	\$500	-\$200	<sup>2</sup> Based on the estimate that 72% of homeowners will pay full amount by February 1 at the 10% discount.
<b>Estimated Total</b>	<b>\$96,939</b>	<b>-\$200</b>	
<b>Budgeted Expenses</b>			
Financial Management	\$3,000	-\$3,300	<sup>3</sup> Includes passthrough charges from the financial manager, costs of web hosting, tax preparation and other similar costs.
Trash Service	\$19,000	\$500	
Grounds Maintenance	\$21,125	\$0	<sup>4</sup> Estimated cost of a new sign and hardscape at the entrance to the cluster and new signs at the entrance to each courtyard. New plantings for the cluster entrance are included in the Landscape & Trees budget.
Landscape & Trees	\$16,000	\$0	
Snow Removal	\$3,500	\$0	
Street Lights	\$2,250	-\$250	
Drainage	\$0	-\$6,500	
Legal (unrecoverable)	\$500	\$100	
Miscellaneous Administrative <sup>3</sup>	\$1,420	\$0	
Financial Audit	\$850	\$0	
Insurance	\$900	-\$200	
Playgrounds	\$0	\$0	
Curb Painting	\$0	\$0	
Entrance & Signs Project <sup>4</sup>	\$8,000	\$8,000	
<b>Subtotal Expenses</b>	<b>\$76,045</b>	<b>-\$1,650</b>	
Contribution to Reserves	\$20,785	\$1,885	
<b>Total Budgeted Expenses</b>	<b>\$96,830</b>	<b>\$235</b>	
<b>Annual Contingency Reserves</b>	<b>\$109</b>	<b>-\$435</b>	

The budget proposed by the GCVCA Board at its November meeting will enable the cluster to provide all of the necessary services, undertake a major renewal of the entrance to the cluster and put additional funds into our reserves for capital improvement—all with no increase in our annual assessment.

The primary source of savings in the 2006 budget is the change in financial management contractors. By moving our contract from Capitol Management Corp. to Michelle Cidone, we reduce the up-front cost of financial management by \$3,300. Other sources of savings include a recognition that our actual costs for insurance and street lights have been less over the past several years than the amount we had budgeted.

The proposed budget anticipates no increase in the cost of landscape maintenance or snow removal or in the budget for landscape improvement and tree care.

Outside of providing basic services, the Board will focus its efforts in 2006 on replacing the sign at the entrance to the cluster, re-landscaping the area near the circle and installing new, more visible, and informative signs at the entrances to the courtyards. Funds for this project are built into the proposed 2006 budget.

The Board also expects to begin the process of replacing some of the old playground equipment in the upper playground. Funds for this work will come out of our reserves for capital improvements, as will funds to replace/repair sidewalks in several courtyards. The Board will discuss these major projects at its meeting next month.

If you have comments or questions about the proposed budget, we encourage you to contact any Board member. The Board will approve the final budget at its December meeting.

### December Board Meeting

The December board meeting is scheduled for Tuesday, December 13 at 7:30 pm at 2129.

**Interested residents are invited to attend.**

## 4th Quarter Assessment Due

If you pay your annual assessment in quarterly installments, the 4th quarter payment was due October 15th. If you have not already paid the 4th quarter installment, a late fee will be applied beginning November 16th. You still have time to get your check to Capitol Management by the 15th. The address is 12011 Lee Jackson Hwy., Suite 350, Fairfax, VA 22033.

## It's Dark Out There!

The return to standard time means that it gets dark before many of us get home from work or school activities—making our sidewalks and parking lots more difficult to negotiate in safety. We can all help make our neighborhood more secure by turning on our front lights at dusk and leaving them on all night—or by installing motion-sensitive light fixtures that turn the light on when someone approaches our property. It really costs only pennies a day to keep us all safe and sound.

## We're Still Looking For Another Director

There is still a vacancy on the GCVCA Board of Directors, and we're looking for a volunteer to serve out a one-year term that ends in June 2006. This is a great opportunity to participate in cluster management with no long-term commitment. If you would be willing to serve, please contact any board member or send us an email at [gcvca@golfcourseview.org](mailto:gcvca@golfcourseview.org).

## The RA Document Revisions: We're Not There Yet

### New Draft Documents Released

On October 27th, the RA Board released its latest draft of the revised Reston Documents. This newest draft is certainly an improvement over the previous ones. A lot of the unnecessary legal provisions have been removed; the Deed has been restructured to match the organization of the current (1984) deed; and the changes from the current deed are explained (more or less) in footnotes. You can also review a redline version of the latest draft that shows the changes from the current to the proposed Deed.

These revisions are all to the good, and my first reaction was, "Well that's better!" However, on second reading, I discovered that the problems that concerned many of us in previous drafts still exist in the October 27 draft.

### RA's Policy Decisions Unchanged

As Jenn Blackwell announced at the Board meeting on October 27th, the language has been changed dramatically, but the policy decisions have not. As I have observed this process, the policy decisions RA has consciously made are to:

1. Increase the revenue flow into RA and increase RA's flexibility in spending money to maintain or enhance the amenities it provides to members.
2. Change RA's role from provider of services to its members to government entity that can maintain tight control over the entire Property, easing the management challenges for the RA board and staff.
3. Make RA "lawsuit proof" regardless of the actions or inaction of RA's board, staff or contractors.

**All of these policy changes benefit RA at our expense!**

### What The Latest Draft Includes

The mechanisms for increasing revenue include provisions that:

- Raise the amount of the assessment cap by tying it to the Employment Cost Index instead of the Consumer Price Index.
- Add a \$250 (as indexed) Transfer Fee to capture revenue each time a house is sold in Reston.
- Create another stream of revenue by permitting RA to become a contractor that provides services to clusters (landscape maintenance, trash collection, cluster management, etc.).
- Permit RA to spend excess assessment revenues for current projects rather than putting them into reserves.

- By reference to Virginia law, enable RA to charge new penalty fees to residents and clusters who fail to maintain their property in compliance with the Use and Maintenance covenants.

The change in RA's role as **service provider to government enforcer** is enabled by provisions that:

- Give the RA board the power to approve or disapprove DRB rules and decisions, and emphasize RA's power to enforce the covenants with regard to cluster common areas.
- Reduce the percentage of member votes required to make changes to the covenants, approve Special Assessments, amend or terminate the governing documents.
- Give RA a vote for every Lot it owns—that may well account for the 10% voter turnout needed for most member decisions and overwhelm the votes of individual members when the RA votes are applied to the "majority."
- Institute an insurance provision for cluster associations that requires: specific levels of liability coverage; naming RA as an insured party under cluster policies; insurance companies to notify RA at least 30 days before any changes in coverage are made; and cluster associations to provide RA with certificates of insurance and proof of premium payment or notice of late payment.

Two sections of the proposed Deed make RA "lawsuit proof" regardless of their responsibility:

- The Disclaimer of Liability in Section III.
- The Indemnification provision in Section VII.

I expect that this week's Reston newspapers will be full of positive news about the latest draft documents. A number of people spoke at the RA Board meeting on November 7th in favor of the latest draft. However, to me, these provisions are still unacceptable and threaten the quality of life in Reston's clusters.

### Referendum Rescheduled For Early 2006

If you oppose the policy changes outlined above, there's still time to influence the process. A new schedule for the referendum on the revised documents calls for ballots to be delivered to members in mid-February 2006 with the vote completed by March 31st.

I encourage you to read the documents and see what you think. They are available at the Reston website or in hard copy from RA headquarters. If you find the documents as unacceptable as I do, then vote and vote "No" when the referendum is held.

Sandy Dresser, GCVCA President