



# ReView

Golf Course View Cluster Association

October 2006

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#### Financial Management

#### Disclosure Packets

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## 2007 Budget Planning Begins

At its October meeting, the board began the budget planning process for 2007. We will present the proposed budget to you next month and finalize it at our December meeting.

Although we don't have all the numbers in place yet, it appears that an increase in the annual assessment will be necessary next year—primarily to get the funding of our reserves for capital improvements back on schedule.

### Holding The Line On Operating Expenses

Although we still need final numbers, it appears that there will be only about a 4% increase in our operating expenses next year. This increase is due primarily to an increase in the cost of trash collection (our rate increases by 6% each July), the anticipated cost to resolve some drainage issues and an interest in sharing with Golf Course Square the cost of improving the condition of the lower playground.

That said, 2007 will be the final year of our three-year contract with Blade Runners, and we anticipate that our cost for landscape maintenance will increase starting in 2008. We know that our cost for trash collection will increase in 2008 as well. While we have significantly reduced our cost for financial management services, Michelle has been so effective at collections that our 2007 budget anticipates less income from late charges on delinquent accounts.

### It's All About Capital Reserves

Five or six years ago the cluster began to systematically put money into a reserve account to pay for future capital improvements. Previously we had paid for expensive capital improvements, like repaving the road and parking lots, through special assessments. The goal now is to put enough money into reserves to pay for these improvements without the need for special assessments.

In 2006 we put \$20,785 into our reserves, but spent \$24,527 for sidewalk repairs and new playground equipment for the upper playground. In 2007 we'll spend another \$11,000 on the upper playground; in 2008 we'll spend \$10,00 or so on sidewalk repairs; and in 2010 we'll need some \$12,000 to reseal our asphalt.

The big number we're looking at is the anticipated cost of repaving the street and parking lots in 2020. Our calculations suggest that we'll need \$325,000 to do that. To ensure that we have the money we need in the future to maintain our street, parking lots, sidewalks and playgrounds, we'll need to put more money into the reserves every year—starting in 2007. This will account for the major portion of the increase in next year's assessment.

## Parking On Golf Course Square

On September 27th, County Supervisor Catherine Hudgins hosted a meeting to discuss the issue of commercial vehicles parking on residential streets in Reston. Eight residents of Golf Course View and at least half a dozen residents of Golf Course Square attended that meeting. The panel Hudgins enlisted for the meeting included representatives from RA, the police department, the county departments of traffic safety and transportation, and VDOT. We learned that:

A Fairfax County ordinance prohibits certain, specifically identified, commercial vehicles from parking on residential streets like Golf Course Square. Unfortunately, the list of banned vehicles does not cover all of the trucks, trailers and construction workers' vehicles that have made our street so unsightly and dangerous over the past few months.

Although RA has no enforcement power regarding commercial vehicles or trailers of any sort on Reston streets, it offers a parking lot for trucks and trailers and is willing and able to help residents get in touch with those agencies that have enforcement powers.

Another Fairfax County ordinance permits residents to designate their street as a Community Parking District in which parking a wide variety of trucks and trailers is prohibited. If we were able to obtain designation as a Community Parking District, no one would be able to park a trailer of any kind, any vehicle weighing 12,000 pounds or more, or any vehicle, except a school bus, designed to carry 16 or more passengers.

The process for obtaining this designation requires that the county department of transportation develop a petition that includes all of the affected addresses, and that we obtain the signatures of at least 60% of the affected residents and 50% of the residents of each affected block (we have two blocks, 7A and 7B). There is an application fee of \$10 for each signature (which could be paid by the cluster board of directors) that is refundable if the petition isn't successful. Once the signatures have been obtained and the fee paid, the department of transportation verifies the signatures and then takes the petition to the County Board of Supervisors. A resident of Golf Course View has volunteered to get this process started.

We'll keep you posted as the process evolves. The good news is that since the meeting, there have been many fewer landscape trailers on Golf Course Square. The bad news is that none of this addresses the issue of construction worker/commuter parking on Golf Course Square.

### November Board Meeting

The November board meeting is scheduled for Tuesday, Nov. 14 at 7:30 pm at 2129.

**Interested residents are invited to attend.**