



NEWSLETTER NOVEMBER 1998

ANNUAL CLUSTER MEETING **DATE:** Tues, Dec. 1, 1998
TIME: 8:00 – 9:30 PM
PLACE: Reston Community Center

PRIMARY AGENDA ITEMS (*detailed discussion of each item follows*):

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| <ol style="list-style-type: none">1. ELECTION OF DIRECTORS2. 1999 BUDGET3. AMENDMENT TO BY-LAWS4. CUTTING OF TREES ON TRANSCO PIPELINE EASEMENT5. REVIEW OF STRATEGIC PLAN FOR INFRASTRUCTURE PROJECTS6. OPEN DISCUSSION OF OTHER IMPORTANT ISSUES |
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ELECTION OF DIRECTORS—TWO BOARD MEMBERS TO BE ELECTED

The three-year terms of **Bill Holmes** and **Arthur Hill** expire this year. Bill, our cluster treasurer, and Arthur, our secretary, lawn contract administrator and legal consultant, have both volunteered to stand for reelection. Anyone else interested in submitting his/her name is encouraged to do so. Please call Jim Allred, 860-3343, if you have questions concerning duties as a Board Member and/or wish to have your name placed on the ballot. Nominations will also be taken from the floor at the Annual Meeting.

BUDGET

Attachment #1 to this newsletter contains the Board's proposed budget for 1999 and a revision of the Board's projection for maintenance of HGCA's reserve funds. The good news is that a warm winter in 1998 with minimal snow and a renegotiated trash collection contract this fall have resulted in savings that make it possible to keep the Cluster dues for 1999 at \$175 per quarter. Furthermore, it did not become necessary to draw down on the reserves this year as was originally projected in the 1998 budget adopted at last year's annual meeting. During this year, the Board had discussions with the contractor who did the road and sidewalk work for us in 1997. The contractor advised the Board that a program of sealing cracks every two years, and the whole surface every five years, could extend the useful life of our roads. The new reserve fund projection reflects this modification. Details will be provided at the annual meeting.

AMENDMENT TO BY-LAWS

In an effort to resolve ongoing parking problems in our cluster the HGCA Board of Directors recommend adoption of the attached additions to the By-Laws (see attachment #2).

TRANSCO TO CUT SWATH THROUGH RESTON (including Hunters Green Cluster)

The easements held by Transco Gas Pipeline Co., a subsidiary of Williams Gas Pipeline Co., cross cluster owned property on Indian Ridge Road between 11717 and 11719, and adjacent to 11700. This easement, marked by yellow paint on the curbs and yellow posts in the ground, is 135' wide as it runs in a northeasterly direction and contains four high-pressure pipelines ranging in diameter from 30" to 42".

Recently cluster officers learned of Transco's plan to clear the easement, throughout Reston and Virginia, of all trees. No specific date has been announced for this action. Problems for HGCA presented by this easement clearing are:

1. a substantial number of large trees (30-40) along IRR may be felled
2. the playground on IRR is sited in the easement

The HGCA Board of Directors will be discussing the removal of trees with Transco representatives and other appropriate parties. Whether this playground can stay or must be removed and whether a new one can be installed will be the subjects of continuing discussions between cluster officers and Transco representatives. We have written a letter to Transco requesting their permission to modify and update the current playground. Transco's engineers must evaluate and approve any work that takes place on the easement. More detail will be provided at the Annual Meeting.

INFRASTRUCTURE PROJECTS

The Board of Directors has reviewed and prioritized the projects proposed by the six infrastructure subcommittees in a strategic four-year plan. There are 19 projects totaling approximately \$50,000. Details will be presented at the Annual Meeting.

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## **KUDOS**

- Thanks to Irene and Bob Hunsicker for again organizing the annual cluster picnic. A great time was had by all who came and shared food and fellowship. Also thanks to Bob for continuing to administer the snow removal contract after his term on the board expired.
- Thanks to Andrea Purcell for surveying the gypsy moth population in our cluster. How boring a task can that be?
- Thanks to the 20+ members of the infrastructure subcommittees for generously giving their time to survey the cluster and provide us the basis of our strategic plan.
- Thanks to Tony Hylton for having the scummy pond water tested by the Fairfax County Water Authority.
- Thanks to Jerome Pederson for his independent review of the cluster financial books and records for 1996 and 1997.

## **DELINQUENT DUES ACTIONS**

The Board has gone to court and received judgments on two homeowners for back dues. We have instructed our lawyer to begin foreclosure/bankruptcy actions for owners who have not complied by paying these judgments. In addition, the voting rights have been suspended for nine property owners who are delinquent in dues payment beyond the current quarter.

## **RETURN OF NO-U-TURN SIGN**

Several years ago Ken Plum, our representative to the Virginia House of Delegates, was instrumental in getting a no-u-turn sign at the intersection of Sunrise Valley Drive and Indian Ridge Road. Some time ago the sign disappeared and there have been several accidents as a result, one very serious recently. Ken, on behalf of HGCA, contacted Tom Farley of the Virginia Department of Transportation who ordered several on-site observations. As a result of Ken's effort the sign has been re-installed and our intersection is once again safer. When you see Ken Plum out and about Reston please thank him for his fast and productive effort.

## **SNOW REMOVAL CONTRACT SIGNED**

The cluster Board of Directors agreed unanimously to continue the existing snow removal contract with Bill Farrar for the 1998-1999 season, with no increase in rates. The contract calls for snow removal services to commence at the specific direction of the Contract Administrator or automatically when there is an accumulation of 2" or more. This year's contract will be administered by **John Piper, 620-2177**.

## **POND UPDATE**

The HGCA Board has taken the following action on the pond adjacent to the 16<sup>th</sup> green which is usually covered by green scum, namely "duckweed." The water has been tested by the Fairfax County Water Authority. The resulting test showed the nitrogen content to be about ten times the normal amount. It is believed that this is primarily due to golf course fertilizer run off. The Board entered into a contract with a consultant to provide us with a report on what actions could be taken to eliminate the scum. The report recommended treating the pond with chemicals to kill the duckweed. This report was sent to the golf course owners requesting them to take appropriate action. The golf course countered with a proposal to stock the pond with carp, a particular species that eats duckweed, rather than chemically treating the water. The golf course proposes adding the carp after the first of the year, prior to the beginning of duckweed season. The Board will be monitoring this situation to see that the duckweed problem is resolved.

## **NEW TRASH REMOVAL AND RECYCLING CONTRACT SIGNED**

The cluster Board of Directors has entered into a renegotiated contract which reduces the cost from \$10.49 per unit to \$9.25 per unit for the next two years and a third year at \$10.17 per unit. This locks in an average annual savings of about \$1300 per year compared to 1998 contract costs. By way of comparison, a single family home pays \$22.90 per month for the same service. The recycling and trash removal contract is administered by **John Piper, 620-2177**.

## **RECYCLING AND TRASH REMOVAL SERVICES USER GUIDE**

The User Guide, developed by John Piper for the Board of Directors, is distributed with this newsletter and provides detailed information about recycling, trash removal, hazardous wastes and everything you ever wanted to know, but were afraid to ask, about trash. **Please keep this User Guide for future reference.**

### **HOLIDAY TRASH PICKUP**

- There will be no trash pickup on Thanksgiving Day, November 26<sup>th</sup>.
- Christmas trees will be picked up on January 6<sup>th</sup> and 13<sup>th</sup>. See the “User Guide for Residents” included with this newsletter for specifics.

### **PARK BETWEEN THE LINES**

The parking spaces and speed bumps have been remarked. The new, white hash marks on the curbs delineate parking spaces. In view of our limited number of spaces, please park between the lines, using only one space per vehicle.

### **CARS DAMAGING PAVEMENT**

Vehicles leaking fluids causing damage to our pavement will be removed in accordance with cluster By-Laws. If your car is damaging our pavement, please get it fixed now.

### **ASPHALT REPAIR**

The Board has executed a contract with Dominion Paving to fix the cracks in the asphalt pavement with a rubberized crack filler. Keeping water from getting below the pavement is a major key to long pavement life.

### **REPORTING STREET LIGHT OUTAGES**

The cluster has 36 watch lights, including 28 on IRR and 8 on HGC. (Although they look like “street” lights, in Virginia Power’s eyes they are “watch” lights.) The cluster pays a set monthly charge for each light, whether or not it is operable. When a light fails, we report the outage to Virginia Power for resolution. Unfortunately, we have found that a single report is insufficient. Follow-up calls and status checks are usually necessary. To streamline the process and preclude duplicative reporting, please report outages to John Piper, 620-2177. Reports should include the pole number, if it can be determined, and the address of the nearest home. Pole numbers are imprinted on aluminum plates located about 4’ above the base of each pole. Typically they consist of the installation date followed by two letters and two numbers (e.g. 9 20 72 NF 39). Help us maintain good security by promptly reporting dim or nonfunctioning lights.

### **VANDALISM ON INDIAN RIDGE ROAD – REWARD OFFERED**

Vandals cut the tops of three convertibles parked on IRR earlier this Fall. A police report has been filed. Mr. Allred is offering \$100 for information leading to the arrest and conviction of the person or persons responsible for this vandalism. If you have any information please call Mr. Allred at 860-3343.

**!!! ATTEND THE VERY IMPORTANT ANNUAL MEETING, DEC 1<sup>ST</sup> !!!**