



**NEWSLETTER  
NOVEMBER 2004**

**NOTICE OF ANNUAL MEETING  
TUESDAY, DECEMBER 7, 2004  
RESTON COMMUNITY CENTER  
8 PM TO 10 PM**

**ANNUAL MEETING AGENDA**

The Annual Meeting of the Hunters Green Cluster Association will be held at the Reston Community Center in Hunters Woods at 8 pm on Tuesday, December 7, 2003. The two primary items on the agenda will be the review and approval of the annual budget for 2005, and the election to fill two positions on the Board of Directors. Because of the curfew at the Community Center, the meeting will last no more than two hours.

The terms of Board members Bill Holmes and Matt Egan expire this year, and neither plans to run for reelection. Karen Lindquist and Simon Reese have both expressed an interest in running for the vacant positions. If any other member wishes to run, please contact Bob Deans (703-391-1579) so that your name can be placed on the ballot. Additionally, nominations can be made from the floor at the Annual Meeting. Resident members in good standing, one per address, will be eligible to vote. To be in good standing, members must have paid all dues and fees through the end of the last quarter (September 30, 2004). The draft agenda for the Annual Meeting is:

- I. Call to order
- II. Reading and Approval of Minutes
- III. President's Report
- IV. Presentation, Review and Approval of the Budget
- V. Election for the Board Positions
- VI. Members' Comment Period
- VII. Adjournment

Attached to this newsletter are the Board's draft annual budget for the year 2005, and an updated projection for the Capital Reserve Fund. The Board is recommending that dues and fees for 2005 be kept at \$250 per quarter.

You can view or download a copy of the full HGCA Capital Reserve Plan at the HGCA website at: <http://www.HuntersGreen.org>. Just select the *Library* navigation link on the home page and then select the *Other HGCA Documents* link.

## **CLUSTER WEBSITE**

The Board continues to maintain a website at [www.HuntersGreen.org](http://www.HuntersGreen.org) for the benefit of the homeowners and residents. During the month of September, a number of changes took place.

We were able to register a new domain (website) name that was previously unavailable to us (i.e., owned by someone else) when our website was established four years ago. Our website is now at <http://www.HuntersGreen.org> although the old name *HuntersGreenCluster.org* will still work for the foreseeable future. At around the same time, we changed web hosting services. With our previous hosting company, we were experiencing lengthy connection times to their web server. That often meant a 20 to 30-second delay in receiving the first page accessed. Without going into an overly technical explanation of why and how, our new hosting company has a fast-response connection time, which means no thumb-twiddling time while waiting for the first page.

There are a few recent additions to the website. You will find new pages on Cluster Standards. In that area, you will find a page with the Cluster color palette – in color no less! There is also a new page with information primarily intended for realtors, but you may find some of the statistics interesting. There is also a statement there regarding restrictions on the use of realtor signs on the Cluster's common ground.

## **E-MAIL ADDRESS OPPORTUNITY**

With the change in web hosting companies, we picked up another nice feature. Much like Yahoo or Hotmail, we can offer homeowners and residents mail-forwarding accounts in the HuntersGreen.org domain. That means our webmaster can set you up with an e-mail address like [your-name@HuntersGreen.org](mailto:your-name@HuntersGreen.org). All you need to supply, besides your selected e-mail name, is the actual destination e-mail address to which you want your *HuntersGreen.org* mail to be forwarded. If you want to take advantage of this opportunity, go to the "New Items" page of the website and follow the link to another page where you will find a request form to fill out and transmit to the webmaster. In continuing to follow our strict privacy policy, neither your new HuntersGreen.org address nor your destination e-mail address will be disclosed to anyone else.

## **AUTUMN LEAF REMOVALS**

Our grounds contractor will conduct one final leaf removal in early-to-mid-December. After November 30, residents are permitted to rake or blow any remaining leaves from their own yards into the streets, parking areas, and turfed areas of the common ground to be removed during the final cleanup. After the December cleanup is completed, please refrain from depositing any more leaves on the common ground. Instead, they should be bagged and left at the curb on trash collection days.

## **KUDOS**

Throughout the year, many members and residents make substantial contributions benefitting the Cluster, and assisting the Board in managing the affairs of the Association. Matt Egan has continued to maintain both the Hunters Green Court "sand garden" and the "yellow chip road," the natural pathway that traverses the forested area between Indian Ridge Road and Hunters Green Court along the north side of the golf course pond. Some other residents have "adopted" small areas of common ground near their residences to maintain and improve them; included here are Amy Brown and Marge Garnett, Fred and Rita Rothwarf, and David Cantrell. There are probably other residents out there who,

without fanfare, have quietly undertaken their own projects. Thanks to all of you for making Hunters Green attractive and a nice place to live.

The Board also wishes to thank Jerome Pederson for again performing a review of the Association's books and financial reports for the year 2003. Members can view or download the Year 2003 Financial Report from the "Library" section of the Cluster website or can request a paper copy from Bill Holmes, the Association's treasurer.

And speaking of our treasurer, Bill will be retiring this year from the position he has held for the past twelve years. During this time, he automated both the Association's financial record keeping and the production of the Cluster's resale disclosure packets. He also established and programmed the Cluster website and has served as its webmaster.

## **MEET YOUR NEW NEIGHBORS**

We have plenty of them – new neighbors, that is. We want to welcome all of you to one of the best neighborhoods in Reston! Historically the turnover rate for houses in the Cluster has averaged about four per year. However, 2003 and 2004 have been notable exceptions. In 2003, eleven houses changed hands, and this year we set yet another record with 15 changes in ownership, including the departures of some of our "original owners" who had lived here since the Cluster was built in 1972. (We still have original owners in 13 of the 118 townhouses, and 15 additional ones who have lived here for at least 25 years.)

## **HOLIDAY SCHEDULE FOR TRASH COLLECTION**

There will be no trash collection on Thanksgiving Day, although the usual recycling collection will take place the next day. Christmas and New Years Day both fall on Saturdays this season, so trash and recycling collection will not be affected. Looking ahead to January, there will be two special collection days for picking up and recycling Christmas trees: Wednesdays, January 5 and 12. Please remove all decorations and tinsel from your tree before placing it at the curb. Trees can also be put out on any regular trash pickup day after January 12. Please do not discard trees into any area of the common ground.

## **ANNUAL REMINDERS**

It seems that each year at this time it serves to remind homeowners and residents of a few of the Cluster's by-laws, rules, and regulations. All of these are documented in the Association's Resale Disclosure Packets that are issued to new homeowners, as well as on the website where they are available to all. So here goes:

- ◆ No cars, trucks or other motorized vehicles are permitted in any unpaved area of the common ground. Please make certain that any contractors who might be performing work on your property are aware of this. You will be assessed for the cost of repairs for any damage they may cause.
- ◆ Do not dump anything, natural or man-made, into turf or natural areas of the common ground. This includes lumber, construction waste, leaves, branches, and shrubbery clippings. Besides being unsightly, they make the area vulnerable to erosion, disease, insect pests, and the growth of undesirable weeds and noxious plants. Branches and other deadwood from your own yard, up to four inches in

diameter and four feet in length, can be cut up, bundled with string or twine and left at the curb on regular trash collection days.

- ◆ Homeowners cannot make alterations to the exteriors of their houses or to their yards without first getting approval from the Reston Association Design Review Board. That includes paint colors. There are special restrictions applying to tree removal; see <http://www.reston.org/design/Cluster/Landstre.pdf> for details.
- ◆ Please do not make “improvements” or other alterations to any part of the Common Ground property without first getting approval from the Board of Directors. Chances are good that you’ll receive an OK as well as reimbursement for plants and materials that you purchase. We’re “big” on self-help projects, but it’s good to find out whether something else has already been planned for the area.
- ◆ Remember that in accordance with HGCA’s bylaws, all vehicles that are parked in the Cluster, except those of temporary visitors, must display current and unexpired issues of all three of the following: Virginia state license plates, state auto inspection sticker, and Fairfax County decal. As of November 15, the County police began enforcing vehicle owners’ compliance with display of the 2005 Fairfax County decal. They have been known to patrol the Cluster during overnight hours looking for vehicles in violation of registration requirements.
- ◆ Be sure your guests observe the reserved parking rules. One of the first questions you should ask when you greet them at the door is, “Where did you park?”
- ◆ Please do not put your trash and recyclables outside until the evening before collection day. (That’s a requirement of Reston Association covenants.) Also, many residents are putting out various things for recycling that are not recyclable. If you are unsure, consult the Trash and Recycling Guide on the website: <http://www.huntersgreen.org/PDFs/Trash-and-Recycling-Guide.PDF>. During the winter months, our trash collection contractor reserves the right to cancel service on any scheduled pickup day when, in their judgment, it would be too dangerous to drive their heavy trucks on the local area roads. If it has snowed overnight with significant accumulation or is still snowing on collection day, it is very unlikely that a collection will be made. In this case, just hold your trash till the next scheduled collection day.
- ◆ The Board receives occasional complaints about noise. They are usually related to parties or gatherings of teens that spill out into the parking areas late at night with loud music or revelry. Other complaints refer to barking dogs that have been left outside in residents’ yards or patios. Please do what you can to control this. The County has an anti-noise ordinance, but the police are the only ones empowered to enforce it.

**REMEMBER TO ATTEND THE ANNUAL MEETING ON DECEMBER 7.**

# HUNTERS GREEN CLUSTER ASSOCIATION YEAR 2005 BUDGET

November 11, 2004

CATEGORIES	BUDGETED 2004	ACTUAL 2004*	BUDGET 2005
<b>Income</b>			
Disclosure Packets	500.00	455.00	500.00
Investment Interest + Capital Gain/(Loss)	3,562.00	2,598.57	3,562.00
Member's Dues	113,575.00	113,575.00	113,575.00
Interest Assessed to Members	450.00	583.20	500.00
Late and Legal Fees	450.00	665.42	550.00
Installment Plan Service Fees	2,223.00	2,902.50	2,812.50
<b>TOTAL Income</b>	<b>120,760.00</b>	<b>120,779.69</b>	<b>121,499.50</b>
<b>Expenses</b>			
Administrative Expenses	700.00	901.73	900.00
General Maintenance and Repairs	14,000.00	11,998.00	21,000.00
Grounds: Lawn Care	40,000.00	35,662.50	39,000.00
Grounds: Non-turf Areas	4,000.00	2,174.50	3,000.00
Grounds: Tree Care	10,000.00	7,625.00	10,000.00
Insurance	950.00	944.00	950.00
Legal Fees	1,500.00	1,684.21	1,800.00
Maintenance/Repairs to Capital Assets**	52,711.00	49,114.00	10,239.00
Miscellaneous Expenses	100.00	182.00	150.00
Snow Removal	10,000.00	11,130.55	13,000.00
Street Lights	4,250.00	4,225.41	4,230.12
Trash Removal	15,298.44	15,632.64	15,958.32
<b>TOTAL Expenses</b>	<b>153,509.44</b>	<b>141,274.54</b>	<b>120,227.44</b>
Approximate Increase (Decrease) in Reserve Funds	(32,749.44)	(20,494.85)	1,272.06
<b>NET Outlays</b>	<b>120,760.00</b>	<b>120,779.69</b>	<b>121,499.50</b>
	<b>2003</b>	<b>2004</b>	<b>2005</b>
<b>MEMBERS' EQUITY AT YEAR END</b>	106,565.94	85,889.63	87,161.69
Cash (Checking + non-invested Savings)	10,569.95	3,901.00	3,556.69
Investments	70,776.25	61,000.00	62,255.00
Common Ground	16,950.00	16,950.00	16,950.00
Accounts Receivable	7,736.59	3,680.00	4,000.00
Other Current Assets	998.15	358.63	400.00
(Current Liabilities)	(465.00)	0.00	0.00
<b>QUARTERLY DUES AND FEES</b>	<b>195.00</b>	<b>250.00</b>	<b>250.00</b>

\*Figures projected through 12/31/2004

\*\*Major projects financed from Reserve Funds and Retained Earnings carried over from prior year

# HUNTERS GREEN CLUSTER ASSOCIATION

## Projection for Capital Reserve Fund

November 11, 2004

YEAR	PRINCIPAL ADDED	INTEREST & GAIN/LOSS*	DISBURSE- MENTS**	YEAR-END BALANCE***
1999				\$51,994.23
2000	\$0.00	\$3,710.12	\$4,713.52	\$50,990.83
2001	\$0.00	\$3,430.16	\$2,339.09	\$52,081.90
2002	\$7,000.00	\$3,247.33		\$62,329.23
2003	\$13,000.00	\$2,287.77		\$77,617.00
2004	\$0.00	\$1,610.00	\$18,227.00	\$61,000.00
2005	\$8,668.00	\$2,826.00	\$10,239.00	\$62,255.00
2006	\$20,000.00	\$3,142.00		\$85,397.00
2007	\$20,000.00	\$4,137.00		\$109,534.00
<b>2008</b>	\$20,000.00	\$5,176.00		\$134,710.00
2009	\$20,000.00	\$6,259.00	\$10,278.00	\$150,691.00
2010	\$20,000.00	\$6,247.00	\$135,801.00	\$41,137.00
2011	\$20,000.00	\$2,263.00	\$11,794.00	\$51,606.00
2012	\$20,000.00	\$2,714.00		\$74,320.00
<b>2013</b>	\$20,000.00	\$3,691.00		\$98,011.00
2014	\$20,000.00	\$4,710.00	\$17,545.00	\$105,176.00
2015	\$20,000.00	\$5,018.00		\$130,194.00
2016	\$20,000.00	\$6,095.00	\$34,578.00	\$121,711.00
2017	\$20,000.00	\$5,729.00	\$46,194.00	\$101,246.00
<b>2018</b>	\$20,000.00	\$4,850.00		\$126,096.00
2019	\$20,000.00	\$5,918.00	\$13,010.00	\$139,004.00
2020	\$20,000.00	\$6,474.00		\$165,478.00
2021	\$20,000.00	\$7,613.00		\$193,091.00
2022	\$20,000.00	\$8,802.00	\$86,047.00	\$135,846.00
<b>2023</b>	\$20,000.00	\$6,338.00	\$15,651.00	\$146,533.00

**Bolded years** are those when the Reserve Study, according to state law, must be updated.

- \* Values above the line reflect the net of interest received on investments plus any capital gain/(loss) realized at time of sale before maturity of interest-bearing securities. Values below the line are projections based upon the Reserve Fund Analysis models.
- \*\* Values above the line represent net reductions in the Reserve Fund during the year indicated. Values below the line are projected expenditures from the Reserve Fund based upon the Reserve Fund Analysis models.
- \*\*\* Year-end balances above the line reflect the total of cash reserves plus long-term securities evaluated at their annually adjusted basis. Values below the line are projections based upon the Reserve Fund Analysis models.