



**NOTICE OF ANNUAL MEETING AND END OF YEAR NEWSLETTER  
NOVEMBER 2011**

**President's Year End Summary:**

This has been an extraordinarily busy and productive year for the Hunter's Green Cluster Board. I wish to thank Board Members Donna McCague, Jeff Byrd, Patrick Patel and Jim Hannon for their efforts and support during the past 12 months.

Together, this Board has volunteered over 2000 hours of personal time to the maintenance and administration of Hunter's Green Cluster. Major accomplishments during 2011 include:

- (1) Development of a new Cluster website which, thanks to the skills of Jeff Byrd was completed at no cost to the Cluster.
- (2) Development of a full set of Cluster Design Standards with the assistance of the Standards Committee. The HGC Board also obtained approval of these Cluster Design Standards from Reston Design Review Board.
- (3) Increased attention to accounting issues resulting in a significant reduction in the number of homeowner accounts requiring collections action.
- (4) Improved management of vendors.
- (5) Through the efforts of the Parking Committee, an initial review of Cluster Parking issues.
- (6) A final compensation offer from Fairfax County of \$8773.00 for the 145 square feet of Cluster property the County seeks to facilitate sidewalk construction. This final offer is more than double the County's original offer of \$3773.00.

Many smaller projects were also accomplished. Thanks again to the Board Members and Community Members who have contributed their time and energy to the improvement of the Cluster.

**Notice of Annual Meeting:**

The Annual Meeting of the Members of Hunters Green Cluster will be held Tuesday, December 6, 2011 at the Reston Community Center Hunters Woods. The meeting will adjourn at 8:00 pm. Doors will open at 7:30 pm to allow sufficient time for Member check-in in advance of the meeting.

Agenda items for this year's meeting include the approval of the 2012 Cluster Budget, a vote on the proposed Fairfax County Land Dedication, and election of three (3) officers of the Hunters Green Cluster Board. All Cluster Members are encouraged to attend.

A full version of the Annual Meeting agenda will be posted to the Cluster website no later than December 1, 2011. [www.huntersgreen.org](http://www.huntersgreen.org).

**Proposed Dedication of Cluster Property to Fairfax County:**

Hunter's Green Cluster has been asked to dedicate 145 square feet of Cluster property to Fairfax County to facilitate construction of a sidewalk. The proposed sidewalk will extend from the corner of Sunrise Valley Drive and Soapstone Drive along Soapstone Drive to the entrance of Hunter's Green Court. The sidewalk will also extend a for a few feet west of the intersection of Sunrise Valley Drive and Soapstone Drive terminating at the Fairfax Connector bus stop.

Originally, the County offered the Cluster \$3773.00 as compensation for: (i) the 145 square feet of land to be dedicated for the sidewalk, (ii) rental of a small area of adjacent land for use as a construction easement and (iii) compensation for damage to the Cluster's existing landscaping, including replacement of trees and bushes that must be removed during construction. With the assistance of the Cluster's land attorney, the Board has been able to obtain a significantly improved offer of \$8773.00 from Fairfax County.

The County's revised offer of \$8773.00 to HGC for the dedicated land, temporary easement, and landscape damages more than doubles the original compensation package offered to the Cluster. The Board believes this revised offer is outstanding and clearly benefits the Cluster. The Board further believes that, having received the offer of \$8773.00 from the County, it is in the Cluster's best interest to dedicate the 145 square feet of Cluster property to Fairfax County.

Hunter's Green Cluster Bylaws require an affirmative vote by Cluster Membership before alterations may be made to the Cluster's common area. The question of whether to dedicate 145 square feet of Cluster property to Fairfax County in exchange for compensation totaling \$8773.00 will be put to the Cluster Membership at the Annual Meeting for decision by majority vote.

**Proposed Budget for 2012**

The proposed Budget for 2012 is attached as an Appendix to this Newsletter. The Board has worked diligently to manage our vendors and control costs. However, we expect the Commonwealth of Virginia will require the Cluster to significantly increase its reserve fund contributions in the coming years. Additionally, we expect additional expenses during 2012, primarily arising from preparation for the Metro Silver Line, necessary repairs to grounds and infrastructure and the increased cost of some services due to rising fuel prices. As a result, the proposed 2012 Budget reflects a proposed increase in Cluster dues from \$285.00 to \$325.00 per quarter. The Board hopes that the Cluster will support the

proposed \$40.00 per quarter dues increase to facilitate maintenance of the Cluster's infrastructure and common grounds.

### **Candidates for Board Positions:**

The terms of office of Board members Jeff Byrd, Jim Hannon and Julie Sande end in December 2011. Three Board Members will be elected at the annual meeting to fill these three (3) year terms.

Three Cluster Members have notified the Board of their interest in running for a position on the HGC Board. These individuals are all Members of the Cluster in good standing and their names and bios follow below:

#### **Jeff Byrd:**

Jeff Byrd moved to Indian Ridge Road in October of 1987. Newly married that May, and serving in the United States Navy, Jeff continued to commute between Reston and Philadelphia for the next 3 years. 4 kids and 24 years later he is still here.

Jeff was elected to a one year term on the Hunters Green Cluster Association board in Dec 2010. His first accomplishment was to redesign and update the Cluster Website. Jeff actively contributes to and is looking forward to the future of the Hunters Green Cluster.

#### **John Klonaris:**

"My name is John Klonaris, and I have been living in Indian Ridge Road since September 2004. I am married with two teenage daughters, and a family pooch. We are Australian citizens and were recently granted permanent resident status in the US. We are proud and privileged to have lived in these two great countries. I've spent my working life in Information Technology, starting out as a software developer and for the last fifteen years held various management positions that oversee software development and product management. I'm also a part-time University student studying Business Administration as I see my future more on the business side than the technical side. For relaxation I enjoy various sports and documentaries on TV. I've also recently joined the national USA Rugby League competition where I will be a match official for the 2012 season.

For the past two years I have been an active member of our cluster's Parking Committee, and for the past nine months or so have been leading it. As per the current Board, parking is the next major issue that needs to be tackled now that the building standards project is complete. The Parking Subcommittee has presented a number of times at cluster meetings and included an update in the most recent cluster newsletter. The bottom line is that we do have some real issues that must be comprehensively addressed now, before they become major problems. I am committed to seeing the project through to completion, and I feel I can be most effective as a member of the Board. Whilst parking is the impetus behind my decision, I fully appreciate the broader scope of the Board and as a committed resident I'm willing to do whatever I can to make sure this cluster continues to be a great place to live. I believe in resident participation and discussion, but I also believe in making decisions and moving forward."

**Julie Sande:**

Julie Sande and her family have lived on Indian Ridge Road since 1998. She has been a member of the Hunter's Green Cluster Board since 2009 when she was elected to fill the position vacated by Fran Freedman. Julie has served as President of the Hunter's Green Cluster Board during 2011.

During her current board term and particularly during her year as President, Julie has worked diligently with the Board to address and resolve numerous Cluster issues. While tremendous progress has been made during 2011, the Cluster still must address issues including parking, preparation for the Silver Line Metro, and aging infrastructure issues including, but not limited to lighting, sidewalks and landscaping. Julie and her family value the beauty and unique character of Hunter's Green Cluster. Should she be elected to another term, Julie will continue working to address these issues and keep Hunter's Green a great place to live.

Prior to becoming a full-time Mom, Julie was Director of Contracts and Regulatory Affairs for a small international airline. She holds a BA in Communications and a MA in Marketing and International Business.

**Hunters Green Cluster Association**  
**Year 2012 Budget**  
December 6, 2011

	2011 Budget	2011 Actual*	2012 Budget
<b><u>Income:</u></b>			
Dues	\$ 123,310	\$ 134,520	\$ 153,400
Installment plan service fees	4,890	\$ 1,444	5,230
Late Fees	525	\$ 2,116	750
Interest - homeowners	495	\$ 422	700
Interest - investments	3,400	\$ 158	2,000
Disclosure packages	280	\$ 623	400
<b>Total Income</b>	<b>\$ 132,900</b>	<b>\$ 139,283</b>	<b>\$ 162,480</b>
<b><u>Expenses:</u></b>			
Administration	\$ 900	\$ 2,385	\$ 2,705
Grounds			
General maintenance	15,000	90	15,000
Lawncare contract	42,000	28,506	42,000
Non-turf areas	12,000	1,953	12,000
Reserve Plan projects	20,300	-	28,000
Tree care	12,000	19,149	12,000
Insurance	1,000	907	1,000
Legal	1,000	4,099	2,500
Misc	200	5,629	500
Snow removal	13,000	12,667	15,000
Street lights	4,500	3,945	3,500
Trash removal	25,200	24,936	26,400
<b>Total Expenses</b>	<b>\$ 147,100</b>	<b>\$ 104,264</b>	<b>\$ 160,605</b>
Net Income before Contribution to Reserves	\$ (14,200)	\$ 35,019	\$ 1,875
Contribution(to) from Reserves	\$ 14,200	\$ (35,019)	(1,875)
<b>Net Income (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Quarterly Dues</b>	<b>\$ 285.00</b>		<b>\$ 325.00</b>
<b>Annual Dues if paid prior to February 28</b>	<b>\$ 1,097.25</b>		<b>\$ 1,200.00</b>

\*based on Jan-Sep actuals