



Winter 2016/2017 Newsletter

Dear Residents and Owners of Hunters Green Cluster Association,

Annual Meeting Results

At the 2016 Hunters Green Cluster Annual Meeting on Dec. 6, residents in attendance approved the proposed 2017 annual budget and elected Jean Murphy to the Board for a three-year term. The quorum required to approve the transfer of 39 square feet of Cluster common property to Fairfax County for extending the sidewalk and constructing a bus stop pad at the southwest corner of Sunrise Valley Dr. and Soapstone Dr. was not met. A vote on this issue will occur at the next board meeting on Jan. 3, 2017. (*See article below*).

Treasurer's Report. The 2017 budget keeps homeowners' dues at the same level as 2016: \$1,600 per year with a 5% discount for paying the entire amount by the end of February 2017. Treasurer Charles Colby reported that most expense items for 2017 will be the same as or slightly higher than last year, with any increases being to cover inflation. For 2017, a major expenditure will be repaving all asphalt roads and parking areas. (*See article below*.) Another activity will be to conduct a reserve study as is required by law every five years. Reserves at the end of 2017 are projected to be \$291,233. This includes \$20,828 in unused but earmarked funds from a special assessment collected in 2016 for playground renovation. (*See article below*.)

New Board Member and Officers. Jean Murphy was elected to fill a vacancy on the board for a three-year term. She has been a resident of the cluster since 2003 and lives at 11750 IRR. Jean is retired from a career as a writer and editor for several magazines covering transportation and logistics and is a hospice volunteer. The Board also elected officers as follows:

Yanni Chryssomitis – President
Bruce Ware – Vice President
Jean Murphy – Vice President
Charles Colby – Treasurer
Hadi Damavandy – Secretary

Call for Volunteers to Serve on Committees!

The Hunters Green Cluster Board is looking for resident volunteers to actively participate in several important committees that will be created and engaged in the coming year:

- **Landscaping Committee** – Responsible for evaluating vendors for 2018 and beyond. The committee will be expected to develop selection criteria, contact bidders and gather information, and make a recommendation to the board by the November regular meeting. We are also looking for volunteers to help with day to day open space/landscape projects.
- **Bylaws and Governing Documents Committee** – This committee will be responsible for gathering feedback from the community and providing the Board with a recommendation on how to structure the questions to be put up to vote related to updating our governing documents. The goal will be to provide recommendations to the Board by the September 2017 regular meeting.
- **Lighting Committee** – The street lights in our community need to be updated and harmonized in 2017, as soon as possible after the asphalt and concrete work for the year is complete. This committee will be responsible for gathering information about options available to us for lights and servicing. (Currently the lights are owned and serviced by Dominion Power.) The committee also will be responsible for gathering community feedback with the goal to make a recommendation to the board by the July 2016 regular meeting.

Complete charters will be available on our website prior to the regular Board meeting on Jan. 3. If you would like to participate in any one or more of these committees, we ask that you attend the January Board meeting for complete details.

Fairfax County Land Dedication and Easement

The Hunters Green Cluster Association had a request by Fairfax County for a land dedication and temporary easement as an agenda item at our Annual Meeting on Dec. 6, but unfortunately, we did not meet quorum to have a binding vote. We encourage you to attend the regular Board meeting on Jan. 3, 2017, where we will again put this matter up for vote. Below, please find the original notice:

Our cluster was approached by Fairfax County earlier this year to dedicate 39 square feet of Cluster common property to extend the existing Soapstone Drive sidewalk and to create a bus stop pad at the southwest corner of Sunrise Valley Drive and Soapstone Drive. In addition, the County is also requesting a temporary easement to facilitate the construction.

The County's initial offer was for \$300 as compensation for the 39 square feet of land and temporary easement. The board has since secured a much more equitable offer with the community's interest in mind. First, the initial \$300 offer has been increased to \$1,800. Additionally, we have received a revised site plan indicating that regardless of the existing easement, none of our plantings or landscaping will be disturbed (compared to a similar dedication request in 2011 that involve significant grading and disturbance of our landscaping). Both the revised offer and site plan have been included for your reference. *(These documents also are attached to this newsletter.)*

We believe that this revised offer, combined with the revised site plan which assures that our existing landscaping will not be disturbed, constitutes a fair offer. Moreover, because this grassy area and bus stop gets substantial pedestrian traffic as-is, we believe that the

construction of a sidewalk and concrete bus pad will be a benefit to the community.

Our bylaws require an affirmative vote by cluster members in order to make any changes to our common grounds. The question of whether to dedicate the 39 square feet of land to the County for compensation of \$1,800 will be put to a vote at the Annual Meeting.

The specific question that will be voted on at the Jan. 3 meeting for the Land Dedication is as follows: Should the membership dedicate 39 square feet of commonly owned land and grant a temporary easement to Fairfax County for the purposes of extending a sidewalk and creating a bus pad in exchange for compensation of \$1,800 and the assurance that existing landscaping on our common ground will not be disturbed? **Yes or No.**

Asphalt Project Update

The project to repave all asphalt and to refresh curbs and gutters is proceeding as planned. Bidding is expected to be completed by Spring 2017, with work to be completed in the summer. To accurately prepare a request for bids, test samples of the asphalt will be taken starting at 8am on Wednesday, December 21, 2016. On the same day, the asphalt company will fill pot holes on Indian Ridge Road. While we expect little impact, if you must use your car that day, you may wish to move it if it appears the work will be done in an area near your vehicle.

Playground Update

A major expenditure in 2016 was the installation of a new playground on the pipeline area of Indian Ridge Rd. This was funded with a special assessment of \$690 per household, or a total of \$81,420. The funds expended to date on the project are \$60,592, leaving \$20,828 in unspent funds. The amount spent is lower than the assessment for two reasons: first, we obtained a better price from a new vendor; second, we did not fully act on all the recommendations of the playground committee. A public meeting on future playground plans was held on Nov. 14, 2016. At that meeting it was determined that remaining funds should be used as follows: approximately \$9,000 to add picnic tables and replacement benches at the site of the new playground, approximately \$4,000 for benches at the grassy knoll at Hunters Green Ct., approximately \$6,000 for a basketball play item at Hunters Green Ct. and/or approximately \$5,000 for a picnic table at one of the tot lots at Hunters Green Ct. We will need to set priorities or draw from other funds to accomplish all of these plans, which sum to approximately \$24,000. Again, we want to thank everyone in the community that helped with this endeavor to date.

Christmas Tree Pickup Schedule

Discarded Christmas trees will be collected on Wed., Jan. 4 and Wed., Jan. 11. Trees should be completely bare, including removal of all tinsel, and must be placed at the curb prior to 6:00 AM.

Upcoming Board Meetings

Please keep in mind that the Hunters Green Board meets the first Tuesday of every other month, beginning in 2017 with a meeting on Jan. 3. When the first Tuesday falls on a holiday, such as July 4, an alternate date will be selected. All residents are encouraged to attend. Dates for the meetings through July, 2017, are as follows:

Jan. 3, 2017	7:30 to 9:30 PM	RCC Rooms 1-2
March 7, 2017	7:30 to 9:30 PM	RCC Rooms 1-2
May 2, 2017	7:30 to 9:30 PM	RCC Rooms 1-2
July 11, 2017	7:30 to 9:30 PM	RCC Rooms 1-2

Around the Neighborhood

Salt Buckets Are Full. With winter here, snow will surely follow. The Board would like to remind all residents that buckets located around the community have now been filled with ice melt for use during/after storms. Additionally, we will be installing fire hydrant stakes to prevent any accidental damage or loss of life due to the fire department being unable to locate the hydrant in a deep snow. All residents are responsible for removing snow from sidewalks in front of their homes.

Clean Up After Your Pets. Pet owners are reminded to clean up after their pets. Indian Ridge Rd. and Hunters Green Ct. both have pet waste stations stocked with clean-up bags, so please clean up after pets when walking them throughout the cluster. Everyone with new sneakers will thank you.

Make Sure Your Parking Registration is Current. Residents are reminded that it is HGCA policy for all cars to be registered. We ask that you help us in this effort by going to the Hunters Green Cluster website at <https://www.huntersgreen.org> and updating your car registration(s).

Are You on Our Mailing List? If you are not receiving our regular emails, please send a note to board@huntersgreen.org asking to be added to the distribution list. Regular emails from the Board help keep residents informed of important Cluster activities, so please sign up!



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 12, 2016

VIA EMAIL ONLY

Hunters Green Cluster Association
c/o Yanni Chryssomitis, Board President
11629 Hunters Green Ct.
Reston, VA 20191
Email: yanni.chryssomitis@huntersgreen.org

Reference: Project AA1400073-12 (DCBPA-073) – Sunrise Valley Sidewalk – SW South
Side Soapstone to South Lakes
Tax Map Number: 017-4-11-01-0099
Property Address: Common Area – Open Space

Dear Mr. Chryssomitis:

Thank you for speaking with me today to discuss the subject project. In connection with the correspondence dated October 27, 2016, the County hereby extends the offer expiration date until January 10, 2017 to accommodate the Cluster meeting scheduled for January 3, 2017. Please reply via email to confirm receipt of this correspondence and let me know if you have any questions.

Sincerely,

Eric Lefcourt, Senior Right-of-Way Agent
Office: 703-324-5093
Email: eric.lefcourt@fairfaxcounty.gov

Enclosure(s): As Stated

Department of Public Works and Environmental Services

Land Acquisition Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035

Phone: 703-324-5090, TTY: 1-800-828-1120, Fax: 703-631-0842

www.fairfaxcounty.gov/dpwes



LAND RIGHTS VALUATION SUMMARY FOR PROPERTY OWNER

Project Number: DCBPA(073)/AA1400073-12
Project Name: Sunrise Valley Drive - SW South side Soapstone to South Lakes

Parcel ID (Tax Map) No.: 017-4-11-01-0099
Property Owner: HUNTERS GREEN CLUSTER ASSN
Property Address: _____

Zoning: PRC(Open Space)
Land Area: 124,521
Land Assessed Value: \$0
Value per Square Foot: \$2.00

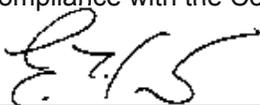
Land Rights Needed	Area (SF)	Percent	Value
Dedication	39	100%	\$78
Grading & TCE	615	10%	\$123
			\$0
			\$0
			\$0
			\$0
			\$0

Other Values	
Loss of Landscaping	\$1,500
	\$0
	\$0
	\$0

Total Value	\$1,701
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Total Value Rounded \$1,800

The value of Just Compensation indicated above for the land rights required on this property is in compliance with the Code of Virginia §25.1-417, as amended.



 Agent

October 27, 2016

 Date

Value calculated by multiplying **Value per Square Foot** times **Area (SF)** times **Percent**
Total Value calculated by summing all values. **Total Value Rounded** up to nearest \$100.

Hunters Green Cluster Association

