



## Hunters Green Cluster Quick Reference Guide

July 2013

### Introduction and Purpose

Hunters Green Cluster is providing this document to its residents and owners as a quick reference guide to some of our most visited topics and frequently asked questions. This document is not meant to replace our Bylaws, resolutions and other related governing documents, but rather to be a quick snapshot for the easy reference of topics by our residents and owners. For the latest information and detail please refer to our website at [www.huntersgreen.org](http://www.huntersgreen.org) or simply ask a member of the Hunters Green Cluster Board by sending an email to [board@huntersgreen.org](mailto:board@huntersgreen.org).

### Parking

- Parking rules and regulations are governed by our Bylaws and parking related resolutions. Only authorized vehicles may park in our Cluster.
- It is mandatory that residents register their vehicles with the Cluster so that parking permits can be issued. A maximum of 3 resident vehicles is allowed per home.
- Visitor vehicles must be registered if staying more than 3 nights. A maximum of 2 visitor registrations is permitted per home at any point in time.
- Non-reserved spaces are available to authorized vehicles on a first-come first-served basis.
- Both resident and visitor permits must be displayed on vehicles at all times and only in the approved locations on the vehicle.
- Registration forms and additional parking information may be found on the website in the Parking section at <http://www.huntersgreen.org/parking> and its various subsections.

### Dues and Collection Policies

- The Board assesses homeowner dues which are approved by the Cluster at the Annual General Meeting. Dues are collected to pay for common Cluster interests, including landscaping and other services. This is defined in the Cluster Bylaws, dues and collection related resolutions, and communicated in the Disclosure Packet provided to new homeowners.
- Cluster dues are billed quarterly and due 30 days from the start of the billed quarter.
- Late payments are subject to late fees and interest. In cases of serious delinquency greater than 90 days, the Board can file a lien against the home and/or refer the matter to our attorney for collection.
- Additional information on the collections policy may be found on the website at <http://www.huntersgreen.org/resource-center>

### Trash and Recycling Collection

- Household trash is removed twice weekly on Mondays and Thursdays.

- Recycling and yard waste is removed once weekly on Wednesdays.
- Homeowners should arrange pickup for larger household items, such as furniture and mattresses, by contacting CSI at 703-674-1701. Additional information about trash and recycling services may be found at <http://www.huntersgreen.org/services/trash-and-recycling>

## Standards

- Given we are a townhome community, owners and residents are expected to follow the prescribed guidelines to help preserve the architectural integrity of the community.
- Cluster standards govern many aspects of the exterior look of your home, including paint colors, fencing, lighting fixtures, siding, roofing, windows and doors.
- Anyone who wishes to improve, redesign or renovate a condition of their home should consult the Cluster website for additional details.
- Most improvements, renovations and other alterations require approval by the Reston Association Design Review Board (DRB). Start off by assuming you need one rather than assuming you don't, even if you think the work is trivial.
- If there are questions regarding whether a planned change to your home requires an application, please consult the website or ask a member of the Board.
- Additional information on Cluster standards may be found at <http://www.huntersgreen.org/Home/standards>

## Common Grounds

- Hunters Green Cluster retains land for the common use and enjoyment of all Cluster residents.
- Homeowners are prohibited from encroaching or making alterations on any part of the common ground.
- Ignorance of property lines does not relieve the homeowner of the responsibility to stay within property lines. Property line information is available online from Fairfax County.
- Garage or tag sales are permitted, but the homeowner is responsible for conveying parking rules to prospective buyers.

## “Good Neighbor” Reminders

We have Bylaws and resolutions to govern the normal workings of a residential community, but would like to iterate that good communication, responsibility, and honesty help foster a sense of community and fairness with our neighbors and fellow residents. Some reminders:

- Please obey all posted traffic signs, do not speed, and always be on the lookout for children and pets when driving.
- Please clean up after your pets. There are waste bins and “dog baggie” stations on both Hunters Green Ct. and Indian Ridge Rd. which are maintained by volunteer residents.
- Please maintain the exterior of your home and the landscaping on your land, and take down holiday decorations within a reasonable amount of time.
- Please do not allow junk and trash to accumulate outside of your home.
- Please be careful to park within a single space so as to not infringe on others ability to park.
- Please be cognizant of noise and respect your neighbor's right to quiet, especially in the evenings.