

# **HILLCREST HAPPENINGS**

Tidbits of information about Hillcrest Cluster

## **July 2019**

### **Home Repairs and Cluster Standards**

Please remember to check the Cluster Standards for your section of the neighborhood before doing any work on the exterior of your property. The standards can be found on the Cluster website at <https://www.hillcrest-cluster.com/cluster-standards/>. If you are unsure which section of the Cluster your property is in, there also is a map on this part of the website to help you figure that out. Finally, if you have any doubt about whether you need to get approval for making any changes to the exterior of your property, please contact the Board by sending your query to [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com).

Our new Board member, Greg Overkamp, has drafted a few trash enclosure design options for Bryan Courts homes, which currently don't have any options other than to pull their trash cans around the back of their homes. The Board is reviewing the designs, and once we approve them, will be sending them forward to the RA DRB for review. We will keep you posted as things progress. (PS Having approved trash enclosure designs will not mean homes are required to build an enclosure. It will mean owners of homes in Bryan Courts will have an option to do so if they want to.)

### **Fairfield Section Standards Review**

The Board conducted a walk-around inspection of the Fairfield Section of the neighborhood on Sunday April 28, 2019 and violation notices were mailed thereafter. The Board as received many questions about these letters, and we are doing our best to respond timely. A big thank you to those of you who have already addressed the noted violations. If you have left over paint you would like to offer to neighbors, please post that information on the cluster's group page on [www.nextdoor.com](http://www.nextdoor.com) to get the word out.

The next walk-around will be of the **Bryan Courts and Hillcrest Sections**, and will take place on **July 28th**.

### **15/STOP**

Folks who drive responsibly in the cluster adhere to 15/STOP. That is, they obey the cluster speed limit of 15 mph, and come to a full STOP at all stop signs. Let's see if everyone can drive safely and follow these simple rules: 15/STOP.

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## **Sidewalks and Road Repairs**

In the Fairfield Section of the cluster are complete! **A big, BIG thank you to Rick Stevens for managing all aspects of these projects.**



## **Next Steps on Parking**

Thank you to everyone who made the time to attend one or both of the spring community meetings held by the Board in April. We learned a lot and got valuable input from those who attended and those who provided written feedback via the cluster email. That said, the total number of unique owners who attended the meetings was 55, which is only 32% of total owners. We will be publishing the minutes from both meetings very soon.

The Board has decided our next step will be to conduct a parking-specific survey of residents before the summer is finished, and we hope to get a much higher response rate. We will, once again, provide options for responding electronically or via paper and pen. Please make the time to participate.

## **Tree Work**

As you may have noticed, tree work is underway in the cluster. Living here means we are surrounded by many mature trees, which of course, is one of the things many of us love about living in this neighborhood. Every year, the Board does at least one (and usually more) walk-through of the neighborhood with our tree vendor, Reston Tree, to assess the health of the trees and identify dead or dying trees that need to be removed and trees that are in need of pruning. Based on the findings of this walk-through, decisions are made about the tree work to be performed each year based on our budget. This is a regular maintenance task that is accounted for in each year's budget.

If you see a tree you think needs to be checked out, please send an email to [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com).

## **Trash and Recycling**

Our new vendor, American Disposal Service (ADS) is doing great, and we are happy to report we haven't had much "noise" regarding the quality of their service. This is GREAT news, as many of us are still experiencing post-traumatic stress symptoms from last year's many trash debacles (that is a joke...sort of).

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On a related note, please keep the outside of your properties maintained. This means NO JUNK on your front porch and keeping a well-maintained yard. It is dismaying to walk around our awesome neighborhood and see how many houses have chronic junk problems. Please, folks, keep your properties clean.

## **Board Opportunities**

In December both Laura Sharon and Rick Stevens are stepping down from the Board. If you are interested in serving our community and making sure the business of running the cluster remains well-administered, our dues remain cost effective and competitive with other Reston clusters, and our property values continue to be protected, please consider running for a position on the Board. If you have any questions about what is entailed or would like to declare your intent to run, please send an email to [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com). Also, please review the list of Board responsibilities on the last page of this newsletter to get an idea of all that is involved.

## **Streetlight Outages**

Dominion Power now requires the HOA or agency paying for streetlights to report outages. If there is a streetlight out in your area of the cluster, please report the outage to either Rick Stevens ([krstevens2@verizon.net](mailto:krstevens2@verizon.net)) or Laura Sharon ([info@hillcrest-clsuter.com](mailto:info@hillcrest-clsuter.com)) and include the house address nearest to the streetlight.

## **Reminder: Cluster Dues**

As of July 1, 2019 a 1.5% interest charge is being charged on all outstanding dues balances. Please make checks payable to Hillcrest Cluster Association and mail to: HCA c/o Capitol Property Management, 3914 Centreville Road, Suite 300, Chantilly VA 20151. If you would like to be set up for ACH payment, please contact [wmelore@capitolcorp.com](mailto:wmelore@capitolcorp.com).

Reminder: Without prompt payment of dues, it is not possible for the Association to pay contractors and implement projects contained in the budget.

## **Mark Your Calendars!**

The next two community social event will be the **Cluster Picnic in September**. We are currently revising the date of the picnic so it occurs toward the end of the month (rather than the beginning when things are especially hectic with getting kids back to school, etc.) Stay tuned for more information.

If you have any questions or concerns, it's always prudent to first check the Cluster website at [www.hillcrest-cluster.com](http://www.hillcrest-cluster.com). And as always, please feel free to email us at [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com).

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## **Board Responsibilities and Activities**

### **Board Member Responsibilities**

1. Is a member in good standing (up to date on dues).
2. House meets RA and HCA design standards.
3. Is familiar with HCA documents: Articles of Incorporation and Bylaws (contained in the Handbook).
4. Is familiar with the HCA handbook and design standards.
5. Understands how the Board functions: meetings, budget, areas of responsibility, special projects, relationship to members and outside agencies and organizations.
6. Sets aside the 2+ hours per month to attend and actively participate in Board meetings. All Board meetings are scheduled for the 2nd Tuesday of the month from 7:30pm to 9:30pm. Clearly, there will be times when work or travel may preclude attending a meeting; missing two consecutive meetings are grounds for removal from the Board.
7. Identify Board activities/assignments you want to participate in and accept responsibility for managing those activities.
8. Achieve high expectations for residents of the HCA.

### **HCA's Basic Activities**

1. Manage Board and Resident Matters
2. Work with RA, Fairfax County and other agencies, as necessary
3. Budget Development and Fiscal Management including liaison with Capitol Property Management
4. Manage Legal Activities
5. Manage Lawn/Snow Contract
6. Manage Trash Contract
7. Manage Tree Contractor
8. Manage Infrastructure (Roads, Sidewalks)
9. Manage Streetlight Outages with Dominion Energy
10. Manage Parking Compliance
11. Manage Compliance with RA and HCA Design Standards
12. Manage Common Property Maintenance Plan - CPMP
13. Manage Social Activities (Cluster Cleanup, Picnic, Annual and Special Meetings)
14. Manage Disclosure Packet Requirements
15. Manage and Maintain HCA resident database and RA compliance
16. Maintain and Manage electronic file storage (i.e., Dropbox)
17. Manage Recreation Areas (Mulch, Mosquitos, Equipment Safety)
18. Manage Cluster Insurance
19. Communications with vendors and residents
20. Website design, development and upkeep