

HILLCREST HAPPENINGS

Tidbits of information about Hillcrest Cluster

November 2019

Board Opportunities

Good news! Rick Stevens has decided to complete his current term on the Board, so he will be staying on for one more year. That said, **we still have THREE open positions**. 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. Also, please review the list of Board responsibilities on the last page of this newsletter to get an idea of all that is involved.

Adherence to Cluster Standards

The next walk-around for exterior maintenance inspections by the Board will be of the **Bryan Courts and Hillcrest Sections**, and will take place on **November 17th**.

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.

Parking Survey Results

Thank you to everyone who responded to our parking survey. Based on these results and all the other input we received via the two community meetings, informal conversations, and this parking-specific survey, the Board has decided not to pursue any formal structural changes to our Cluster parking arrangements. Rather, we will update our parking policy and rules and regulations, up our game on enforcement of those, and continue to use communication with residents and absentee owners to manage our parking-related issues. Following is summary of the parking survey results. In cases where there were multiple responses from one address, only the most recent was accepted to ensure no household was given more weight in the responses.

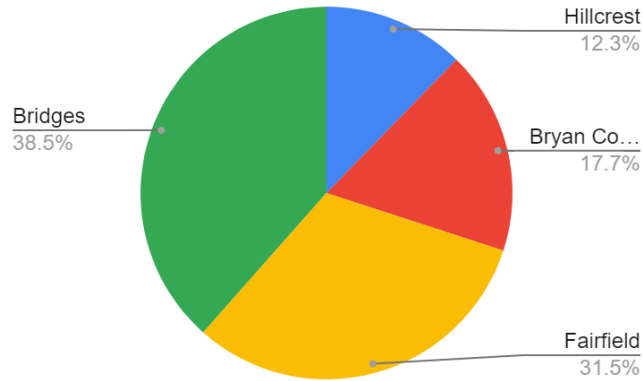
We had a whopping 75% response rate, with the breakdown by neighborhood section as follows.

Section	Total	Responses	Percentage
Hillcrest	25	16	64.00%
Bryan Courts	33	23	69.70%
Fairfield	53	41	77.36%
Bridges	62	50	80.65%
Total	173	130	75.14%

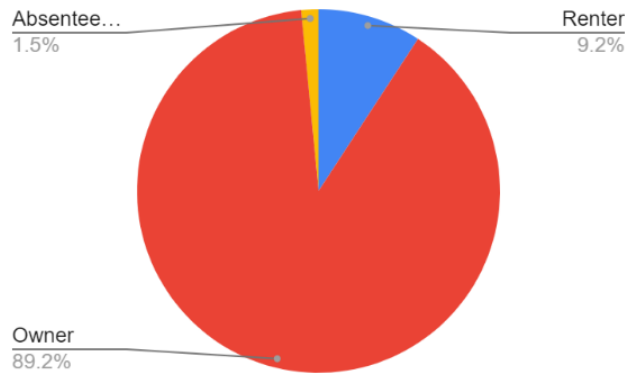
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The respondent breakdown by neighborhood section is as follows:

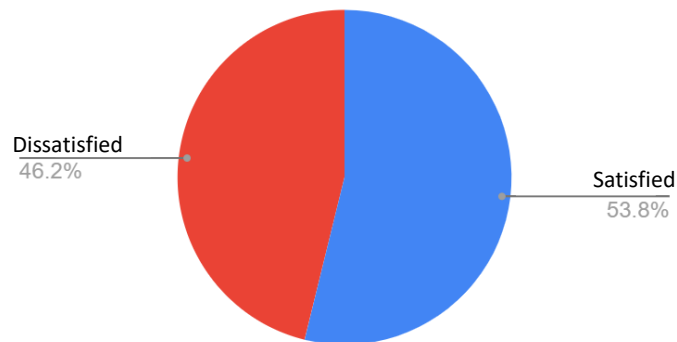


The breakdown of respondents by type is as follows:



The majority (~54%) of respondents indicated they are currently satisfied with parking as it is.

Currently Satisfied?

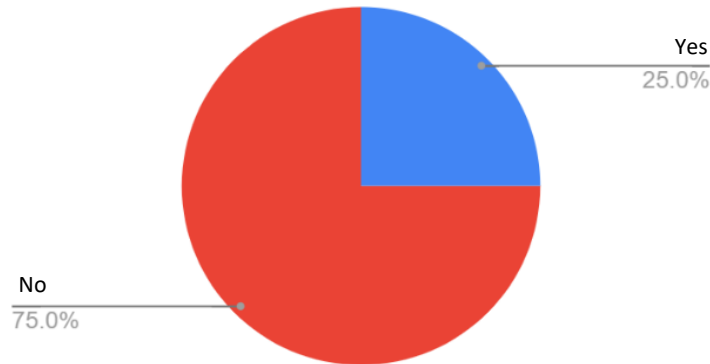


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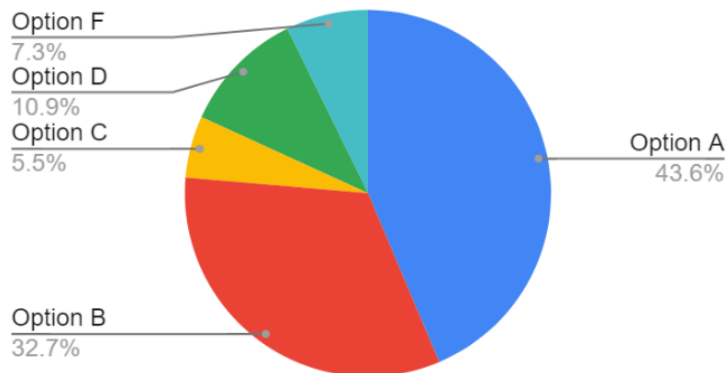
Of the 46% of respondents that are not currently satisfied, 25% would like the Board to pursue an informal solution.

Pursue an Informal Solution?



Of the 46% of respondents that are not currently satisfied, the preferred parking solutions were as follows:

Preferred Solution?



*No respondents selected Option E.

Option A: One reserved spot per household.

Option B: Two reserved spots per household.

Option C: One reserved spot per household with hanger tags.

Option D: Two reserved spots per household with hanger tags.

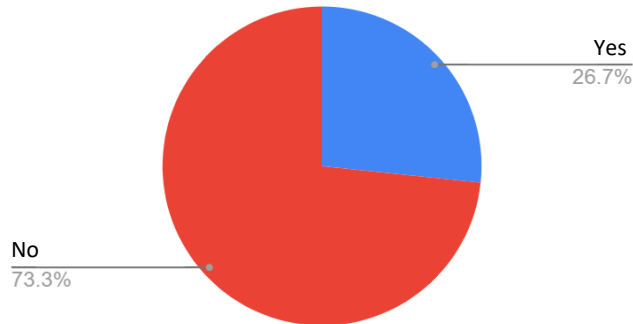
Option F: Limited to two registered vehicles per household, no reserved spots.

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Of the 46% of respondents who answered question 4 (re: dues increase to cover expense of adding more parking spaces), 73% indicated they are not in favor of an increase, and 27% indicated they'd consider it.

Dues Increase?



Daylight Savings Reminder—SLOW DOWN, STAY ALERT

Now that it is getting dark earlier, please be mindful of the speed limit (15 mph), and stay alert for kids playing. Please obey the cluster speed limit of 15 mph, and come to a full STOP at all stop signs.

Playground Update

Thanks to everyone for your patience as we treated for wasps at the playground and then replenished the mulch. Just as an FYI, the cost of the mulch replacement was ~\$5,300+. As it turns out, the wasps at the playground nested inside the hollow tubes that serve as the framework support for the benches. Yikes! Because of persistent holes in this tubing and the age and wear on the benches, the Board is exploring options for replacing the benches in 2020.

Trash and Recycling

Please consider labeling your trash cans and recycling bins with your house number so it is clear which equipment belongs to your house.

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) or Laura Sharon (info@hillcrest-cluster.com) and include the house address nearest to the streetlight.

Reminder: Cluster Dues

There are still some homeowners who have not yet paid their 2019 dues. As of **July 1, 2019** a **1.5% interest charge** is being charged on all outstanding dues balances. Late reminder letters are sent regularly to all whose dues remain outstanding. If this notice applies to you, please make your payment asap. Checks should be made payable to Hillcrest Cluster Association and mailed 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.

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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 **Cluster's Annual Meeting and Dinner** will be held on **Tuesday, December 10th at Lake Anne Community Center**. Dinner and socializing will begin at 6:30 p.m., and the meeting will begin at 7:05 p.m. and conclude around 8:15 p.m.

If you have any questions or concerns, it's always prudent to first check the Cluster website at www.hillcrest-cluster.com. And as always, please feel free to email us at 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