



HILLCREST HAPPENINGS

Tidbits of Information About Hillcrest Cluster

January 2020

PLEASE WELCOME YOUR NEW BOARD

Thank you to everyone who joined us for the 2019 Annual Meeting on December 10th at Lake Anne Community Center. As is tradition at the Annual Meeting, residents in attendance, residents who provided their ballots in advanced, or residents who provided a proxy vote on their behalf voted to elect the incoming candidates for the Board of Directors for the Hillcrest Cluster Association.

The Board of Directors is typically comprised of 7 volunteer residents, with 4 officers, and 3 At-Large members. This year, there were 4 vacancies to be filled with only one candidate submitted his application for candidacy prior to the Annual Meeting. Ben Miller was elected to join the board.

These newly elected individuals will each serve a three-year term from January 2020 through December 2023. Following the election, the incoming candidates as well as those candidates previously elected in the middle of their terms, determine the officers for the upcoming year.

Your Board of Directors for 2020 are as follows:

- Nathan Hagan** | 11142 - President
- Richard Stevens** | 11170 - Vice President
- Greg Overkamp** | 11100 - Treasurer
- Ben Miller** | 11119 - Secretary
- Vacant** - At-Large Member
- Vacant** - At-Large Member
- Vacant** - At-Large Member

Please join me in welcoming these new members if you see them around the cluster, and as always if you have any concerns or questions, please visit the cluster website at www.hillcrest-cluster.com or reach out to the board at info@hillcrest-cluster.com

As a reminder, this means no further cluster communications should be sent to Laura Sharon's personal accounts.

THANK YOU TO LAURA SHARON

With the election held at the Annual Meeting, the Cluster said goodbye to Laura Sharon, who has served on the Board of Directors since 2013. She stepped into the role of President in 2016 and has led the Cluster through several large contract renegotiations and bids, including landscaping, trash and legal services. Under her tenure, Laura oversaw the introduction of a financial management company which has served to increase the level of professional services provided to the accounting and bookkeeping for the community.

Laura is a fantastic representative of our Cluster, actively participating in Reston Association meetings for all Reston clusters. She has worked tirelessly to increase community communications and transparency of Board activities, while reworking the Cluster standards and handbooks to add clarity and consistency with RA standards on record.

It is with a heavy heart that we say goodbye to Laura on the Board, though we are blessed to have her still as a neighbor and a friend of the Cluster.



Laura Sharon accepting a gift of our appreciation at the 2019 Annual Meeting.



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UPDATED TRASH & RECYCLING HOLIDAY POLICIES

It has come to our attention that there were some issues over the holidays pertaining to trash collection with our vendor, American Disposal. Following these events, we reached out and recieved an update that was not previously communicated with the board regarding holiday pickup schedules. This update is below, and appologize for any confusion this holiday season:

Thanksgiving Day: Monday service for trash and recycling will remain as normal. There will be no service on Thanksgiving Day, and will continue on the next regularly scheduled service day rather than be scheduled for a makeup pickup date. This means that service will continue the following Monday and Thursday, and only one pickup will be scheduled for the week of Thanksgiving (the Monday before).

Christmas & New Years Day: Fell on a Wednesday this year in 2019. Trash services were not impacted for regular Monday and Thursday pickups.

Inclement Weather: Safety is a primary concern. If any road or area is deemed unsafe due to snow or ice, services will be suspended, and will resume on the next regularly scheduled collection day, weather permitting.

Should any updates occur from the vendor, we will aim to communicate them as soon as recieved.

GLASS RECYCLING

As many people have seen or heard in the news, it is correct that Fairfax County will no longer be accepting curbside recycling of glass. As a result, this policy has been extended to the Cluster trash collection vendor, American Disposal.

Why is this changing?

The decision to remove glass from the single-stream recycling program was made after consutiling with private

recycling sorting centers and Covanta Fairfax, Inc., which operates the waste-to-energy plant in Fairfax County.

Glass creates three main problems for single-stream recycling:

1. Glass containers placed in curbside bins break during collection, contaminating more valuable recycled items.
2. The abrasive broken glass damages machinery and equipment.
3. Glass is heavy, adding to the cost of transporting recyclables to and from recycling centers.

You now have two options for glass disposal:

1. Deliver used glass containers to purple, glass-only recycling containers; there are now 21 of these locations available, and more are being evaluated
2. Place used glass in the trash.



The two closest Purple glass collection containers to Hillcrest Cluster are:

- 2531 Reston Pkwy, Herndon, VA 20191
- 1481 Sterling Rd, Herndon, VA 20170

TRASH & RECYCLING BINS

Please consider labeling your trash and recycling bins with your house number so it is clear which equipment belongs to your house. This will help friendly neighbors return your equipment in the event of inclement weather.

And a reminder, trash and recycling receptacles should be placed at the curb no earlier than 6pm the night before and removed no later than 6pm on the day of collection.



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2020 CLUSTER DUES

A reminder that letters for Cluster Dues went out in December to all homes. **The dues assessment for 2020 is \$1320.00 per house, which are due by June 30th**, after which interest will accrue at a rate of 1.5% per month, charged on the first day of each month in which there is an unpaid balance until the account is paid in full.

If you chose to pay early (prior to March 1), a discounted dues rate of \$1265.00 will apply.

If necessary, quarterly statements will be mailed to all HCA members with an outstanding balance on the first of April, July and October, with additional reminders as needed.

All accounts with an overdue balance on December 31st will be referred to the HCA legal counsel for collection. After the account is referred and after due notice has been given, a lien will be filed against the title of the property. Should the account continue in arrears, further legal action may be taken. All legal expenses, including attorney fees, incurred by the Hillcrest Cluster Association in seeking to enforce its governing documents shall be added to the account balance, and shall be the basis for a lien and/or lawsuit to recover all sums owed.

Checks should be 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

INCLEMENT WEATHER POLICIES

With the start of winter, we are bound to get some inclement weather. As a reminder, that during inclement weather events, the Cluster offers snow removal services for all roads within the cluster as well as sidewalks **NOT** directly in front of homes.

Residents are responsible for clearing snow and ice from their home walkways and sidewalks directly in front of their property. Residents are also responsible for clearing

snow immediately surrounding occupied parking spaces, during which the snow parking policy will be in effect.

Salt should **NOT** be used to melt ice, since it causes concrete to erode. Cat litter, sand, or non-salt substances are appropriate substitutes.

Snow Parking Policy:

If we receive a significant snowfall (exceeding two inches), households may be granted temporary sole privileges to no more than **TWO** parking spaces by clearing them and placing a **temporary traffic cone** with their house numbers in the spot. We ask that you do not use furniture, shovels, or other tools to indicate the reservation of a spot.

Notification that this policy will be in effect will be made by posting a display board at the cluster entrance as well as via the cluster website which will have a banner along the top of the site. The policy will no longer be in effect when both of these notifications are removed.

After the snow event is over, limited parking privileges are terminated and residents may park in any space, even if a marker remains, except those spaces designated as a disabled parking space.

ANIMAL WASTE REMINDER

Here in Fairfax County, we love our dogs and clean water, too. We can have both if dog owners are responsible and clean up after their pets.

Pet waste contains fecal coliform bacteria and can transmit diseases and parasites such as salmonellosis, cryptosporidiosis, and hookworm - just to name a few. These can make both humans and pets sick. Decaying pet waste can also contribute to fish kills in local streams and the Potomac River.

Always clean up after your pet. **IT'S THE LAW.** Failure to properly dispose of dog waste is a Class 4 misdemeanor and **subject to a \$250 fine** (County code, Section 41.1-2-6). Plus freezing poop popsicles are a bad look for winter.



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CLUSTER STANDARDS WALKTHROUGHS

Notices of Cluster Standard violations were recently sent out for the Hillcrest and Bryan Courts sections of the community. Early this year, these letters were sent out for the Fairfield section.

Thank you to those who have responded to the letters and addressed the concerns.

One response we have received from many owners is that the violations noted in the recent correspondence were not included in the disclosure packet when they bought their home. This **DOES NOT** mean that the home did not have any violations at the time of sale, it simply means that the reviewer at that time did not note any. As the standards have been updated over the years through a rigorous process with the Reston Design Review Board, the standards documents have become clearer and easier to follow and enforce. Some of these standards also have deadlines after which a home which is out of compliance will be recorded for the violation.

When we conduct a walkthrough for a section, multiple board members are present to ensure a thorough and fair assessment of each property. Sometimes this results in finding errors that a previous reviewer may have missed.

The next walk-around for exterior maintenance inspections by the Board will be of the **Bridges Section**, and will take place by the end of April.

For this and all sections of the Cluster, please keep the outside of your properties maintained. This means **NO JUNK** on your front porch and keeping a well-maintained yard. If you undergo any exterior home projects, including painting, be sure to check with the Design Standards for your section which can be found online at <https://www.hillcrest-cluster.com/cluster-standards/>

CLUSTER HAPPY HOUR

Hillcrest Cluster is a fantastic neighborhood full of wonderful people. Get your chance to meet your neighbors at our first Happy Hour, to be held at Lake Anne Brew House at Washington Plaza on Lake Anne in Reston. The happy hour will be held on January 30, 2020 from 4-7pm. We will have a sign up in the back room of the taproom as a place for people to gather.



The address for Lake Anne Brew House is 11424 Washington Plaza W, Reston, VA 20190, though you should use 11401 North Shore Dr, Reston in the GPS to navigate to where public parking is available.