



HILLCREST HAPPENINGS

INFORMATION ABOUT HILLCREST CLUSTER FIRST QUARTER 2023

2022 ANNUAL MEETING

The 2022 Annual Meeting was held on 13 December in the Reston Association Community Center at Lake Anne.

Dinner was provided by HCA and attendance was by both in-person residents and via Zoom. Through in-person attendees PLUS Zoom attendees we barely made the 35 attendees required to have a quorum for the meeting. Nathan presented information on 2023 dues and Greg provided a summary of 2022 budget expenditures and our first look at the 2023 budget. The results of the election of board members to fill the one vacancy was announced, but there were no candidates who volunteered, leaving the board with an existing vacancy for 2023.

After the annual meeting, the HCA Board, as always, convened to elect new officers for the upcoming year. The new slate is:

- President – Ben Miller. Email Ben at Ben@hillcrest-cluster.com
- Vice President – Amir Golalipour. Email Amir at Amir@hillcrest-cluster.com
- Secretary – Chris Topoleski. Email Chris at Chris@hillcrest-cluster.com
- Treasurer – Greg Overkamp. Email Greg at Greg@hillcrest-cluster.com
- Members at Large – Alexandra Schlesinger and Nathan Hagan. Email them at Alexandra@hillcrest-cluster.com and Nathan@hillcrest-cluster.com

Assigned tasks for each board member are being reviewed and possibly revised and will be published separately and posted on the website. For reference, general tasking for board members is described in the Hillcrest Handbook.

FEBRUARY & MARCH BOARD MEETINGS

Although no one volunteered or campaigned to fill the vacancy on the 2023 board, there were two write-in candidates. The board reached out to those two write-in candidates to see if either were willing to accept an appointment to fill the existing vacancy for 2023. Both agreed and the board voted at their meeting 24 January to accept Harvey Kammerer as another Member at Large. Harvey can be emailed at Harvey@hillcrest-cluster.com. By now you should have received Harvey's letter poll regarding how HCA communications will move forward and be improved.

At both meetings Greg reported that dues collections were proceeding on target and that there were no budget issues. The effort to solicit bids for a new trash contract was discussed. The existing contract with American expires in May 2024. American has sent us a contract amendment discussing the reduced services from twice weekly to once. Rain and storm damage was discussed and Greg reported that the Upper Dry Bed project would begin soon. At the



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February meeting Harvey proposed his Communications Plan for HCA, which was approved by the board for his action. For landscaping plans, replacement of the two missing trees on the median of main Saffold Way is being scheduled and additional landscaping projects are being reviewed for action and funding. Nathan announced that he is moving away from Saffold Way. This will create an additional vacancy on the board. Ben will look at filling the vacancy using the other write-in candidate or Rick Stevens who had volunteered to return for 2023 to fill the vacancy. Ben's recommendations will be considered and voted on at the April board meeting. A discussion of how to pick up maintenance of the cluster website, previously created and managed by Nathan, was held.

ATTENDING CLUSTER BOARD MEETINGS

Some residents have inquired about attending the monthly Cluster Board meetings, which every resident is entitled to attend. To attend, as a courtesy to the person hosting the meeting, you must advise the Secretary or the President in advance to schedule your attendance and ensure that your issues will be included in the meeting agenda. Resident's issues will be addressed with the attending person at the beginning of the meeting. After discussion of those issues, residents can remain at the meeting unless the Board has to discuss confidential information.

The next scheduled HCA Board meeting will be at 8:00pm on Tuesday, 11 April.

Generally, board meetings are scheduled for the second Tuesday of each month, except August. Ben will publish the location and/or Zoom connection info as the date nears.

Meetings are conducted at the homes of board members and accordingly the date, time and location of any meeting may be changed on short notice to accommodate board member schedules.

MAINTENANCE REMINDERS

The recent windy days have again caused dead and old dry twigs and branches to be blown from the trees all over the cluster. All residents are reminded that it is everyone's responsibility to gather the smaller limbs and twigs and put them out with your trash for Thursday morning pickup. These are considered yard waste. The smallest ones can be easily placed in the brown paper lawn trash bags available at Home Depot, Lowes and Costco. Larger limbs must be cut or broken into lengths of 4 feet or less and tied in bundles weighing less than 50 pounds. For very large, major limbs please notify a Cluster Board member so we can get the tree service out to remove it. Blade Runners' contract does not include cleaning up these small twigs and branches although they do some of it as they mow and sweep up. Adding this task to the landscape maintenance contract could significantly increase the cost to the contract and to all residents.

Spring also typically brings an increase in the number of homes for sale on Saffold Way. As explained in the Cluster



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Handbook, trash and recycling receptacles plus yard waste should be placed at the curb no earlier than 6:00pm and empty containers collected from curbside as soon as possible, but no later than the evening of the pickup day (Thursday). This helps maintain the general appearance of the cluster for all residents as well as for prospective HCA residents shopping for homes. That in turn helps maintain property values for everyone.

COMMUNITY SOCIAL EVENTS

One of the annual events on Saffold Way, before the COVID pandemic engulfed our lives, was a spring yard sale. Once a Saturday date is set, the event is published locally (e.g. The Reston Letter and Reston Patch) and everyone can benefit. This way traffic in the Cluster for such events is constrained to once per year and everyone has a chance to clear out some excess treasures. If you would be interested in volunteering to manage and coordinate such an event, please contact the board. The Board will pay reasonable costs for advertising the event and for signage materials needed.

STORMWATER REMEDIATION WORK

Hillcrest Cluster has several areas where stormwater does not drain appropriately, leading to high levels of erosion and long term damage to the Cluster property. If not addressed, these erosion issues will continue to grow and will prove more costly to remediate in the long term. In

order to address this issue, the Board has identified several areas in the Cluster that represent the most significant areas of erosion and undertaken a multi-year process to repair these. In 2021 and 2022 the Board completed the improvement of two of these areas (dubbed 'Lake Saffold' and the "Saffold Delta"). These projects will continue over the next several years in order to implement long term solutions that prevent further erosion and any possible property damage stormwater in those areas may cause.

Working with a local contractor specializing in stormwater and erosion projects, the most recent project, dubbed the Upper Dry Bed, was just completed. This is the area to the east of the playground on the hill going up to the Hillcrest section of the Cluster. Due to the existing grading, water was slowly washing away the hill and not able to be properly drained to the existing stormwater inlets, causing erosion all the way down to the playground area. Several new drains along with new underground perforated pipes were installed in the area, as well as riverstone beds to direct the water properly to the new and existing drains. We appreciate the neighbor's assistance and patience during the project.

The Board will continue to review the existing conditions throughout the Cluster in order to identify the next year's projects, in accordance with the Strategic Plan implemented in 2022.

PLAYGROUND MULCH



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The playground has received a replenishment of mulch and it is ready for a new season.

COMMUNICATIONS POLL

Part of the Communications Poll that Harvey is conducting is to update and gather current information for each home on Saffold Way. This information is maintained in a data file used to send out emails to all homeowners, residents and tenants. When you respond to the poll, if you are the homeowner, please provide your name(s), current address, a valid email and phone number. If you are an absentee homeowner, please also provide information on your property management firm (if applicable), plus the name, email and phone number for your current tenant. The poll was also sent to all addresses so tenant residents could provide their current information.

RA TEAM VISIT

Recently the team that the HCA board works with at RA asked to come to the cluster and meet with board members. It was a very productive and helpful meeting and we received the following message after the fact.

*“Hello Hillcrest Cluster,
It was such a pleasure touring your cluster last week – thank you for your time and hospitality! You’re doing a tremendous job in maintaining and managing your cluster and it shows; many thanks for the countless hours you spend volunteering.
Meagan, Cam and I found this Show & Tell to be extremely informative!*

I also wanted to reiterate points of contact going forward:

- *Cat Castrence, Covenants Advisor*
- *Meagan Micozzi, Community Outreach Manage*
- *Cam Adams, Director of Covenants Administration*

If there is anything that I didn’t cover or include here, please don’t hesitate to let me know and I’d be happy to provide it to you.

Thanks again for taking the time to connect with Covenants Staff!

Cat

Cat Castrence
Covenants Advisor

12001 Sunrise Valley Dr., Reston, Virginia 20191-3404”