



**NOTICE OF ANNUAL MEETING  
TUESDAY, DECEMBER 1, 2009  
Reston Community Center  
At Hunters Woods  
8 PM to 10 PM**

**ANNUAL MEETING AGENDA**

The Annual Meeting of the Hunters Green Cluster Association will be held at the Reston Community Center at Hunters Woods at 8:00 pm on Tuesday, December 1, 2009. The two primary items on the agenda will be the review and approval of the annual budget for 2010 and the election to fill two positions on the Board of Directors. Because of the curfew at the Community Center, the meeting will last no more than two hours.

The terms of Board members Robert Deans and Fran Freedman expire this year; neither will be running for reelection. The Board Nominating Committee has put forward Jim Hannon and Julie Sande as candidates to fill these two positions. If there are other members who wish to run, please contact Bob Deans (703-391-1579) so that your name can be placed on the ballot. Additionally, nominations can be made from the floor at the Annual Meeting. Resident members in good standing, one per address, will be eligible to vote. To be in good standing, members must have paid all dues and fees through the end of the third quarter (September 30, 2009). The draft agenda for the Annual Meeting is

- I. Call to Order
- II. Reading and Approval of Minutes
- III. President's Report
- IV. Presentation, Review and Approval of the Budget
- V. Election for the Board Positions
- VI. Members Comment Period
- VII. Adjournment

Attached to this newsletter is the Board's draft of the annual budget for the year 2010 including an updated projection for the Capital Reserve Fund. The Board is recommending that there be no increase in dues; the homeowner dues for 2010 will remain at \$275 per quarter.

You can view or download a copy of the full HGCA Capital Reserve Plan at the HGCA website at: <http://www.HuntersGreen.org>. Just select the Library navigation link on the home page and then select the Other HGCA Documents link.

**HUNTERS GREEN CLUSTER ASSOCIATION, P.O. Box 2712, RESTON, VIRGINIA 20195-0712**

**Website: <http://www.huntersgreen.org>**

**E-mail: [hgcmail@huntersgreen.org](mailto:hgcmail@huntersgreen.org)**

## AUTUMN LEAF REMOVALS

Our grounds contractor will conduct one final leaf removal in early-to-mid December. After Nov. 30, residents are permitted to rake or blow any remaining leaves from their own yards into the streets, parking areas and turf areas of the common ground to be removed during the final cleanup. After the December cleanup is completed, please refrain from depositing any more leaves on the common ground. Instead, they should be bagged and left at the curb on trash collection day.

### 'Good Neighbor' Reminders

We all are responsible creating and maintaining Hunter's Green Cluster as a safe and beautiful neighborhood. Please be a good neighbor and observe the following guidelines:

- **Don't Speed.** There are children playing in our neighborhood. The speed limit on Indian Ridge Road is 15 mph at all times. **OBSERVE this limit!** Also, look for new "Slow – Children Playing" signs that will soon be posted.
- Clean up after your dog.
- Keep your property neat and clean. A little old-fashioned sweeping can go a long way toward improving the looks of sidewalks and stoops.
- Do not use your front fence as a drying area for towels and bathing suits.
- Do not use the parking lot as a car repair shop. If you must work on your car, make certain that you clean the area around it when you are done. **DO NOT** leave cars on blocks in the parking area.
- Trim individual lawns and shrubs. **Do not** trim, cut or remove any plants in the common areas.
- In the fall, Blade Runners, our grounds maintenance contractor, will remove leaves in the common area. Leaves that are not in the common area should be raked and bagged.

- When it snows, a plow will be around to clear roads, parking areas and school loading areas. It is each homeowner's responsibility to clear the sidewalk in front of their dwelling.

### STANDARDS REMINDER

This serves as an opportunity to remind all homeowners and residents that building standards are meant to provide a consistent aesthetic look to the community and were developed to protect all of our home values. All standards and approved paint colors are posted at [www.HuntersGreen.org](http://www.HuntersGreen.org) and should be reviewed before making any changes to the exterior of your home. One violation that we are seeing lately is the use of six-panel Colonial doors as a replacement for flat-panel front doors. Colonial doors are not in keeping with the architectural style of our community and should not be used.

We also remind you not to make improvement or other alterations to any part of common ground property without first getting approval from the Board. Chances are good that you will receive an OK as well as reimbursement for plants and materials that you purchase. We're big on self-help projects, but it's good to find out whether something else has already been planned for the area.

Never cut or remove trees or plants without first getting approval. There are special restrictions that apply to tree removal. For details see:

[Http://www.reston.org/Design\\_Review/design\\_images/PDF/Cluster/Landstre.pdf](http://www.reston.org/Design_Review/design_images/PDF/Cluster/Landstre.pdf).

Also please remember that no motorized vehicles are permitted in any unpaved area of the common ground. Make certain that any contractors who might be performing work on your property are aware of this. You will be assessed for the cost of repairs for any damage they may cause.

**REMEMBER TO ATTEND THE  
ANNUAL MEETING ON  
TUESDAY, DEC. 1**

**Hunters Green Cluster Association**  
**Year 2010 Budget**  
December 1, 2009

	2009 Budget	2009 Actual *	2010 Budget
<b><u>Income:</u></b>			
Dues	\$ 125,330	\$ 121,880	\$ 123,310
Installment plan service fees	2,500	3,864	4,890
Late Fees	550	525	525
Interest - homeowners	400	560	495
Interest - investments	3,000	3,617	3,400
Disclosure packages	350	195	280
Total Income	\$ 132,130	\$ 130,640	\$ 132,900
<b><u>Expenses:</u></b>			
Administration	\$ 900	\$ 740	\$ 900
Grounds			
General maintenance	16,384	17,255	15,000
Lawncare contract	35,000	35,075	42,000
Landscaping other		-	-
Non-turf areas	3,000	-	12,000
Reserve Plan projects	10,000	-	20,300
Tree care	10,000	12,654	12,000
Insurance	900	787	1,000
Legal	1,700	445	1,000
Misc	255	156	200
Snow removal	13,000	13,085	13,000
Street lights	4,500	4,300	4,500
Trash removal	24,000	23,549	25,200
Total Expenses	\$ 119,639	\$ 108,045	\$ 147,100
Net Income before Contribution to Reserves	\$ 12,491	\$ 22,595	\$ (14,200)
Contribution(to) from Reserves	(12,491)	(22,210)	14,200
Net Income (Loss)	\$ -	\$ 385	\$ -
<b><u>Equity</u></b>			
Cash and investments net of receivables and payables	\$ 146,660	\$ 162,757	\$ 148,600
Operating funds	\$ 23,460	\$ 30,100	\$ 13,500
Reserve Fund balance	123,200	132,700	135,100
	\$ 146,660	\$ 162,800	\$ 148,600
<b><u>Quarterly Dues</u></b>	<b>\$ 275.00</b>	<b>\$ 275.00</b>	<b>\$ 275.00</b>

\* 2009 Actual through October projected through December.

**HUNTERS GREEN CLUSTER ASSOCIATION**  
**Projection for Capital Reserve Fund**  
**December 1, 2009**

<u>YEAR</u>	<u>PRINCIPAL ADDED</u>	<u>INTEREST*</u>	<u>DISBURSE- MENTS**</u>	<u>YEAR-END BALANCE***</u>
1999				\$51,994.23
2000	\$0.00	\$3,710.12	\$4,713.52	\$50,990.83
2001	\$0.00	\$3,430.16	\$2,339.09	\$52,081.90
2002	\$7,000.00	\$3,247.33		\$62,329.23
2003	\$13,000.00	\$2,287.74		\$77,616.97
2004	\$43,254.00	\$2,926.41	\$61,112.00	\$62,685.38
2005	\$8,668.00	\$2,645.32		\$73,998.70
2006	\$20,000.00	\$3,122.75		\$97,121.45
2007	\$20,000.00	\$4,098.53	\$32,520.00	\$88,699.97
<b>2008</b>	\$20,000.00	\$1,774.00		\$110,473.97
2009	\$20,000.00	\$2,209.48		\$132,683.45
2010	\$20,000.00	\$2,653.67	\$20,278.00	\$135,059.12
2011	\$20,000.00	\$2,701.18	\$11,794.00	\$145,966.30
2012	\$20,000.00	\$2,919.33		\$168,885.63
<b>2013</b>	\$20,000.00	\$3,377.71		\$192,263.34
2014	\$20,000.00	\$3,845.27	\$17,545.00	\$198,563.61
2015	\$20,000.00	\$3,971.27	\$135,801.00	\$86,733.88
2016	\$20,000.00	\$1,734.68	\$34,578.00	\$73,890.56
2017	\$20,000.00	\$1,477.81	\$46,194.00	\$49,174.37
<b>2018</b>	\$20,000.00	\$983.49		\$70,157.86
2019	\$20,000.00	\$1,403.16	\$13,010.00	\$78,551.01
2020	\$20,000.00	\$1,571.02		\$100,122.04
2021	\$20,000.00	\$2,002.44		\$122,124.48
2022	\$20,000.00	\$2,442.49	\$86,047.00	\$58,519.97
<b>2023</b>	\$20,000.00	\$1,170.40	\$15,651.00	\$64,039.36

Bolded years are those when the Reserve Study, according to state law, must be updated.

\* Interest is calculated on the beginning balance using the simple interest rate of 2.00%.

\*\* Values above the line represent net reductions in the Reserve Fund during the year indicated. Values below the line are projected expenditures from the Reserve Fund based upon the Reserve Fund Analysis models.

\*\*\* Year-end balances above the line reflect the total of cash reserves plus long-term securities evaluated at their annually adjusted basis. Values below the line are projections based upon the Reserve Fund Analysis models.