



GENERATION CLUSTER NEWS



Winter Edition

Generation Cluster Association Newsletter

January 2010

PRESIDENTS NOTE

At the annual meeting last November, the board reported on the activities of 2009.

- Brought cluster insurance coverage up to state requirements
- Made transition to new management company – Capitol Management, with Kathy Gately as our Association Manager
- The cluster has dealt with some fallen, dead, and invasive trees
- Crack sealing was performed to maintain asphalt surfaces
- Cluster residential inspections and follow ups
- A couple of new cluster design standards were approved –molded storage units and additional storm door standard
- Erosion issue on Decade Court was addressed
- Started neighborhood watch
- May cluster party
- Halloween party – 30-40 people attended
- General maintenance – replaced handrail on steps in Generation I, bridge power washed, new shrubs planted at entrances
- Improved external appearance and upkeep is benefiting home sales in our cluster

There was one seat open on the board; Angela Kummel was reelected. Our thanks go to Angela for her willingness to work for our community. The board elected as officers: Joan Eimas, President; Amy Cannon, Vice-President; Angela Kummel, Secretary; Nelson Kirchner, Treasurer; and Ray Van Hilst, member at-large.

If you have suggestions, comments or concerns please let the board know. Email kgately@capitolcorp.com She will pass on your thoughts.

NEW PARKING STICKERS INCLUDED WITH THE NEWSLETTER

New parking passes for residential vehicles are included in this newsletter mailing. The new 2010 stickers will replace the current stickers. Each residence will receive two regular stickers, plus a guest/visitor hang tag. We request that stickers be placed in the lower left corner of the rear window—or as close to that area as possible. The new stickers should be installed immediately. Please remove all old stickers. After **February 1st** the towing company will be authorized to tow cars not showing the 2010 pass.

Residents with delinquent accounts will not receive new passes until all fees are current. In addition, please be aware that if you become delinquent during the year, your passes will be considered invalid and the towing company may be instructed to tow your vehicle when parked on Generation property.

It will be necessary for overflow vehicles to request a new Overflow hang tag and they will be issued on a first come, first served basis.

MOLDED STORAGE UNITS AND NEW STORM DOOR STANDARDS

Last fall the board was successful in getting some new standards approved by Reston Association. We now have a standard for the molded resin or plastic storage units for back yards. Several residents had requested a standard for these after being cited by RA for non compliance for using these storage units.

In addition, there is now an additional storm door standard approved for a double track, self storing door.

Attached to this newsletter is a copy of the actual standards as approved.



WINTER AND SNOW ISSUES

Winter has arrived with a vengeance this year, and all of us have had to deal with the consequences. The following information from a snow removal company may provide some helpful information.

"A plow truck is limited to pushing snow. It cannot pick up or place snow. It has a large blade on the front that can be angled, but the snow falls off the blade as it travels. It cannot operate effectively in tight areas and can easily slide and cause damage. For these reasons, it is necessary to be very cautious where to use plow trucks. **The plow truck is used to open traffic lanes only.**"

"Why is there snow piled behind my car? Why can't they pile the snow on the island, or the circle or ...?"

It is understandable that you might think that the plow can push all the snow from the street away from the cars to a desirable location. In reality snow must fall off the plow blade to allow the truck to keep moving. Otherwise the snow would quickly pile up and stop the truck. Often there are cars parked on both sides of the street so we try to evenly distribute the snow on either side. This can create a wall of snow behind your car several times as high as the accumulation. Plowing is not a snow removal service. The objective is to clear the roadway in a timely and safe manner. Accumulation of snow behind your car is to be expected. By pitching in and doing your part to keep your parking areas cleared you are saving money. Loader services are available for snow removal, but at considerably higher cost."

"Why can't they just go around the island and make the snow fall there?"

Unfortunately, we are not able to plow this way. When plowing around a circle the snow always falls to the outside of the circle. This effect also creates additional snow for cars parked in corners."

Perhaps this helps you understand more about the snow plowing that we contract for our cluster. Front loader and snow removal services are considerably more expensive, and we do not budget for those services.

Thanks to all of you who were great neighbors and helped others clear their cars and walks, and cleared some of the common areas, such as the fire hydrants and around the mailboxes.

As this is probably not our last snowfall, remember, the snow plows only clear traffic lanes. You can help by NOT pushing that wall of snow back out into the street. And we can all just be good neighbors and help each other clear our cars, walks and parking areas.

TRASH AND RECYCLING REMINDERS



The board has been made aware of a number of items which have been put out for trash or recycling which do not fit within the regulations for regular trash pick up or recycling. Please do NOT put out items such as tires, appliances, and the like for regular pick up. Please make a trip to the Fairfax County site at 4618 West Ox Rd. or schedule a special pickup with American Disposal. Call 703-368-0500 to arrange for special pick up of items which will not be picked up with the regular trash or recycling.

If in doubt, check the American Disposal website <http://www.americandisposal.com/> or the Fairfax County website <http://www.fairfaxcounty.gov/living/recycling/>

E-MAIL NEWSLETTERS

The board is interested in trying to move to emailing newsletters to save on postage costs. If you are interested in having the newsletter emailed to you instead of sent via USPS, please send an email to generationcluster@gmail.com requesting your email newsletter and we will compile an email mailing list and in the future you will receive your newsletter via email.

FYI—GENERATION CLUSTER BLOG

Remember that on our blog you can get current community information and communicate with other residents—post announcements, see an ongoing discussion—at <http://www.generationcluster.blogspot.com/> To post a comment or announcement email it to generationcluster@gmail.com. Comments will be filtered for profanity, untoward remarks, etc.

NEIGHBORHOOD WATCH



Happy New Year from your Generation Cluster Neighborhood Watch (GCNW). The GCNW will continue to work as a liaison with the Reston District Station of the Fairfax County Police in the coming year. It will be even more important for us to remain vigilant as our Crime Prevention Unit was reduced in half at the start of November 2009.

What to do? Be aware of your surroundings, get to know your neighbors and take proactive measures to protect your family and property. One such initiative, called "Write to Fight", making sure to catalog the serial numbers on your electronic possessions and keeping a safe copy of your credit card numbers and license can help you quickly act in the event of theft. For more information please visit: [http://www.fairfaxcounty.gov/police/stations/reston/pdf/write to fight handout.pdf](http://www.fairfaxcounty.gov/police/stations/reston/pdf/write%20to%20fight%20handout.pdf)

As reference, police reports spanning from December 18th - January 12th for all crimes within a 1/2 mile radius of Generation homes include: Property destruction, larceny, vehicle tampering, stolen vehicle and noise violations. This "incident mapping" is a free service provided via the Reston District website along with a regular newsletter containing important information and can be found by visiting: <http://www.fairfaxcounty.gov/police/stations/reston/>

You should take notice that both Generation I & II now have neighborhood watch signs posted at the entrances off Glade Drive. This not only is an outward deterrent to crime, but may also help in the perceived value of our homes – as a safe community that is involved. For those of you interested in participating in the neighborhood watch, please feel free to send an email to Cannonclan@gmail.com. We will plan to hold a meeting in February and will communicate this through email. Please contact us and get involved.

Neighborhood Watch Coordinators, Mac Cannon & Kai Chung

REMEMBER TO PAY YOUR HOMEOWNERS ASSOCIATION FEES

Generation Association dues for 2010 are \$260 per quarter. Dues are payable quarterly on January 1, April 1, July 1, and October 1. Late charges will be applied beginning 30 days after the due date. Contact Capitol Property Management if you wish to set up automatic payments. 703-707-6404.



BOARD MEETINGS

The Generation Cluster Board meetings are open to all residents and we welcome your attendance. The Board meets at the Reston Community Center at Hunter's Woods. Signboards are posted a few days before each meeting as a reminder.

Board Information

Meetings are held the First Monday of
January, March, May, July,
September, and November (annual meeting)

7:00PM

Reston Community Center

For more information
Contact Kathy Gately
kgately@capitolcorp.com
(703) 707-6401

Public aspects of meetings are open to all cluster members.

BOARD MEMBERS

Joan Eimas, President (
Amy Cannon, Vice -President
Angela Kummel, Secretary
Nelson Kirchner, Treasurer
Ray Van Hilst, at-large,

**"Strive not to be a success,
but rather to be of value." –**

Albert Einstein



CERTIFIED LETTER
RETURN RECEIPT REQUESTED

September 8, 2009

Generation Cluster
c/o Joan Eimas

Reston, VA 20191

Re: Generation Cluster, Section 26, Block 1

Dear Generation Cluster:

At its meeting of September 1, 2009 the Design Review Board (DRB) took the following action on your submission:

- a. Disapproved addition to cluster standards for sheds in Generation Cluster as not in conformance with the Design Guidelines which state that molded plastic sheds are not suitable for residential settings and do not meet the requirements of the Design Guidelines.
- b. Approved addition to cluster standards for storage containers in Generation Cluster to include the following:

Location: Storage containers are to be located in the rear yard only and situated against a fence or house wall

Size: Storage containers are not to exceed 42" in height, 60" in width, and 36" in depth

Design and Construction: Storage containers should be simple and unobtrusive and may be made of molded resin

Colors: Storage containers may be a single color of taupe, beige or tan and may have brown accent colors only

with the following stipulations:

1. that a maximum of one (1) storage container is permitted per house; and
2. that all other proposed storage containers will require Design Review Board application and approval.

Please note the following special information:


Article VI Protective Covenants and Easements of the Reston Deed

Section VI.1.(d)(2) Limitations.

(a) Any person or entity obtaining approval from the DRB shall commence construction or alteration in accordance with plans and specifications approved within six months after the date of approval and shall substantially complete any construction or alteration within eighteen months after the date of approval, or within such other periods as are specified in the approval during which to commence or complete construction. If any such person does not commence work within the time period specified, the approval shall lapse.

(b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Respectfully,


Julie A. Loy, Covenants Advisor
Covenants Administration
703-435-6578, Julie@reston.org

cc: sent by regular first class mail
Generation Cluster
c/o Joan Eimas

Reston, VA 20191

Generation Cluster
c/o Capitol Property Management
attn: Kathy Gately
3914 Centreville Road, Suite 300
Chantilly, VA 20151

Enclosure: Form 1A - Applicant's Rights

JL/lr



CERTIFIED LETTER
RETURN RECEIPT REQUESTED

July 21, 2009

Joan D. Eimas

Reston, VA 20191
Generation Cluster

Re: Generation Cluster, Section 26, Block 1

Dear Ms.Eimas:

At its meeting of July 14, 2009 the Design Review Board (DRB) took the following action on your submission:

- a. Approved addition to cluster standards for storm doors to include standard self-storing and triple track models.
- b. Disapproved addition of white for storm doors to Generation Cluster color palette. Applications for white storm doors may be reviewed on a case-by-case basis by a panel of the Design Review Board to determine their visual compatibility with the existing house colors.

Please note the following special information:

Article VI Protective Covenants and Easements of the Reston Deed

Section VI.1.(d)(2) Limitations.

- (a) Any person or entity obtaining approval from the DRB shall commence construction or alteration in accordance with plans and specifications approved within six months after the date of approval and shall substantially complete any construction or alteration within eighteen months after the date of approval, or within such other periods as are specified in the approval during which to commence or complete construction. If any such person does not commence work within the time period specified, the approval shall lapse.
- (b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Respectfully,



Julie Loy
Covenants Advisor
Covenants Administration Department
703-435-6578/julie@reston.org

cc: sent by regular first class mail

Joan D. Eimas

Reston, VA 20191
Generation Cluster

Enclosure: Form 1A - Applicant's Rights

JL/mp

memorandum

Date: January 12, 2010
To: Generation Cluster Residents
From: GENERATION CLUSTER BOARD OF DIRECTORS
RE: Parking Tags

We would like to remind all homeowners that according to the Generation Cluster Parking Regulations "Each home will automatically receive 2 primary permits and 1 visitor permit. Attached is the Towing Policy. Residents may apply for an overflow permit for their third resident vehicle. Overflow spaces are limited in number and are available on a first come first served basis. Application for the third permit must include proof that all 3 cars are resident cars."

NOTE TO OWNERS: IF YOU HAVE A TENANT: PARKING PERMITS WILL BE SENT DIRECTLY TO THE PROPERTY ADDRESS.

Enclosed you will find your visitor parking tag and the 2 parking permit stickers for the 2010 year. **PLEASE INSTALL IMMEDIATELY. VEHICLES WITH OUTDATED PERMITS WILL BE SUBJECT TO TOWING.**

Vehicles may NOT park in fire lanes, as this is a violation of Fairfax County Fire Regulations. Vehicles parked in fire lanes will be towed and/or ticketed by Henry's Towing (703-471-0010) or by the police.

- Motorcycles shall use the reserved space assigned to the home for which they are a resident or guest & may **share** the space with a properly tagged car.
- Commercial vehicles are **not** to be parked within the community. All commercial vehicles may be towed without warning.
- Vehicles must be in compliance with all local and State regulations, and be in good repair and operable condition.

THERE IS A \$50 CHARGE FOR REPLACEMENT OF A PERMIT.

ALL OWNERS ARE RESPONSIBLE FOR THE TRANSFER OF THE PARKING PERMIT(S) TO TENANTS OR NEW OWNERS UPON SALE OF HOME.

If you do not receive parking permits it is possible that your account with the Association is in arrears. **You will receive your parking permit(s) and visitor tag as soon as your account becomes current. If within the year you become delinquent, your parking permits will be revoked.**

If you have any questions, please call Kathy Gately, Capitol Property Management. (703) 707-6404.

Generation Cluster Towing Policy

Henry's Towing (703-471-0010) is the authorized towing company for Generation Cluster. In accordance with our agreement with Henry's Towing, the company is authorized to monitor our parking areas during the hours of 1 a.m. to 6 a.m. and to tow vehicles in violation of the following:

- ANY VEHICLE WITHOUT A CURRENT PARKING PERMIT
- Parking in fire lanes
- Vehicles taking two spaces
- Vehicles parked in other than a marked space
- Vehicles doubled parked and unoccupied
- Expired license plate tags (after a three day warning)
- Expired inspection stickers (after a three day warning)
- Parking on grass
- Commercial vehicles (except those currently providing services)
- Abandoned vehicles
- Vehicles in need of repair (cars with flat tires, etc.)

The violations indicated above are in the Generation Cluster 2007 Parking Rules & Regulations. In addition, each residence may park no more than two vehicles in Association parking areas. Residents with more than two vehicles must park on Glade Drive or elsewhere.

In addition, within 60 days of residence all vehicles must have Virginia license plates. Fairfax County personal property (vehicle) taxes apply even if vehicle is registered in another state. This latter requirement also applies to vehicles owned by Military Personnel.