



The Reflection Homes Association Community Newsletter

August 2021



RHA Board & Committee News:

Architectural Control Committee:

by Georgette Nuss, ACC Chair

Upcoming Meetings:

Board	Aug 9
(RHA Town Hall)	Aug 23
ACC	Aug 2
(tentative)	Sept 7
REC	Sept 15
Parking	Aug 18
SA	Aug 4

Until further notice, all meetings will be **online** at 7pm & are subject to change.

The RHA website has instructions on attending online meetings.

www.rha-homes.org

Important Dates:

Aug 3	National Night Out Party
	6-8pm, Pool Parking Lot
Aug 7	Purple Heart Day
Aug 9	Islamic New Year
Aug 15	Assumption of Mary
Aug 21	Community Yard Sale
Aug 22	Senior Citizens Day
Aug 23	FCPS First Day of School
Aug 26	Women's Equality Day
Aug 28	Selichot
Sept 3-6	FCPS Labor Day Break
Sept 6	Labor Day Holiday
Sept 6	Rosh Hashanah starts

RHA Board

President:

Willie Jimenez Elias

Vice President:

Don Nuss

Treasurer:

Charlie Marts

At Large:

Mike Olson

Secretary:

Colleen Ward

L&N Property Manager:
Karen Sine 703-970-8856

Board:

by Willie Jimenez Elias, RHA Board President

Key items addressed in July by the RHA Board:

- RHA Town Hall planned for Aug-23rd 7PM. Topic of discussion "How could two HOAs (DH & TH) help RHA?"

- TH Reserved Lot #s and striping project has been completed. Thank you to the Parking Committee and everybody that contributed to that success.

- Board approved draft Parking Regulation 4-0, and sent it to our lawyers for legal review.

- Board approved new Due Process 4-0 for ACC Guideline violations.

- Board approved Virtual Meetings 4-0, until Oct 21, when new policy should be created.

At the last regularly scheduled meeting of the ACC, there were 2 applications for change. One application for siding was approved; one application to turn the garage into an additional room and remove the garage door was approved. The Committee changed the August meeting date to Monday, August 2.

DID YOU KNOW... Owners/residents need to heed the correction letters they received because the Board of Directors will be enforcing RHA's legal right to fine for uncorrected violations as authorized by the 3rd amendment. If you have not yet corrected the violation, you have the right to request, in writing, a hearing with ACC.

DID YOU KNOW... When mowing your lawn, there are a few tips to consider. Only cut the top 1/3 of the grass. It's better to mow more frequently than trying to cut off too much. *(continued on page 2)*

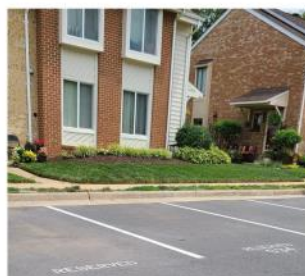
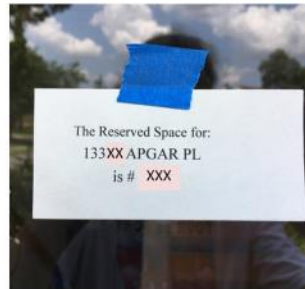
AMENDMENT 3 Promise is Real at Last!!

All RHA townhomes now each have their assigned parking space!

Between July 13-20, most of the RHA TH parking lots were restriped by Battlefield, and all the reserved spot #s were stenciled. A card with each TH's assigned spot # was taped to the front door. Parking Committee members Brenda Brown and Patsy Velin, assisted by Michael Hamiary, made sure all the lot numbers were correctly placed. *(A list of addresses and assigned parking spot #s is posted on TownSq.io)*



Tony, from Battlefield Towing, driving the "paint mobile".



ACC (cont'd from page 1)

Cutting off more than that at one time can “shock” your lawn. If you are using a push mower to mow a hill, go across on the hill—not up and down. There is a danger of slipping if you are mowing up and down. It is best to mow early in the evening when the sun is not so hot. Don’t mow in the same pattern every time. Leave the grass clippings on your lawn. The clippings break down quickly and return nutrients to the soil. Keep your mower blade sharp. You wouldn’t prep your food to cook it with a dull knife or shave with a dull blade. Why mow your grass with a dull blade? Just a few tips to make grass mowing a little better.

DID YOU KNOW... The next ACC meeting is scheduled for **MONDAY**, August 2, 7:00, via Zoom. Use this link, <https://zoom.us/join> to join the meeting. The Meeting ID is 872 0445 1903, and the Passcode is 309474. To join the meeting by phone, please call 301-715-8592. The Meeting ID and the Passcode are the same as above.

Recreation Committee, Inc. (RCI):

- RHA has a **vacancy** on the joint RHA/LHA Recreation Committee. If you are interested in volunteering to step into the spot, please contact the RHA board, or any RCI current member for information on how to apply.



- Due to popular demand, another “Bring Your Own Table” **Community Wide Yard Sale** will be held Saturday, August 21, 7:30am-noon. Look for flyers & other announcements as to reserving spaces & any other requirements.

- Our **pool furniture** is five years old and will be replaced next year, but for safety, many chairs have already been removed. Please bring your own lawn chairs to the pool for the remainder of the season (‘til Sept 6).



- After skipping 2020 due to Covid, the Rec Committee is happy to sponsor a **National Night Out 2021 PARTY** Tuesday evening, August 3, 6-8pm. It will feature food, games, and visits from local first responders and government officials. Come on out, enjoy the fun, and meet your neighbors!

- Congratulations to the **Reflection Riptides** for a wonderful summer swim experience! We are all looking forward to next year. Look online at www.reflectionriptides.swimtopia.com for photos of this past season.



Drainage, Erosion, and Pathway Work on Townhomes

by Michael Hamiary, former Board Member & Street Ambassador

RHA is currently soliciting proposals for solutions to erosion and drainage issues, in townhome areas. There are areas in the community where drainage and erosion issues make it difficult for residents to walk out of their backyards. After a rain, there are areas that turn into a wetland. There is a dire need for mitigation.



Additionally, there are areas where a steep grassy slope makes it difficult for residents to walk or carry trash bins from the back of their homes up to the street (especially in rain and snow). Some residents have had to create makeshift paths out of plywood or place their own stone work, just to walk out of their backyards. Other areas are experiencing utilities lines exposed where water is pooling into those systems. Hence, RHA is seeking options to create a clear, dry path on the back and



around the townhomes, similar to sidewalks, however without the expense of sidewalks. Some of this work may include but is not limited to French drain, ground fill, regrading, re-sodding of disturbed areas, retaining walls, and water drainage to storm sewer/discharge.

This initiative was launched in late 2020 and budgeted for under reserve funds and other budget reallocation saving measures. The Board will soon be sending out Requests for Proposals. Work would start this year and may take couple of years to be completed.

Parking Committee

by Brenda Brown, Parking Committee Chair

TH Lot Striping: Many Thanks to all the residents who came out and assisted us with this major under taking!! Especially:
- The very considerate folks who brought out very cold water for the team on these extremely hot days.

- The homeowners who assisted the team by ensuring that all the neighbors on their street remembered to remove their vehicles from the parking lot, before we got there.
- Kudos to all who were understanding that their reserved parking space was a few doors down from their actual front door.
RHA You Rock!!! Thank You one and all!



It's About the Numbers:

by Patsy Velin, Parking Committee Member

The townhomes have 809 parking spaces. In July, assigned parking spaces for our 388 residents were painted with the property's lot number. Five days of painting and/or refreshing lines or adding "RESERVED". The RHA Board made sure notices and schedules were on the website, Town Square, and in the newsletter, plus on each door was taped a notice of your own parking space by lot number along with the painting schedule. Many neighbors thanked the parking committee oversight and the

contractor, Battlefield Towing. We received cold water on those extremely hot days. Some knocked on doors to remind neighbors to move their cars. Thank you to our residents, for your patience, i.e., moving your car and waiting for the paint to dry. A bit more patience is needed while the RHA Board updates the RHA Parking Resolution to answer questions regarding stickers, towing, etc. Meanwhile, enjoy your new "real estate." Any questions, please contact L&N Property Management.

★ **Paving in RHA: Update** ★ **VDOT**

by Mike Olson, RHA Board Member at Large



Milling began Thursday, Jul 29 on Maleady Dr. The original plan was to mill all of the courts first, but the availability of extra trucks to remove the milled asphalt made this the more efficient option. The contractor expects to mill all of the courts as well as Parcher Ave west of Maleady Dr beginning Jul 30 (he will then move to Saunders and Springer). The paving crew is scheduled to begin paving the courts Monday, Aug 2 and then pave Maleady Dr. Parcher Ave will be the last street to be milled and paved.

that reason, they advise placing a note with your contact information on the dashboard of your vehicle. You may park on the street after it is milled, but be aware that the paving crew will soon follow. Once paving is complete, you can return your vehicles and enjoy driving and parking on smooth roads.



Now is the time to ensure your vehicle is not on the affected streets during the day. VDOT officials can't predict an exact schedule due to weather and subsurface issues that are discovered after milling and might have to adjust the order of streets they work on. For

The final step will be the painting of pavement markings on Parcher Ave. from Maleady Dr. to Centreville Rd. The marking contractor will begin approximately one week after paving is complete. **No vehicles can be parked on the road while the marking crew is working.** Signs will be posted and details will be published on RHA-Homes.org, TownSq.io and Nextdoor.com as they become available.

one of their small trees with netting. Our well-loved, 40-year old Dogwood has cicada damage, but that's just the tip of the iceberg. It is stressed out because:
1. Winters have not been cold enough lately, so the tree is missing out on the dormancy period, or a good winter's sleep.
2. Springs have been too wet/cold, further confusing the tree.
3. Lack of rain in the summers, the dreaded borer beetle and a fungus I cannot spell have exacerbated root issues .
Also, our American Dogwood is better off at the woodline with more shade. Our sunny front yard is not good. So we are still contemplating our options. Call your local arborist if you have questions; they have a wealth of knowledge. (See more photos on page 4)



LOOK UP: Cicada Redux

by Patsy Velin, Blue Ridge Ct Street Ambassador

Look up. See the brown patches of leaves on the trees. This is nature's way of pruning, called flagging, thanks to those pesky **cicadas!** The females lay eggs at the end of the branches where the wood is soft and thin. Usually the branches die back to the tip and the leaves will turn brown. I know this because many of our friends on Next Door posted this cicada mating process and because we had an arborist come out to inspect our sad-looking American Dogwood. The visit and information was free but the cost to "try" to save our tree is not.

Now we understand why our neighbor strategically covered

Property Manager Comments:

by Karen Sine, L&N Community Association Manager



PARKING LOT RESTRIPIING IS COMPLETE!

Thank you all for making this as painless as possible. A huge Thank You goes out to the Parking Committee who

have worked every day very closely with the contractor to make sure the Assigned Numbers were placed on the correct spaces and everything ran smoothly.

PLEASE MAKE SURE YOU PARK IN YOUR CORRECT NUMBERED SPACE!! Your space # is your lot #.

****NOTES****

Power Cable Replacement in DHs:



Workers tie up loose ends to replace power cables in the section of Reflection's detached homes where NOVEC provides electricity. Work began in early July and is scheduled for completion in August.

There will be a short power outage as electricity is shut off in the old lines & turned on in the new. NOVEC will contact

affected residents with details prior to the outage.

Hint: the trench strips on your lawn need to be watered (don't depend on rain!), or you will be reminded of the trenching for

some time to come.



17-Year Cicada Damage to American Dogwood tree (left) and oak tree (right). Photos by Patsy Velin

Tiger Lilies: The top left photo on page one is of native Tiger Lilies in RHA that bloom exuberantly in July.



August 2021



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 National Sister Day FRIENDSHIP DAY	2 7:00-9:00pm ACC online meeting AIR FORCE DAY	3 NATIONAL NIGHT-OUT PARTY 6:00-8:00pm Poolhouse Parking Lot	4 7:00-9:00pm SA online meeting National Watermelon Day	5 Peridot August Birthstone	6 International Beer Day	7 PURPLE HEART DAY
8 INTERNATIONAL CAT DAY	9 7:00-9:00pm RHA Board online meeting Islamic New Year	10 NATIONAL SMORES DAY	11	12 International Youth Day	13 International Left-Handers Day	14 Japanese Surrender (1945) ended WWII
15 Assumption	16 NATIONAL TELL A JOKE DAY	17	18 7:00-9:00pm Parking Committee online meeting	19 WORLD PHOTOGRAPHY DAY	20 National Radio Day	21 Community Yard Sale 7:30am-Noon Poolhouse Lawn
22 Senior Citizens Day	23 7:00-9:00pm Town Hall online meeting FCPS back to School!	24	25 National Dog Day	26 Women's Equality Day	27	28 Selichot
29	30	31	1 (September)	2	3 FCPS COLLEGE COLORS DAY Labor Day Break	4

This newsletter is created by the Board of Directors of Reflection Homes Association in order to inform you about its work, and to keep you updated on things important to our neighborhood. If you have any questions, suggestions, or contributions to this newsletter, please email them to: RHAbord@RHA-Homes.org and/or newsletter@RHA-Homes.org Visit: <http://rha-homes.org> to read past newsletters, or to request email newsletter delivery.