



The Reflection Homes Association Community Newsletter

December 2021



RHA Board & Committee News:

Upcoming Meetings:

Board	Dec 13
	(tentative) Dec 27
ACC	Dec 6
Recreation	Jan 12
Parking	Dec 15
SA	Dec 1

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:

Dec 7	Pearl Harbor Day 
Dec 7,14,21,28	Pool Parking Lot Closed 10am-4pm
Dec 18	"Super" Saturday
Dec 20-Jan 2	FCPS Winter Break
Dec 21	First Day of Winter
Dec 24	Christmas Eve
Dec 25	Christmas Day
Dec 26	Boxing Day
Dec 26	Kwanzaa begins
Dec 31	New Year's Eve
Jan 1, 2022	New Year's Day
Jan 3	FCPS classes resume

RHA Board

President:

Don Nuss

Vice President:

Charlie Marts

Treasurer:

John Hanchulak

Secretary:

Colleen Ward

At Large:

Mike Olson

L&N Property Management:
703-600-6000

Board:

by Don Nuss, RHA Board President

ANNUAL MEETING: The RHA annual meeting was held on November 9, 2021. It was a hybrid, meaning that residents could attend in-person at the pool house or virtually via Zoom. The main purpose of the meeting was to elect a director to fill the seat being vacated by Willie Jimenez, who was Board president for the past year.

In October, two candidates — Michael Hamiary and John Hanchulak — announced their intentions to run for the vacant seat. *Well over 200 voting proxies were sent in or collected door-to-door by volunteers -- an amazing show of community involvement!* Then, on the morning of the annual meeting, Michael Hamiary withdrew as a candidate; thus, John Hanchulak was elected to fill the seat. The Board welcomes John as its newest member and looks forward to working with him to improve our community. John lived in the townhomes for 7 years before buying and moving into a detached home on Veenendaal Court. As a result, John is sensitive to the issues faced by residents of both the THs and DHs.

The Board also announced that the 2021 neighbor of the year award would be presented to a

***** (continued on page 2) *****

Ready, Set, Park! (...in the Pool Parking Lot)

by Gene Harper, RCI Treasurer

It's official! The pool parking lot is fully open to all RHA and LHA residents! You just need the official parking sticker on your vehicle to park there. A trial period runs from December 2021 through April 2022 to test how the policy works.

Before now, overnight parking was restricted to about 40 spaces. Now Recreation Committee, Inc., the governing body for the pool, parking lot, tot lots and other common areas along the creek, has opened about 80 more spaces, first-come, first-served, to residents whose RCI accounts are paid in full. **The RCI parking sticker and policy resolution document were included in the 2022 RCI operating budget mailed during Thanksgiving week.**

The sticker allows 24-hour parking access to nearly every space in the lot during the trial period. Exceptions include the lot being closed every Tuesday between 10 a.m. and 4 p.m. for maintenance and administration. It will also close during special events at the poolhouse. Notices will be posted reminding residents of lot closures.

group of individuals who were instrumental in collecting signatures for approval of the third amendment, which provided reserved parking spaces for townhome owners and gave the Board the authority to levy fines for violation of architectural guidelines. The award recipients are Brenda Brown, Patsy Velin, Michael Hamiary, and Michaela Janotova.

BOARD OFFICERS: At the Board meeting on November 22, 2021, the Board voted to appoint directors to Board offices as follows:

- President - Don Nuss
- Vice President - Charles Marts
- Treasurer - John Hanchulak
- Secretary - Colleen Ward
- Director at Large - Mike Olson

Directors will serve in those offices until the first Board meeting after the 2022 annual meeting.

Architectural Control Committee:

by Georgette Nuss, ACC Chair

At the last regularly scheduled meeting of the ACC, there were 3 applications that the committee acted upon. Two for roofs were approved; the third application to paint the brick on his house was denied because of lack of information.

The Committee set the December meeting date to **MONDAY**, December 6 at 7:00 PM.

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The parking resolution spells out all the details about parking in the lot.

For example, the stickers must be clearly visible and affixed to the rear, driver's side, clear glass window. Also, your vehicle will get towed if:

- towing enforcers can't clearly read your sticker;
- you lose your sticker; you'll have to pay \$25 to replace it; and your old sticker will be voided;
- you try to park certain categories and classes of vehicles;
- your vehicle's safety inspection sticker or license plate is expired.

Read the resolution more fully about enforcement rules and limitations and responsibilities.

The committee will carefully review the parking experiment and experience during the trial period to come up with a final policy to put into place once the trial ends.

Email comments between now and April 30, 2022, to reccommittee@sequoiamgmt.info.

ACC (cont'd from page 1)

DID YOU KNOW...The ACC wishes to thank all of our residents for maintaining and improving their properties. We recently had a visit from a former neighbor. He made a comment about how much better the community looked than when he lived here. That compliment is for all of you. Thank you for your continued support. Together we can make RHA an even better place to live, and at the same time, improve the property values.

DID YOU KNOW...Applications for any exterior changes or additions to Lots within Reflection Homes Association (RHA) must be submitted in writing to the Association in care of the management agent. Any changes you make to your lot, excluding normal landscaping but including your house, must be approved by the ACC. Please get your ACC approval BEFORE you schedule any work to be done.

DID YOU KNOW... Holiday decorations, including but not limited to, lights, flags and banners that commemorate a specific holiday do not need approval, but are permitted to remain on the exterior of the home and the Lot for only thirty (30) days prior to and thirty (30) days after the commemorated holiday.



DID YOU KNOW...The mailboxes in the townhomes have become the dumping ground for junk mail—specifically the “Marketplace” mailings. These blow all over the neighborhood. This is a form of littering which is against Fairfax County law. Please take any unwanted mail home and dispose of it properly, or contact the sender and ask to be removed from their mailings.

DID YOU KNOW...You will need to rake your leaves or suck them up with a personal device, bag them in a paper lawn bag, and put them out for the trash collector. You cannot rake them into the street. We may have a Herndon mailing address, but RHA is not in the Town of Herndon. They have a service that will collect them from the gutter; we don't offer this service.

DID YOU KNOW...The next ACC meeting is scheduled for **MONDAY**, December 6, 7:00 PM, via Zoom. If you are using a computer, use this link, <https://rha-homes.org/>, and scroll down to the paragraph **Architectural Control Committee (ACC) Meeting** to join the meeting with one click. No ID or passcode needed! Thank you Director Ward. Just click on the word **HERE**. To join the meeting by phone, please call 301-715-8592. The Meeting ID is 880 5015 0929, and the Passcode is 491674.

DID YOU KNOW...The ACC would like to wish everyone a happy, holiday season. Enjoy this time with family and friends.

Recreation Committee, Inc. (RCI):

by Gene Harper, RCI Treasurer

-- Six RCI members met on a Zoom call on Nov. 10. Two members were absent. RCI welcomed new member Derek Briggs, bringing the committee to its full complement of eight members for the next year:

- Angela Guevara (LHA), Chair
- Eugene Harper, Jr. (RHA), Treasurer
- Colleen Ward (RHA), Secretary
- Elizabeth Beach (LHA), Member
- Derek Briggs (RHA), Member
- Michael Hamiary (RHA), Member
- Georgette Nuss (RHA), Member
- Lourdes Umana (RHA), Member



Dale Edwards, Senior Community Manager,
Sequoia Management Company

-- The two main agenda items were final reviews of the **2022 budget** and the **Parking Policy Resolution** to govern increased parking in the pool parking lot (please see article on page 1). One member remarked that the committee probably set some sort of record with so many motions introduced, thoroughly discussed and voted upon regarding the two issues. Both the budget and the parking resolution votes passed. The budget will take effect Jan. 1, 2022, and the new parking policy will cover a trial period, beginning Dec. 1, 2021, through April 30, 2022.

-- The next RCI meeting is set for 7pm on Jan. 12. Property owners will receive more details in the mail.

Beautiful Fall Colors Throughout RHA!



& a Persimmon Tree in the Park loaded with Fruit!



Parking and Street Ambassador Committees

- New TH parking stickers (valid Jan 1 - June 30) will be sent out soon by L&N. They must be displayed by January 1.



SAMPLE

- The Recreation Committee is testing a new parking policy for the pool lot. Sequoia has sent one sticker per home to all homeowners in RHA and LHA. (see page 1 article). Test period is Dec 1 - Apr 30.
- Please don't mix them up!!!!



SAMPLE



Pumpkins for Pigs (...& goats, & chickens...)

From October through mid-December you are encouraged to donate your un-carved, non-inked/non-painted pumpkins to your local farm or sanctuary. (Some organizations will also take them for compost, so inquire!) When you go out to purchase that perfect Christmas tree in December, take your pumpkins with you and donate them to one of the organizations that are along your route (see <https://pumpkinsforpigs.org>). Also, when you buy your tree, ask if they have a recycling program; some goat farms would love them for their feed.

The goal is to prevent them from being thrown in the landfill. They are excellent feed and a wonderful treat to the animals on the farms and sanctuaries. They also make great compost. Thanksgiving comes up and we start moving to the next holiday but often our pumpkins are in perfectly fine shape, and its a waste to throw them out when they are still useful.



(Note: *Frying Pan Farm Park, in Herndon, unfortunately, is not accepting pumpkins this year.*)

Water Main Break on Saunders Drive

by Mike Olson, RHA Board Member-at-Large

One of our newly paved VDOT streets in RHA got ripped up due to a water main break Nov 5.

Residents of Saunders, Preuit and Feldman had to contend with several hours without water while crews from Fairfax Water repaired the break. Traffic on Saunders for much of the day was limited to one lane. Thank you, Colleen Ward for posting info and updates on Nextdoor!

Our neighborhood is over 40 years old, and we need to be aware of any problems that may occur with its original infrastructure, like water mains. Please be vigilant, and report any visible leaks to Fairfax Water (Water EMERGENCY Hot-Line 703-698-5613).



A Timely Review: The Roles of HOA Board Officers

Property Manager Corner: Excerpts from L&N's November Associa "Coming Home" Newsletter

Every homeowner's association (HOA) is required to have an elected board of directors that acts on the community's behalf. Often, there's a misconception that all board members do is measure budget performance and create & enforce rules. *A completely voluntary role*, a board member is *also a homeowner*, so it's in their best interest to use their position for the good of the HOA.

Here's a breakdown of the roles:

President: Steers the ship & navigates the direction of the HOA. They guide the board, handle procedural duties, and serve as spokesperson for business matters. He/she is the main point of contact for partners & contractors, takes the lead on calling/running meetings (including adding items to the agenda), calls for any votes and announces the results.

Vice President: Is the president's right-hand man/woman and acts in their place if necessary. They know -- or should know -- the president's duties like the back of their hand. A good VP ensures meetings run smoothly, order is

always maintained, and may chair larger committees.

Secretary: Guarantees all board and HOA documents are well-maintained and are accessible to appropriate parties, like lawyers and mortgage companies. They make sure homeowners know about meetings, that minutes are taken & approved, and may sign off on important paperwork.

Treasurer: Oversees all things financial. They review records for accuracy, help manage essential accounts, and are closely involved with annual budget preparation. Some financial functions may be outsourced to an accountant, and it's the treasurer's job to work with them to complete everything on time and in compliance with the community's bylaws.



NOTES

No "Cookies With Santa" this year. In an abundance of caution, the Recreation Committee decided to cancel its popular (over 300 kids greeted Santa in 2019!!) "Cookies With Santa" event again this year. Sigh.

Upcoming Change in Property Management company.

The Legum & Norman property management contract expires at the end of this year. The Board exercised due diligence and issued a request for proposals from several area property management companies. After reviewing the proposals, the Board agreed it was in the best interest of RHA to change property management companies. Legum and Norman will continue to be the property management company through January 2022. Stay tuned for more information about the new property management company and what you will need to do to ensure a smooth transition to the new company.

by Colleen Ward, RHA Secretary

Meteor Shower: The annual Geminid Meteor Shower will be best

visible early Tuesday morning, Dec 14. Look to the southwest & west, toward the Gemini Constellation, between 2 am and sunrise. Estimates are for over 150 meteors per hour this year.

Toys For Tots. Donate some new, unused, unwrapped toys.



Request a toy for a deserving youngster. The Herndon NJROTC program at Herndon HS is collecting toys through Dec 17. Also drop boxes are at all Fairfax County Fire & Rescue Department Fire Stations through Dec 12.

The Marine Corps Toys For Tots website <http://www.toysfortots.org> has info on both donating & requesting toys. Requests are made to local sponsor organizations (not to the Marines!!). For example, a local sponsor is LINK, the food pantry that serves Herndon, Sterling & Ashburn. Their website is <https://fs10.formsite.com/XKyxYR/yjgemz9ug8/index.html>

RHA Newsletter submissions: Inputs/comments/suggestions for the January 2022 RHA newsletter are due by Jan 20. Send inputs to: newsletter@RHA-Homes.org



December 2021



Sun	Mon	Tue	Wed	Thu	Fri	Sat
28 (November) Hanukkah begins Advent begins	29 CYBER MONDAY	30 #GIVINGTUESDAY How To Get Involved Support Charities Volunteer Your Time Give Gifts That Give Back Spread the Word!	1 7:00-9:00pm SA online meeting World AIDS Day	2	3 <i>Turquoise</i> Doo Birthstone	4 NATIONAL COOKIE DAY
5 International VOLUNTEER DAY	6 7:00-9:00pm ACC online meeting Hanukkah ends	7 10am-4pm Pool Pkg Lot Closed 1941 PEARL HARBOR REMEMBRANCE DAY	8 Feast of the Immaculate Conception	9	10 (1948) UN Human Rights Day	11
12 Third Sunday of Advent Gaudete "Joy" Sunday	13 7:00-9:00pm RHA Board online meeting National Day Of The Horse	14 10am-4pm Pool Pkg Lot Closed <i>Geminid Meteor Shower 2am-sunrise</i>	15 7:00-9:00pm Parking online meeting Bill of Rights Day 1791	16 National Maple Syrup Day	17 1903 WRIGHT BROTHERS DAY	18 DECEMBER BIRTHDAY SUPER SATURDAY World Arabic Language Day
19 Fourth Sunday of Advent	20 <i>fcps Winter Break Dec 20 - Jan 2</i>	21 10am-4pm Pool Pkg Lot Closed 1st Day of Winter	22	23	24 Christmas Eve 	25 Christmas Day
26 Boxing Day KWANZAA	27 7:00-9:00pm RHA Board online meeting, tentative	28 10am-4pm Pool Pkg Lot Closed GOOD RIDDANCE DAY SHRED-IT AND FORGET IT	29	30 Official End of WWII 1946	31 Happy New Year! New Year's Eve	1 (January 2022) New Year's Day (*2022 TH parking stickers required*)

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.