



The Reflection Homes Association Community Newsletter

January 2022



RHA Board & Committee News:

Upcoming Meetings:

Board	Jan 10
(tentative)	Jan 24
ACC	Jan 3
Recreation	Jan 12
Parking	Jan 19
SA	Jan 5

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 31	New Year's Eve
Jan 1, 2022	New Year's Day
Jan 3	FCPS classes resume
Jan 7	Orthodox Christmas
Jan 14	Orthodox New Year
Jan 17	Martin Luther King Day <i>(fcps holiday)</i>
Jan 19	FCDOT Info Mtg, Innovation Station access
Jan 21,24	FCPS end-of-quarter student holidays
Jan 25	FCBOS public hearing RHA RPPD establishment
Feb 1	Chinese New Year

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

★ **New Property Mgmt Company:** ★ We're excited to welcome **FirstService Residential** as our new property management company. FirstService is the largest manager of residential communities in North America. We'll be dealing with their local office located in Fairfax. **Please see page 3** for more information about what you can expect during the transition.

Electric Vehicles: Electric vehicles are the "wave of the future" and will go a long way toward reducing our dependence upon petroleum and curbing environmental pollution from automobile exhaust. Instead of gas stations, electric vehicles depend upon electric vehicle charging (EVC) stations to recharge their batteries. The Board is currently researching what would be required to install EVCs in the community.



The Board recognizes that there is currently not a high demand for personal or communal EVC stations, but is proactively identifying effective solutions that will ensure that RHA is ready to meet the challenge of supporting electric vehicles as they become increasingly popular in the future.

TH Projects: The Board continues to evaluate

Pool Parking Lot Progress

Parking patterns indicate that both Reflection and Lake Homes associations residents are slowly getting used to the new pool parking lot policy. Around Dec. 1, when the new policy went into effect, flyers were placed on all the vehicles in the lot, warning their owners to **affix the new yellow stickers to their back windows**, remove their conveyances or risk being towed. Within a few days only autos and trucks with flyers on their windshields remained. Soon they too were gone, the



result of the towing company removing them from the premises.

During one December Tuesday when the lot was completely cleared out, painters relined the 120 parking lot spaces. Since then, vehicles have

proposals for the TH lighting and TH drainage and erosion projects to ensure that those efforts will produce the desired results.



Architectural Control Committee:

by Georgette Nuss, ACC Chair

At the last regularly scheduled meeting of the ACC, there were 5 applications that the committee acted upon. Two applications for roofs were approved; one application to install a chimney cap and chase was approved; one application for new windows was approved; and one application to install a personal EVC was denied because the homeowner wanted to install it on property the homeowner did not own.

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. The Committee has seen a number of homes with projects currently in progress for which an application has not been submitted.

DID YOU KNOW...Holiday decorations, including, but not limited to, lights, flags and banners, do not need approval, but are permitted to remain

(continued on page 2)

by Gene Harper, RCI Treasurer

trickled in as residents have begun to feel confident that once they place their yellow RCI sticker on their back windows, it's **OK to park 24 hours a day in the lot, except on Tuesdays between 10 a.m and 4 p.m.**

If you're a homeowner and haven't received your one-per-household sticker, contact Sequoia Management Company at 703-803-9641 or get email message instructions from the Recreation Committee webpages at sequoiamanagement.com or rha-homes.org. If you're a renter, contact your property owner. That's who the sticker was sent to, and it's up to him or her to share that yellow sticker with you.

The trial period for the new pool lot parking policy remains in effect until April 30.

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

ACC (cont'd from page 1)

on the exterior of the home and the Lot for only thirty (30) days prior to and thirty (30) days after the commemorated holiday. That means that all December holiday decorations should be removed by the end of January.

DID YOU KNOW...We are entering what has previously been the snowiest month of the year. **Snow must be removed from sidewalks within 24 hours from end of snowfall.** We have a number of elderly people in the community. Please clear the entire width of the sidewalk—not just a shovel’s width. When you only clear one shovel’s width and the snow starts to melt, it refreezes at night and completely covers the width of the sidewalk with a sheet of ice. Also, please help those who are elderly and may need help shoveling. It will make someone’s day—theirs AND YOURS.



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 unwanted mail home and dispose of it properly, or contact the sender and asked to be removed from their mailing.

DID YOU KNOW...The next ACC meeting is scheduled for **MONDAY**, January 3, 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. Just click on the word **HERE**. To join the meeting by phone, please call 301 715-28592. The Meeting ID is 880 5015 0929, and the Passcode is 491674.

Recreation Committee, Inc. (RCI):

by Gene Harper, RCI Treasurer

-- See article on page one to find out how the **new pool lot parking policy** is going that’s been in effect for about a month.

-- **The committee will meet** virtually on Zoom Jan. 12 at 7p.m. Postcards were mailed in late December about how to access the meeting. Meeting agenda will include planning for 2022.

-- Even though the frigid air of winter is setting in, we want to remind all **dog walkers** in the Recreation common areas to **scoop their pet’s poop**. And of course, the same applies to walkways and yards throughout the community’s residential areas. It’s all about environmental cleanliness and community courtesy, plus it’s the law.



RHA -- Decorated for the Holidays!



Parking and Street Ambassador Committees

- Vehicle Registration: Avoid unnecessary penalties/register your vehicle/properly display Virginia license plates. Vehicles owned by FfxCo residents must be registered with BOTH the State of Virginia and FfxCo. (YOU must do it -- dealers only supply temporary tags.)

FfxCo will assess a "No Plate Tax" to vehicles that display out-of-state license plates after 30 days of purchase or residency. The tax includes a \$100 tax, a \$250 penalty, and the applicable Personal Property/Car Tax.

For more info, or to report violators, go to www.fairfaxcounty.gov/taxes or call 703-222-8234.



Covering RHA at 50

by Gene Harper, RCI Treasurer



I'd like to write a few occasional newsletter pieces during 2022 on the history of our Reflection community, which turns 50 this year (AARP eligible!). I'll be spending some time researching records and poring through old copies of the

Herndon Observer newspaper and other media that served our community back in the early years.

But even better I'd like to meet and interview people who were in and around the RHA community in the beginning who could share memories and maybe even photos of Reflection in the early days.

For example, I've heard that there was a Reflection Lake purportedly where the creek bed now lies. It would be engaging to speak with someone who actually saw and could share info and photos about that lake.

And local homebuilder Stanley Martin owned RHA property and constructed homes here. It would be compelling to talk to folks connected with that effort. I'll be reaching out to their corporate offices in Reston's Plaza America.

If there are any residents who were here in the beginning or you know people who were, please contact me at eugene.harper@cox.net or 703-862-7822. I'd love to hear from them about the foundation of our RHA community and to bring it to you.

Separate RHA into Two Voting Blocks??

by Charles Marts, Board Vice President

As we enter the new year 2022, it would be a great time to look at ideas from 2021. In 2021 it was suggested that RHA be divided into 2 separate communities, one for the Townhomes and one for the Detached Homes. Research and legal opinion showed dividing the RHA into two would be hard, but separating the RHA into two separate voting blocks, when considering Townhome and Detached Home issues could be done.

With that in mind the RHA Board has authorized an exploratory committee to consider if this is really desirable and, if so, how best to accomplish this separation of voting and present options to the board for consideration.

The Committee would be comprised of three (3) Townhome and two (2) Detached Home owners.

If you would be interested in joining the exploratory committee, please send an email to: rhaboard@rha-homes.org

★ FirstService Residential is the New RHA Property Management Company as of Feb 1 ★

by Colleen Ward, RHA Board Secretary

Who do I send payments to?

Payment will be processed by Legum & Norman (L&N) through January 31. L&N will issue the payment coupon. Please remit the January assessment as usual.

Beginning February 1, FirstService Residential (FSR) will process all RHA payments. Mid January, FSR will send a detailed mailing with all the valuable and important information about the resident portal/website (aka FirstService Residential Connect), assessment payments, etc. Please read the mailing thoroughly and select a payment method that works best for you.



What should I do to prepare?

Make sure your account information at L&N is correct and up to date. This includes architecture violations and account details. Resolve any differences before the end of

January. Account balances and architecture violations at the end of January will be transferred to FSR.

The easiest way to check your current account information is by logging into L&N's TownSq portal located at www.townsq.io. If you do not have access to townsq, contact L&N at (703)600-6000 or send an email to PM@RHA-homes.org.

Why is the property management company changing?

The board was not eager to transition to another property management company; however, in performing due diligence for the management contract renewal, the board unanimously agreed, it was in the best interest of the community long term to change companies. We recognize this change will affect every owner, and are committed to easing the transition as much as possible.

We appreciate your patience as we work through the transition.

****NOTES****

Christmas Tree Pick-up. TH Christmas Trees will be picked up by Bates during the first two weeks in January on trash days (Mon, Wed, Fri) and bulk item days (Fri). In the DH, both American & Republic consider them to be yard waste and will pick them up per their regular schedules. Please remove all lights, decorations, tinsel, etc before putting the trees out curbside.



Virtual Community Information Meeting. Innovation Station North Neighborhood Access,
Wednesday, January 19, 7:00 pm



The Fairfax County Dept. of Transportation will hold a community information meeting to discuss the design of the Innovation Station North Neighborhood **shared use path** project (which connects our RHA neighborhood to Metro). For more info, visit the project website <https://www.fairfaxcounty.gov/transportation/bike-walk/innovation-station-path> or contact Sonia Shahnaj at 703-877-5733 or email at Sonia.Shahnaj@fairfaxcounty.gov

Public Hearing on Establishment of RHA RPPD: January 25 at 4:00 pm, held by The FfxCo Board of Supervisors. The complete Public Notice is posted on the RHA website, www.rha-homes.org/rppd with the particulars on how to attend or to register to speak.

Yard Waste - Do NOT Use Plastic Bags!: Place your leaves, lawn clippings, chopped branches in separate containers clearly labeled "Yard Waste" or in biodegradable paper lawn bags (available at places like Home Depot). Note 1: 50 Lb weight limit per container/bag. Note 2: Yard waste in plastic bags will NOT be picked up. Note 3: Yard waste is shredded, "cooked", turned into mulch by Fairfax County and available free at locations throughout the county (such as Baron Cameron Park in Reston).

Photos: The lovely picture on page one of a sycamore tree in our park glowing in the afternoon sun was taken by Mike Olson. Holiday lights photos are by Brenda Brown and Mike Olson. Thanks!

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



January 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 December 2021 KWANZAA	27	28 10am-4pm Pool Pkg Lot Closed GOOD RIDDANCE DAY SHRED-IT AND FORGET IT	29	30 Official End of WWII 1946	31 New Year's Eve Happy New Year!	1 New Year's Day Winter CLASSIC *2022 TH parking stickers required*
2 FCPS back to School!	3 7:00-9:00pm ACC online meeting	4 10am-4pm Pool Pkg Lot Closed National Spaghetti Day	5 7:00-9:00pm SA online meeting National Bird Day	6 12th Day of Christmas Epiphany	7 Orthodox Christmas	8 Garnet Jan Birthstone
9 Golden Globe Awards Law Enforcement Appreciation Day	10 7:00-9:00pm RHA Board online meeting,	11 10am-4pm Pool Pkg Lot Closed National MILK DAY	12 7:00-9:00pm Recreation Committee online meeting,	13	14 Orthodox New Year	15 NATIONAL HAT DAY
16	17 MARTIN LUTHER KING JR. 1929-1968 fcps holiday	18 10am-4pm Pool Pkg Lot Closed WINNIE THE POOH DAY	19 7:00-9:00pm Parking online meeting FCDOT Info Mtg Innovation Station access 7:00-9:00 Online	20 FCPS end-of-quarter, 2 hour early release	21 fcps holiday	22
23	24 7:00-9:00pm RHA Board online meeting, fcps holiday	25 10am-4pm Pool Pkg Lot Closed FCBOS public hearing RHA RPPD establishment 4:00 pm	26 NATIONAL SPOUSES DAY	27 Holocaust Memory Day	28 DATA PRIVACY DAY	29
30	31 Grammy Awards	1 (February) 10am-4pm Pool Pkg Lot Closed CHINESE NEW YEAR	2 Groundhog Day	3	4 World Cancer Day	5

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: RHAboard@RHA-Homes.org and/or newsletter@RHA-Homes.org Visit: <http://rha-homes.org> to read past newsletters, or to request email newsletter delivery.