

# The Reflection Homes Association Community Newsletter

January 2024



## RHA Board & Committee News:

### Upcoming Meetings:

Board	Jan 8
ACC	Jan 3
Recreation	Jan 10
SA	TBD

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

The RHA website has instructions on attending online meetings.

[www.rha-homes.org](http://www.rha-homes.org)

### Important Dates:

Dec 26-Jan1	Kwanzaa
Jan 1, 2024	New Year's Day
Jan 2	fcps back to school
Jan 6	Epiphany
Jan 7	Orthodox Christmas
Jan 14	Orthodox New Year
Jan 15	Martin Luther King Day (fcps holiday)
Jan 26	End-of-Quarter fcps holiday
Feb 2	Groundhog Day


**TH Christmas Tree pickup**  
 Champion Services  
 Jan 3 and 10  
[www.cswaste.com](http://www.cswaste.com)

### RHA Board

#### President:

John Hanchulak

#### Vice President:

Mike Olson

#### Treasurer:

Matthew Knepper

#### Secretary:

Michael H (name withheld by request)

#### At Large:

Nicholas Viau

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FirstService Residential:  
703-385-1133  
800-927-4599 (24 hour)

### Board of Directors:

by John Hanchulak, Board President

Happy 2024, RHA!

I'm John, and I've been in the community for nearly 10 years now, living both in the townhomes as well as the detached homes where I'm happily married and have a little one. This holiday season, we're staying local to set up our family's traditions.

While we're enjoying the holidays and family and friends, let's remember and appreciate the community around us. We have great volunteers serving RHA - from members of our board to our ACC, our delegates to Recreation, our newsletter team, and of course our street ambassadors. Your neighbors want to build a welcoming community that reflects the interests and needs of everyone around us. If you have the interest and ability to help, please send a message to [board@rha-homes.org](mailto:board@rha-homes.org) - we are always looking for additional ideas and volunteers.

In November, we held elections to the board, and last month we chose positions for 2024:

- President - John Hanchulak
- Vice President - Mike Olson
- Treasurer - Matt Knepper
- Secretary - Michael H.
- Director At Large - Nick Viau

This year, the board will continue drainage and erosion projects (started with Preuit in December), restart ACC reviews in the spring, and continue to combat dumping and other trash issues.

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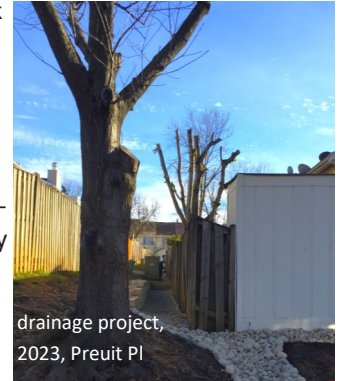
### Photos With Santa! — Saturday — December 16

This much-loved event returned after a Covid-caused pause of 3 years! At the poolhouse happy children sat on Santa's lap, told him their Christmas list, & received their "goodie bag" from him.

Thank You, Riptides Swim Team for sponsoring!!



I also want to thank our property manager, Jonathan Stamps. He's been amazing to work with - he responds to and resolves residents' issues quickly and professionally. If you have any questions or problems, please reach out to [pm@rha-homes.org](mailto:pm@rha-homes.org) - I'm confident you'll be happy with the interaction.



drainage project, 2023, Preuit Pl

### Architectural Control Committee:

by Leron Culbreath, ACC Chair

At the December ACC Meeting, 2 applications were approved (window addition, screened porch to replace existing deck).

The next two ACC meetings will occur at 7pm on January 3rd, 2024 and February 5th, 2024 at the following link:

<https://us06web.zoom.us/j/88050150929?pwd=ODdXaFhGRXFyK3g5YXA5bnhhMWh4dz09>

In the event of snowfall, remember to shovel your sidewalks and driveway for the safety of all.

Holiday decorations must be removed within 30 days following the associated holiday.

Be sure to clean up any residue & debris if you decide to ring in the New Year with fireworks.

DID YOU KNOW: Many days in the winter come with high winds Please don't forget to secure your trash and recyclables so they do not blow thru out the neighborhood.

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For any external structural changes to your lot/domicile, homeowners are required to use the updated application form found at <https://rha-homes.org/acc-committee>. Previous iterations of this form will not be accepted. The application must be signed and submitted by the homeowner.

**Recreation Committee, Inc. (RCI):** by Gene Harper, RCI Member

The committee met virtually at its normal monthly second Wednesday on Dec. 13 with a quorum and senior community manager Dale Edwards present.

Members present voted approval for a three-year contract with FirstService Residential property management company with a Jan. 1, 2024, start date. (See related article below.) Committee Chair Ginny Rogers praised the committee for its work to get through the contract process that began in mid-September.

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**RCI Gets FirstService**

by Gene Harper, RCI Member

FirstService Residential property management company became RCI's new manager on January 1 under a contract that will span three years through Dec. 31, 2026. FirstService succeeded Sequoia Management Inc., which had been RCI's manager for some 20 years.

FirstService is scheduled to send out its welcome package to RCI residents in early January. It will have details on what to expect from the new contractor, including how to sign up for the FirstService online portal as the best communications tool between residents and the company.

FirstService will send out quarterly statements to collect assessments and said residents can expect their statements by mid-January. Instructions will include information about an extended due date for first quarter Recreation

The committee also voted to approve the new Clubhouse Rental Agreement, effective immediately. (See article on page 3.)

This meeting was Edwards' final: The end of the RCI contract with his company, Sequoia Management Inc., would occur on Dec. 31. He said his tenure as RCI property manager had begun in 2010.

**Street Ambassadors:**

Do you enjoy talking with your neighbors and helping out with community activities? Did you know the Street Ambassadors are recruiting new members for 2024? To be appointed a Street Ambassador, please send an email to [board@rha-homes.org](mailto:board@rha-homes.org), list what street you live on, and why you wish to become a SA. Refer to RHA Administrative Resolution 2021-3 "Street Ambassador Committee" for more info.

dues, which normally would be due on Jan. 1. The new contractor has already told the RCI board that there will be no late-payment penalties for the first assessment because of the transition details.

Dues amount will now be \$96.34, a six percent increase from 2023, as first reported in the 2024 budget mailing to residents in late November. RCI also encourages residents to sign up for direct debit to pay dues.

The FirstService name is already a household word in Reflection Homeowners Association. The same company became RHA's property manager on Feb. 1, 2022. What's more, current property manager Jonathan Stamps will also manage the RCI contract. Reportedly, one reason he was named as RCI manager stemmed from his wealth of knowledge about RHA residents and the community.

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**RHA Holiday Decorations 2023**





### Common Sense Trash Policies

by Matt Knepper, Board Treasurer

The RHA board would like to remind you of a few trash policies to keep our community safe and enhance the curb appeal of our homes.

1. Please take back trash/recycling bins by dusk on collection days.
2. Please store trash/recycling bins out of plain view if in front of your property.
3. Report any bulk trash dumping in HOA common areas to the property manager (direct: 703-995-7038; 24-hour: 800-927-4599) with as much information as possible. If the violator is a resident, report home address. If from a vehicle, send make, model, license plate, state, and any other relevant information. To keep our community clean, we need everyone's help.

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### Clubhouse Rental Now Back!

After a long break during COVID restrictions and detailed reviews and revisions, RCI clubhouse rentals have resumed. The agreement, titled **Clubhouse Rental Policy Resolution**, went into effect Dec. 23, 2023.

A four-hour event for up to 38 people costs \$350, plus a required \$150 security deposit. A new insurance requirement could cost renters up to \$200 extra unless they provide a certificate of insurance from their own personal property policy.

And a big upgrade is that renters will be able to access the clubhouse key from a lockbox on the premises, rather than having to travel to/from an offsite office location.

There's a detailed list of do's and don'ts, plus formal pre- and post-event checklists. Renters get 20 free parking passes for their guests that can be used only for the designated rental hours. After that, vehicles will

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### Police Parking Enforcement Improves!

by Mike Olson, Board Vice President

The Reston District Police Station now has **two parking enforcement officers**. PEO Joseph Gregory joins PEO Imad Asri in enforcing parking violations on public roads in Fairfax County. **The additional officer will**

**allow a parking officer to be available seven days a week.** During a presentation at the December Reston Police Community Advisory Committee meeting, the two discussed common parking violations and emphasized that their priority is to address violations that impact safety.

Examples given were parking within 30 feet of a stop sign, parking less than 20 feet from an intersection and parking more than 12 inches from a curb.

Over the coming weeks, team members from the Board, ACC, and management will be inspecting the exterior of all homes and lots to address loose/cluttered storage, debris, trash, etc. Now is the perfect time to begin organizing and cleaning your lot in preparation for property & landscape maintenance in the Spring.

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by Gene Harper, RCI Member

be towed at the owners' expense.

During rentals, the only animals allowed must be service-designated, and only if their owners have official documentation.

A no-smoking/no-drugs policy extends from the rented Community Room to the outdoor areas of the facility, to include the clubhouse entrance doorways, the parking lot, and the surrounding wooded areas. Any infraction will end the event prematurely, along with a forfeiture of the security deposit and possible banishment from future clubhouse use.

The new agreement will be posted on the property management company's portal site. Copies will also be available upon request by email at [clubhouserental@recassociation.org](mailto:clubhouserental@recassociation.org).

They also pointed out their goal is to ensure compliance, not impose punishment. For example, an improperly parked vehicle that affects safety would receive a citation, but additional infractions might warrant a warning.

Both Officers welcome your input. Residents can report violations by calling the non-emergency number (703) 691-2131 or contacting them directly by email:

PEO Joseph Gregory [Jgreg1@fairfaxcounty.gov](mailto:Jgreg1@fairfaxcounty.gov)

PEO Imad Asri [Imad.asri@fairfaxcounty.gov](mailto:Imad.asri@fairfaxcounty.gov)

They added that photographs of infractions are encouraged.

\*\*\*\*NOTES\*\*\*\*

**LED Lights in THs:** In December Dominion Energy began replacing 13 existing sodium vapor and mercury vapor watchlights with energy efficient LED lights. 3 are on the south (exit) side of Preuit Pl, 3 are on Schwenger Pl, and 2 are on Shea Pl. The remaining 5 will be installed soon. The LED lights are more reliable, longer lasting, and will save energy.



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**Borrow It, Don't Buy It!** In addition to books, **Fairfax Library** cardholders can now borrow a variety of testing devices, meters & readers. These include: air quality monitors, battery testers, carbon monoxide meters, kilowatt usage meters, laser thermometers, moisture meters, on-board diagnostic code readers, radon gas monitors, & soil meters. This is a new addition to the "Library of Things" available to borrow. Learn more at:



<https://research.fairfaxcounty.gov/lot>

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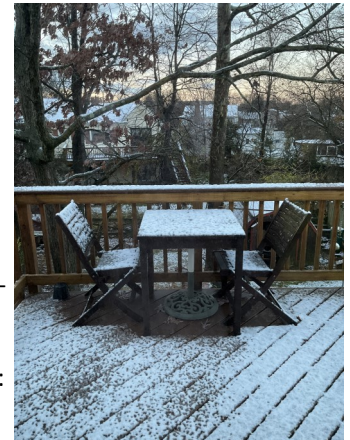
**Holiday Recycling:** DO recycle: nonmetallic wrapping paper, cardboard boxes, paper boxes. DO NOT recycle: strands of lights and broken bulbs, tinsel, plastic bags, bubble wrap, Styrofoam peanuts, metallic or foil wrapping paper or paper with glitter, bows or ribbons or tags, stockings or ugly sweaters or any clothing, glass. (Fairfax Supervisor Foust's Dec 15 newsletter)

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**Election Officers Needed:** The Fairfax County Office of Elections is looking for community members to serve as election officers for the March 5, 2024 Presidential Primary election. In particular are needed bilingual officers who speak Korean and Vietnamese. This is a great opportunity to get to know your neighbors and help your community!

**You will receive \$250 as a thank you** for your service. Learn more at:

<https://www.fairfaxcounty.gov/elections/officers/new-officers>



1/2 inch of snow in RHA on Dec 11 !!



RHA Newsletter submissions: Inputs/comments/suggestions for the February 2024 RHA newsletter are due by January 20. Send inputs to [newsletter@rha-homes.org](mailto:newsletter@rha-homes.org)

# January 2024



Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 December New Year's Eve 	1 New Year's Day 	2  feps back to school	3 7:00-9:00pm ACC online meeting	4  National Spaghetti Day	5  National Bird Day	6  12th Day of Christmas Epiphany
7  Orthodox Christmas	8 7:00-9:00 Board online meeting	9  Law Enforcement Appreciation Day	10 7:00-9:00pm RCI online meeting	11  National MILK DAY	12  KISS A GINGER DAY	13
14  Orthodox New Year	15  feps holiday 1929 1968	16	17 Operation Desert Storm starts (1991)	18  WINNIE THE POOH DAY	19  National Popcorn Day	20
21  NATIONAL HUG DAY	22	23  INTERNATIONAL DAY OF EDUCATION	24  National Peanut Butter Day	25  feps end-of-quarter 2 hour early release	26  feps holiday NATIONAL SPOUSES DAY	27  Holocaust Memory Day
28  DATA PRIVACY DAY	29	30	31  National Hot Chocolate Day	1 February	2  Groundhog Day	3  NATIONAL WOMEN PHYSICIANS DAY

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: [board@RHA-Homes.org](mailto:board@RHA-Homes.org) and/or [newsletter@RHA-Homes.org](mailto:newsletter@RHA-Homes.org)  
Visit: <http://rha-homes.org> to read past newsletters, or to request email newsletter delivery.