



# The Reflection Homes Association Community Newsletter

Mar/Apr 2019, Volume 19, Issue 3



## Upcoming Meetings:

Board	Apr 22
(Metro Silver Line update)	
ACC	Apr 15
REC	Apr 24
Parking	Apr 17
Social	TBD

All meetings are held at 7pm at the Pool House

Visit the RHA website for updates on meetings and other events

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

## Important Dates:

10 Apr	Deadline for comments on new DH ACC guidelines
13 Apr	Creek Cleanup
20 Apr	Easter Egg Hunt
22 Apr	TH Inspections start
15 May	DH inspections start

## RHA Board

*President:*

Willie Jimenez Elias

*Vice President:*

Mike Olson

*Treasurer:*

Colleen Ward

*At Large:*

(Vacant)

*Secretary:*

Michael Hamiary

## RHA Board & Committee News:

**Board:** by Willie Jimenez Elias, RHA Board President

Looking for Volunteers to help secure the required 75% of homeowner signatures for the 3rd Amendment. If interested, contact: [Parking@RHA-homes.org](mailto:Parking@RHA-homes.org). Also, the Board is creating a list of streets and sidewalks that need repair. Please send pictures or emails to [RHAboard@RHA-homes.org](mailto:RHAboard@RHA-homes.org) with your comments on which should be repaired in 2019.

Door-to-Door Campaign status (page 1)

Reserve Study explanation (page 2)

NEW! Rodent Control Program (page 2)

**Social:** Stream Cleanup, Easter Egg Stuffing, & Easter Egg Roll (page 4)

**Parking:** Revoked Townhome parking stickers list (page 4)

**Architectural:** by Georgette Nuss, ACC Chair  
**\*TH Inspections** begin approx. Apr 22\*

**DETACHED HOME OWNERS: IMPORTANT**

... be on the lookout for a **postcard** describing what to do to review the new, re-written, guidelines. Note proposed changes in fences, decks, door/window colors, sidewalk edging, etc.

**The card arrived Monday, April 1st.**

*You have 10 days to review and make comments on them.*

*(continued on page 3)*

## The RHA Board and Committees are All Volunteers!

by Charles Marts, Former Board Member

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's and Rules & Regulations are followed by the Association's owners/members. The Board is made up of owners just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in the community.

Committees are formed to assist the Board with their charge. These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association.

## RHA Covenant Change Door-to-Door VOTE Campaign Status

The Parking Committee members and other volunteers are continuing a door-to-door campaign to collect owner votes for the 3rd Amendment to the RHA Covenants. The specifics of the amendment were posted in previous newsletters which can be found at <https://rha-homes.org/monthly-newsletters>.

Details are provided in the November Newsletter.

Currently 187 of the 586 owners have voted on the proposed change.

### Please vote!

# Why is a Reserve Study Important?

by Charles Marts, Former Board Member

Boards are responsible to protect, maintain, and enhance the physical and financial assets of the association. To meet our responsibility, we set assessment rates to match anticipated expenses. Those expenses may be “Operational” (daily, weekly, or monthly bills), or they may be the silent ongoing “cost” of the deterioration of our major components. While we generally feel we have a good handle on our Operational expenses, to prepare for inevitable major component repairs or replacements we need to know the answers to three important questions:

- 1- What are our upcoming major expenses and when will they occur? (i.e. parking lot/sidewalk/road repair or replacement)
- 2- Do we currently have “enough \$\$” in Reserves?
- 3- How much should we be setting aside towards Reserves?

The RHA Board gets fresh answers to the above questions in an updated Reserve Study every 5 years (RHA’s last one was in 2014; the 2019 study began in March). Reserve expenses are the largest expenses an association will face. Preparing adequately for large Reserve expenses typically takes years of properly sized contributions.

Errors in contribution size will compound over the years, causing special assessments or deferred maintenance.



A Reserve Study identifies the scope and schedule of these inevitable major upcoming expenses, evaluates the association’s current level of financial preparedness, and recommends a fair and responsible plan of Reserve contributions. Success means having enough funds set aside in order to accomplish our Reserve projects in a timely manner without special assessments.

In addition, responsibly-sized Reserve contributions mean every homeowner pays their fair share of the ongoing cost of common area deterioration. Reserve expenses are large, but predictable.

A Reserve Study provides us the insights we need to:

- see into the future and avoid surprises,
- keep our assessments fair,
- avoid special assessments, and
- maximize our property values.

## Fix the Roofline Gaps, Reduce the Rodent Population, Meet ACC Guidelines

by an RHA Board member

As part of combating rodents in the RHA residential area, the RHA Board has researched several local rodent control companies.

*Note:* A very good discussion of this problem was recently printed in the Feb 28th Washington Post Local Living Section, called “Something’s living in the ceiling, maybe squirrels, maybe not”. You can find it on the Washington Post website.

HWCS (Home Wildlife Control Services), is offering RHA residents a negotiated rate of \$550, to work with residents and help control rodents. This effort focuses on rodents who invade a home’s attic space through open and exposed roof lines.

The company will work on mitigating any gap construction of the roof line area to control the rodent issue, on removing and on the controlling of the wildlife such as mice, rats, squirrels and raccoons; guaranteed for 1 year.

Please reach out to HWCS for this opportunity that might assist with some roof issues regarding ACC guideline fixes and rodent issues.



## Spring Planting:

### Beautify Your Yard With Natives!

by Lois Olson, RH homeowner/resident since 1991

Look around the neighborhood, and I do mean ALL of the neighborhood: Town Homes, Detached Homes, Pool House and Stream Park, even around Hutchison School, and the Soccer Fields. Note how many (or few!!) native plants/flowers/shrubs/trees are planted or are growing on their own.

Can you recognize a Witch Hazel, or a Purple Beautyberry, or a Spice Bush? How about a Dogwood, a Redbud, a Linden (aka Basswood), an American Persimmon, a Yellowwood, or a Fringe Tree? How about flowers like Virginia Bluebells, Wood Violets, or Cardinal Flower, or a patch of Spring Beauty? Maybe a Trumpet Vine or an American Honeysuckle Vine?

The flowers/shrubs/trees listed above are all native to our East Coast, and, are all currently planted, or grow wild, somewhere in our neighborhood. Why did I specifically highlight these? They almost all produce lovely flowers that are bee, butterfly & hummingbird magnets and smell heavenly, the bushes & trees turn gorgeous colors in the fall, and most produce small, ornamental fruits which are quickly (...sometimes TOO quickly, like from Dogwood, Persimmon & Beautyberry) eaten by appreciative Robins, Mockingbirds, Catbirds and other critters.

After you look around the neighborhood, and maybe

talk to folks who have these flowers/shrubs/trees in or near their homes, look at your own yard and think what you might introduce: maybe remove that aging, messy Bradford Pear tree and replace it with a Linden or Yellowwood. How about swapping your sad looking Lilac bush or Crape Myrtle for a Fringe Tree, or Dogwood Tree, or Purple Beautyberry Bush? If an invasive Japanese Honeysuckle Vine, or English Ivy has taken over part of your yard (...or your siding), maybe rip it out & replace it with a well behaved (and better smelling!) American Honeysuckle Vine!

Finally, you're ready to plant, but where do you find such natives? Here are a few suggestions: Runnymede Park in Herndon hosts a Native Plant Sale twice a year, look for announcements in the local papers. Merrifield Garden Centers and Meadows Farms both have good collections of natives, as well as knowledgeable folks to talk to. There are Fairfax County Master Gardeners at the Herndon & Reston Farmer's Markets every week. And, some of your neighbors (like me!!) who already are growing these may have extra plants or seeds they'd be happy to share with you if you asked. Go Native!



Yellowwood Tree  
(Pocono Ct)

## ACC Guidelines *(continued from page 1)*

by Georgette Nuss, ACC Chair

The guidelines comprise the standards set by the ACC and the Board of Directors in considering requests for changes or additions by individual owners. This is not meant to rule out other materials or reasonable differences from them, but the ACC must approve any change or addition. Remember, you must have an approved ACC request for change BEFORE you make any changes to your home. You can find that form on the RHA website, in the back of the new guidelines, or on the Legum & Norman TownSq website in the document section.

There are a few pitfalls that happen to homeowners when they submit ACC change requests. For instance, if you are changing your siding, and live in a TH, you need to submit a siding installation request. The guidelines list the approved colors for siding and doors. If you would like a color for your new siding or door that is not on the list, please submit your request with a sample of the siding or a color swatch of the door color, and it will be considered.

Be sure to provide ALL the information asked for. The ACC recently rejected and asked for resubmission of two requests for change for lack of details. If you are replacing your windows, be sure to specify if the new windows will be sliders, or double hung, what color the windows will be, etc. As mentioned before, if you are replacing the siding, you must submit a siding installation request form. When making that siding request, if you don't provide information regarding the siding's style, color, door color, etc., your change will be rejected for lack of information, and you will have to resubmit the form. Be sure to include color swatches, drawings, and pictures of what you're proposing. It will aid in approval of your request for change.

Once the DH guidelines review is done and finalized, whether you reside in the detached homes or in the townhomes, add a few annuals or perennials, and your yard will look amazing. Let's make RHA the best-looking community in Herndon!

## Don't be Towed!

(list provided by L & N)

The following Townhome parking sticker numbers have been voided: 21, 22, 57, 58, 79, 80, 197, 198, 289, 290, 295, 296, 377, 378, 639, 640, 643, 644, 685, 686

This list will also be posted on the RHA website.



◆◆◆ This Space Can Be Yours ◆◆◆

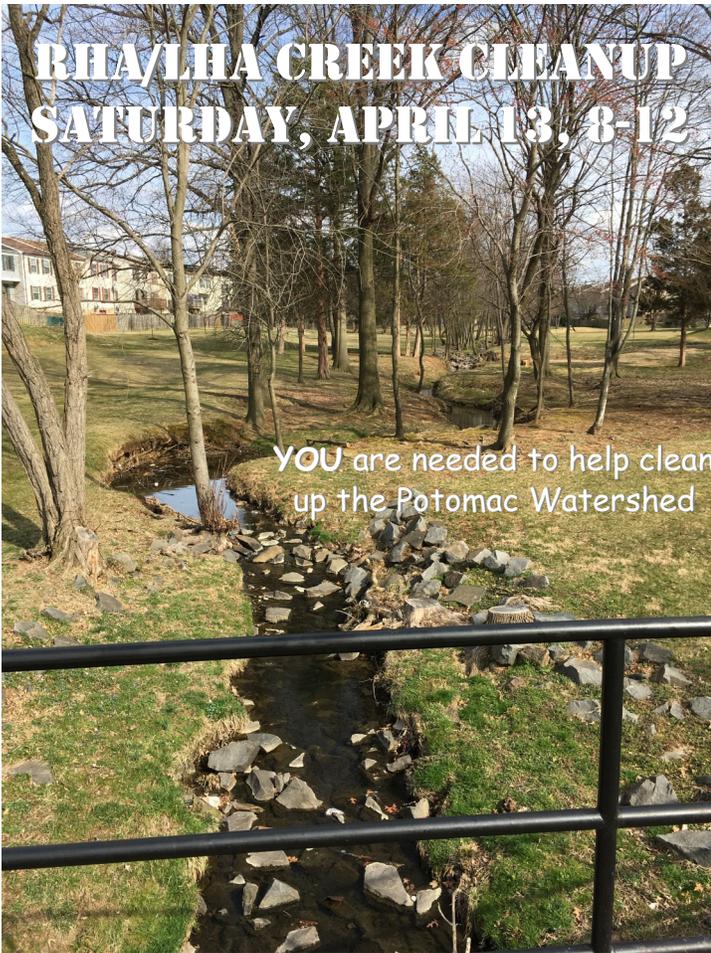
### Advertise With Us

Let your community know about services you offer.

Advertising Rates:

Full Page	\$100.00
1/2 Page	\$75.00
1/4 Page	\$50.00
Business Card	\$25.00

contact us at [RHABoard@RHA-homes.org](mailto:RHABoard@RHA-homes.org)



## RHA/LHA CREEK CLEANUP SATURDAY, APRIL 13, 8-12

YOU are needed to help clean up the Potomac Watershed

Dress to get dirty & wear boots.  
Gloves & bags will be provided.  
Come when you can; leave when you need to.

## RHA/LHA ANNUAL EASTER EGG HUNT

### Saturday, April 20

At 10 A.M.  
At the Clubhouse

(If you are 3 minutes late you will miss it!)

**Bring Your Own Basket!**

All ages welcome!

Join us at the clubhouse for all the fun!

*For more information, email:*

Georgette Nuss: [georgette.nuss@gmail.com](mailto:georgette.nuss@gmail.com)  
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Lourdes Umana: [umanas2206@gmail.com](mailto:umanas2206@gmail.com)

**Easter Egg Stuffing Party!**  
April 11, 7:00pm  
at the Clubhouse  
We have **3,000** plastic eggs  
to be stuffed with candy!!



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 contact the Board at: [RHABoard@RHA-Homes.org](mailto:RHABoard@RHA-Homes.org) Visit: <http://rha-homes.org> to read past newsletter issues.