



SPECIAL EDITION

July newsletter has a different design as it contains important RHA policies for your review. Please, pay attention to them as they have impact on the future of our neighborhood.

Amendment to the declaration is being proposed

RHA is facing two pressing issues: firstly, the inability to enforce covenants, rules or resolutions and ACC violations in a meaningful way, and secondly, the inability to change parking in any meaningful way for the benefit of the community.

Since the 37 year old RHA's Declaration of Covenants setup by the original builders of the community limit the actions the Board and the community can take to resolve these issues, the following amendment to the declaration is being proposed:

Third Amendment to the Declaration of Covenants, Conditions and Restrictions

Article X, Section 3 of the Declaration, the Association may amend the Declaration in whole or in part by an instrument signed by at least seventy-five percent (75%) of the Lot Owners.

1 - Article II, Section 1 is hereby amended to add the following subsection (e):

(e) the right of the Association's Board of Directors to impose monetary sanctions, suspend membership privileges, including the right to use the Association's recreational facilities, or take other legal action, including but not limited to, filing suit for damages or to obtain injunctive relief, against a Lot Owner for any violation of this Declaration or any rules and regulations adopted by the Board of Directors, as permitted by Sections 55-513 and 55-515 of the Virginia Code, as the same may be amended from time to time.

2 - Article II, Section 3 is hereby deleted and replaced with the following:

(Section 3) Ownership of each Lot which encompasses private streets and parking areas owned by the Association shall entitle the owner thereof the use in common with others for automobile parking purposes automobile parking areas within that portion of the Common Area designated "Parking Area and Sidewalk Easement," which parking areas shall be as near and convenient to said Lot as reasonably possible, together with the right of ingress and egress in and upon said parking areas. In furtherance of this parking right, the Board of Directors shall have the power to assign on a non-uniform basis the right of owners of Lots to which the Parking Area and Sidewalk Easement appertains to have the exclusive right to use assigned, reserved common area parking spaces and such assignment shall constitute a limitation on other Owner's Easement for Enjoyment set forth in Article II, Section 1 herein.

Except as modified by this amendment, all terms and provisions of the Declaration and its prior amendments are hereby confirmed and ratified and shall remain in full force.

Upcoming meetings:

- Board Aug 14
Aug 27
- ACC Aug 6
Aug 20
- Parking Committee Aug 8
- Social Committee Aug 23

All meetings are held at 7pm at the RHA Pool House

RHA revised several policy resolutions

The recently signed agreement with Battlefield Towing Company, the upcoming election and advice from our legal counsel has made it necessary to revise three policy resolutions. Before the Board votes to approve them, members of the association have an opportunity to review the draft resolutions and provide written rebuttal. Please provide feedback on these proposed changes to the resolutions by email to RHABoard@sequoiamgmt.com, or send it via mail to RHA Board, P.O. Box 75, Herndon, VA 20174. All rebuttal must be received within 10 days of the delivery of this newsletter

El acuerdo recientemente firmado con Battlefield Towing Company, las elecciones que se aproximan y el asesoramiento de nuestro asesor legal, han hecho necesario revisar tres resoluciones de nuestras pólizas de la comunidad. Antes de que la Junta vote para aprobar las nuevas resoluciones, los miembros de la Asociación tienen la oportunidad de revisar las resoluciones y presentar sus comentarios por escrito. Envíen sus comentarios sobre cambios propuestos vía correo electrónico a RHABoard@SequoiaMgmt.com, o enviando una carta a la Junta de la RHA, P.O. Box 75, Herndon, VA 20174. Todos los comentarios deben recibirse dentro de los 10 días posteriores a la entrega de este boletín.

Policy Resolution 2018 - 2

Policy Relating to Elections Procedures

WHEREAS, Article VII, Section 1 of the Bylaws of Reflection Homes Association charges the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area and facilities, the personal conduct of the members and their guests, and to exercise for the Association all power, duties and authority vested in or delegated to the Association; and

WHEREAS, Article III, Section I of the Declaration provides that every person who is a record owner of a lot is a member of the Association and entitled to vote according to class membership; and

WHEREAS, Article II, Section 1(b) of the Declaration authorizes the Association to suspend the voting rights and the right to use the recreational facility upon the common Area; and

WHEREAS, Article III, Section 4 of the Bylaws provides that the presence at the meeting of members entitled to cast, or of proxies entitled to cast, one tenth of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the governing documents; and

WHEREAS, Article III, Section 5 of the Bylaws states that each member may vote in person or by proxy, and that such proxies be in writing and filed with the secretary; and

WHEREAS, Article IV, Section 2 of the Bylaws states that the Nominating committee can make as many nominations for election to the Board as is in its discretion, but not less than the number of vacancies to be filled; and

WHEREAS, Article V of the Bylaws further states that election to the Board of Directors shall be by secret written ballot and that the persons receiving the largest number of votes shall be elected; and

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Policy Resolution 2018 - 2

Policy Relating to Elections Procedures

Continued 1

WHEREAS, Section 13.1-847 of the Virginia Non Stock Corporation Act expressly allows a member to appoint a proxy to vote on her or her behalf via electronic transmission to the Association; and

WHEREAS, Section 13.1-847.1(e) of the Nonstock Corporation Act states: “if authorized by the Board of Directors, any member vote may to be taken by written ballot may be satisfied by a ballot submitted by electronic transmission by the member or the member’s proxy, provided that any such electronic transmission shall either set forth or be submitted with information from which it may be determined that the electronic transmission was authorized by the member or the member’s proxy. A member who votes by ballot submitted by electronic authorized by the Board of Directors, any member vote may to be taken by written ballot may be satisfied by a ballot submitted by electronic transmission by the member or the member’s proxy, provided that any such electronic transmission shall either set forth or be submitted with information from which it may be determined that the electronic transmission was authorized by the member or the member’s proxy. A member who votes by ballot submitted by electronic transmission is deemed present at the meeting of members;” and

WHEREAS Section 55-515.3(D) of the Virginia Property Owners’ Association Act allows voting to be accomplished through an electronic means as it states: “ Voting, consent to and approval of any matter under any declaration or bylaw provision of this chapter may be accomplished by electronic transmission or other equivalent technological means provided that a record is created as evidence thereof and maintained as long as such records would be required to be maintained in non-electronic form;” and

WHEREAS, the Board deems it in the best interest of the Association to establish and adopt procedures to increase member participation and voting efficiency.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following elections procedures are hereby established and adopted by the Board:

I. Annual Meeting

The election of Directors shall take place at the annual meeting of the Association unless a special meeting of the membership is called for such purpose.

II. Call for Candidates

- a. At least 65 days in advance of the meeting at which the election is to be held, the nominating committee, with the assistance of management, shall prepare and distribute to the membership a call for candidates soliciting nominating petitions from the membership.
- b. Additional nominations may be made by the Nominating Committee or may be made from the floor at the meeting at which the election is held.

III. Notice of Annual Meeting

- a. The Notice of Meeting of the Association shall be sent to the membership at least fifteen (15) days prior to the annual meeting at which the election shall be held. The Notice shall state the date, time and location of the meeting.
- b. The Notice shall include the candidate’s statements and the time, date and place of any candidate’s forum/meet the candidate’s session that is scheduled.
- c. The Notice shall also contain instructions on the means of submission and the deadlines for voting by proxy and voting electronically.

IV. Determination of Quorum

A quorum of the membership is required to be present in person or by proxy in order to conduct the meeting. Pursuant to the Bylaws, a quorum is deemed to be present if members entitled to cast more than ten percent of the votes from each of the membership classes are present either in person or by proxy at the beginning of the meeting. Owners voting electronically or via written proxy form will be counted as present at the meeting.

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Policy Relating to Elections Procedures

Continued 2

V. Voting

- a. Members may vote for Directors either in person, by proxy, or by electronic means provided by the Association.
 - i. In person voting: To vote in person, a member need only attend the meeting and submit their written ballot, provided the member is eligible to vote pursuant to the Governing Documents of the Association.
 - ii. Proxy voting: Pursuant to the Bylaws, proxies must be in writing and filed with the Secretary. Proxies may be instructed, uninstructed or for quorum purposes only. Complete proxy forms may be submitted as indicated on the proxy form. Votes by Proxy must be completed with all required information filled out properly for the proxy to be counted. Any proxy that is not filled out in its entirety will not be counted. Proxy forms must be submitted to the Association by the means and deadline listed on the proxy form and on the Notice of Meeting.
 - iii. Electronic Voting: To vote by electronic means, the member must register the email address they intent to vote from with management at least 7 days prior to the meeting at which the vote is to take place and certify that communications sent from the email address meet the signature requirements of Virginia Code Section 59.1-486. Votes that originate from an email address not previously registered with management will be deemed invalid. Electronic votes may be cast until the voting deadline detailed on the official notice of meeting.

The Board reserves the right to retain and use a 3rd party vendor to conduct the electronic voting on behalf of the Association. In the event such a vendor is used to facilitate electronic voting, that vendor shall have procedures to ensure that votes cast electronically originated from a registered owner within the Association., If such vendor is not retained by the Board, the Board may proceed with allowing electronic voting pursuant to this policy.

VI. Results of Election

Results of votes will be announced by the Board President or designated chair prior to the conclusion of the meeting.

This Resolution is effective this _____ day of _____, 2018.

Reflection Homes Association

By: _____

Mike Olson, President

Policy Resolution 2018

Policy for Recording of Open Meetings of the Board of Directors and Committees

WHEREAS, Article VII, Section 1 of the Bylaws of Reflection Homes Association charges the Board of Directors with the powers to adopt and publish rules and regulations governing the use of the Common Area and facilities, the personal conduct of the members and their guests, and to exercise for the Association all power, duties and authority vested in or delegated to the Association; and

WHEREAS, Section 55-510 (A) of the Virginia Property Owners' Association Act ("Act") requires that all meetings of the Board of Directors, including any subcommittee or other committee thereof, shall be open to all members of record; and

WHEREAS, Section 55-510 (B) of the Act states that any member may record any portion of a meeting required to be open; and

WHEREAS, Section 55-510 (B) of the Act further authorizes the Board to adopt rules governing the placement and use of equipment necessary for recording a meeting to prevent interference with the proceedings and requiring the unit owner recording the meeting to provide notice that the meeting is being recorded; and

WHEREAS, the Board deems it in the best interest of the Association to establish and publish such rules.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following policy governing recording meetings of the Association's Board, subcommittees and other committees:

A. Any unit owner may make a recording of an open portion of a meeting of the Board, subcommittee or any other committee by audio or visual means provided the unit owner:

1. Provides notice at the start of a meeting of the owner's intention to record the meeting.
2. Complies with all requests of the Officer or Chair presiding over the meeting concerning the placement and use of the equipment to prevent interference with the proceeding and view of other meeting attendees. In general:
 - i. Recording equipment and equipment operators must be positioned at the rear or sides of the meeting area and not in front of meeting attendees, or otherwise disruptive to the meeting;
 - ii. Recording of the executive session portion of any meeting is strictly prohibited; and
 - iii. Recordation of the meeting via any means of concealment or without prior notice shall be strictly prohibited.

B. The Officer or Chair presiding over the meeting may announce to all attendees that the meeting is being recorded at any time during the meeting and may post notices within the meeting area advising attendees that the meeting is being recorded by audio or visual means.

C. Any recording of a Board meeting produced by a unit owner may not be used, edited or distributed in any manner which violates applicable law. No part of any recording may be reproduced, modified, distributed or transmitted in any form or by any means, electronic or mechanical, including photography, partial or full transcription, email or internet posting without express permission from the Board of Directions.

D. Posting of any recording of a Board or committee meeting on any internet website, app or social media platform, communications platform or any other digital or other location to include, but not limited to, the owner's personal website or social media site(s) or those associated or affiliated with the Association is strictly prohibited. The meeting is intended to be an open meeting for the members of the Association, and is not intended for viewing by individuals who are not members of the Association and do not have a right to attend such meetings.

E. Violations of this Resolution may be enforced pursuant to the Association's due process policies and

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Policy Resolution 2018

Policy for Recording of Open Meetings of the Board of Directors and Committees

Continued

procedures, including without limitation, the right of the Board to suspend the voting rights and the rights to use recreational facilities by an owner and the right to file suit to compel compliance. This Resolution shall not be deemed to be an election of remedies. In addition to the enforcement mechanisms described in this Resolution, the Association reserves the right to pursue any and all enforcement options available under the Association’s governing documents or those available at law or in equity.

This Resolution is effective this _____ day of _____, 2018.

Reflection Homes Association

By: _____

President

Reflections Homes Association (RHA)
**TOWING SERVICES AGREEMENT &
 Services FY2018**

Exhibit A. RATES AND CHARGES

SERVICE TYPE	HOURS	PRICE
Standard Tow	<i>From 6:00 AM to 7:00 PM</i>	\$135
Night Tow	<i>From 10:00 PM to 6:00 AM</i>	\$135 + \$25 After hour fee
Weekend Fee	<i>From 10:00 PM Fri to 6:00 AM Monday</i>	\$25
	Processing Fee After 3 rd day	\$75
	Storage Fee After 24 Hour	\$50
	Drop Charge Fee/ Show up Fee	\$50
	Trucks	\$250-\$500
	Forms of payments : Visa, Cash and certified Checks	

Additional services:



SERVICE TYPE	PRICE
Fire lane parking	Included
Parking lane marking	Included
Reserved/Assigned Parking (future if any)	\$7.50
Lockout, Jump Start	Included
Handicapped Parking	Included
Speed Bump painting	Included
Stickers/Hangtags x 2 a year	Included

Policy Resolution 2018 - 1

Town Home Parking Regulations

WHEREAS, Article VII, Section 1 of the By-Laws of Reflection Homes Association (Association) charges the Board of Directors (Board) with the powers and duties of administration of the Association including the management of parking in common parking lots; and

WHEREAS, there have been many complaints from members of the Association concerning the availability of parking spaces; and

WHEREAS, the number of vehicles per household has increased dramatically since the inception of this community, and has continued to change in nature and grow in number since the prior resolution was passed; and

WHEREAS, the Board has determined that a more rigorous enforcement regimen is required to remove unauthorized vehicles from parking spaces needed for use by members, especially during nighttime hours;

NOW THEREFORE BE IT RESOLVED THAT this resolution will supersede all prior parking resolutions and rules. Henceforth, each member (i.e., each owner of a townhome in the Association) will be issued two stickers entitling each home to two parking spaces within the common parking areas of the Association and the enforcement of parking in the common areas will be as set forth below.

I. RULES OF ENFORCEMENT

1. All vehicles parked in common parking lots of the Association shall be subject to the rules set forth in this resolution, with particular limitations set forth in Part II below for certain vehicles used in commerce or carrying materials.
2. Hours of enforcement are as follows:
10 P.M. to 6 A.M., 365 Days per year
{Except for Oram Place and Berger Place where hours of enforcement are 24 hours per day, 365 Days per year.}
3. Parking stickers will be required for all vehicles during enforcement hours. Voided stickers will be treated the same as having no sticker on a vehicle.
4. Vehicles parked within the common parking area without valid stickers clearly visible during the specified hours of enforcement will be subject to immediate towing at the owner's expense.
5. Stickers must be clearly visible on any clear glass window (rear, front, side) subject to State and local laws.
6. Two Parking Stickers will be issued semi-annually for 6 months use.. It is expected that such stickers will be mailed to owners in June and December of each year, for use beginning the following January and July. Homeowner accounts must be in good standing to receive the two parking stickers.
7. Off-site homeowners are responsible for providing the stickers to their tenants.
8. New owners will be issued new stickers once management has been notified of transfer of the deed. Stickers issued to previous owners will be voided.
9. Members whose dues become delinquent after the issuance of stickers will have their stickers voided until the time that their dues are paid in full. Tenants of such members will, therefore, have voided stickers until the member's account is paid in full.
10. Lost stickers will be replaced at \$25 cost; that cost will be charged to the member's account. The lost sticker number will be voided.
11. Any vehicle displaying a voided sticker or no sticker will be subject to immediate towing without notice at the owner's expense.
12. Each sticker will entitle a vehicle to park in one space. Cars parked in such a way as to block more than one space will be towed without notice at the owner's expense.
13. Vehicles double parked or parked in such a way as to prevent entry or exit of other vehicles into or out of parking spaces or streets will be towed without notice at the owner's expense.

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Town Home Parking Regulations

Continued 1

14. Vehicles parked in fire-lanes, sidewalks or grass will be towed without notice at the owner's expense.
15. The Association shall retain a towing company under contract to the Association which shall be authorized to detect and tow any vehicle in violation of this resolution.
16. Members may report in confidence any vehicles in violation of this resolution directly to the towing company.
17. Expired/revoked permits will be subject to towing.

II. LIMITATION AND RESPONSIBILITIES

1. Just as set forth in Section 1, above, any vehicle violating the requirements and limitations set for in this Section II may be towed without notice at the owner's expense.
2. Boats, trailers, campers, or trucks with camping caps that are higher than the cab of the truck may not be parked within the common parking areas and facilities of the Association.
3. Any vehicle carrying a ladder or ladders on top or on the sides may not be parked in Association parking lots, except for loading or unloading of such ladder(s) for use at the home of a member.
4. As many people now use their logo vehicles as private transportation, vehicles that carry signs or logos permanently applied on the sides of the vehicles and which otherwise are in conformity with all elements of this resolution may be parked in a parking space with the appropriate sticker.
5. No portion of a vehicle may extend beyond the width or length of the parking space. There must be adequate clearance of the parking space markers to allow vehicles on either side to exit or enter with minimal difficulty.
6. No vehicle of any type may be parked or driven on any unpaved area within the town homes. Vehicles parked on any common area other than those designated as a parking lot will be towed without notice at the owner's expense. Owners of vehicles operated or parked in unpaved areas, if they are members, will be financially responsible for any damage that occurs. If the owner of such a vehicle is a tenant, visitor of a member or the member's tenants, the member will also incur the financial responsibility for repairs.
7. Vehicles may not be parked in any area that is not designated as a parking area. This includes entry sidewalks, awns, alcoves, porches, patios and/or decks. This is in accordance with regulation 318.1 of the Fairfax County Code.
8. The operation, parking or storage of vehicles not properly licensed and inspected in the common parking areas of the Association is prohibited. Properly licensed is defined as having a valid state registration tag and valid inspection sticker. Vehicles with invalid tags of any kind will be tagged by management or Fairfax County Police. Vehicles tagged by the police for action on their part will be towed at the discretion of the Fairfax County Police.
9. Fairfax County Police are authorized to tag and tow any vehicles on the common parking areas of the Association that violate any federal, state or county law or ordinances.
10. All vehicles must be in running order and in good upkeep. A vehicle in good upkeep is defined as not having any flat tires, crushed parts, damaged canvas roofs, broken windows or windshields or any other defect which renders the vehicle unable to function or renders the vehicle unsightly.
11. All repair businesses are prohibited on parking lots and no items should be manufactured, stored, repaired or sold from or in the unit/ lot in a manner that is visible from the common area; no resident should work in the unit/lot/parking area; and no clients, customers, messengers, delivery personnel or other individuals should regularly visit the unit/lot/parking area or cause a nuisance at the development."
12. No extensive (the type of work) or long term (days of work) repairs of any vehicle may be performed within the common areas and facilities of the Association. Extensive or long term, repairs will be defined as and will include but not be limited to:

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Town Home Parking Regulations

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- A. any work that requires any vehicle to be disabled more than one day (long term);
 - B. any work that while not disabling the vehicle requires more than one day;
 - C. any work that infringes on any other parking space or common area adjacent to where the work is being done and/or poses a risk of damage to any other vehicle, or which causes spillage (more than a quart) of oil or other vehicle fluids onto parking lots or other common areas:
13. Any clean-up of stain or damage to the pavement, asphalt, or common areas including but not limited to oil or other vehicle fluid spills as a result of any work on any vehicle will become the financial responsibility of the owner of the vehicle if a member of this Association. If the owner of the vehicle is a tenant, a visitor of a member, or a visitor of the member's tenants, the member will incur the financial responsibility for clean-up. If not undertaken within three days, the Association may undertake such clean-up and charge the cost to the member's account.

III. DURATION OF RESOLUTION

This parking resolution will remain in effect until revoked or superseded in whole or part by action of the Board of Directors of Reflection Homes Association, Inc., or by operation of law.

Keep your house number visible

**Fairfax County Police
non-emergency phone
number is 703-691-
2131.**

**Emergency number is
911.**

Emergency response crews need to find addresses as quickly as possible when called. Often, they rely on house numbers for quick reference. If the number on your home is not easy to find

or read, it will take longer for crews to reach you. Victims of heart attack, stroke, or choking need immediate care. Minutes can mean the difference between life and death. Make sure you have

house number on your house, trim the trees or bushes that may cover the number, and replace the number tag if it has faded and the number is not clearly readable. It may save your life!

Please, keep your eyes and attention on the road

This wooden fence was destroyed during a car accident at the intersection of Parcher Avenue and Springer Drive when one of the cars involved ran through it. Fortunately, there was no one on

the sidewalk at the moment. The crash happened during the weekend at midnight - with slow traffic, when you expect it the least. Please remember, every second matters.

Take a survey about new events

The Social Committee, with the help of some suggestions from Nextdoor, has come up with suggestions for possible additional ideas for get-togethers or events. Please choose as many of the following ideas that you would be willing to

attend. Sometimes there may be a charge, like a sporting event, but we may be able to get a bulk discount and obtain the tickets for less. Some ideas are for children, some for adults, and some for families. You can either drop your poll off at the

clubhouse when you visit the pool, or you can mail it to Georgette Nuss, 2152 Veenendaal Court. Please respond by August 22. To organize these events, the Social Committee needs volunteers. The number of volunteers determines

how many activities we will be able to do. The tasks for volunteers are usually very simple and easy. Please contact Georgette Nuss, georgette.nuss@gmail.com, 571-228-3541 (leave a message) to volunteer.

SURVEY

What interest groups would you be interested in? Check ALL that apply:

- Off-site get-togethers – restaurant, sports game, etc.
- Boot camp
- Health/fitness group – encourage each other to stay in shape, drink water, etc.
- Pick up sports group – meet at a basketball court or field for a friendly game
- Walking – meet to encourage getting out and moving in the community
- Yoga group – bring your own mat
- Card game night – hearts, spades, bridge
- Board game night – adults
- Video game group – swap and play games, meet and discuss the latest games.
- Bingo night
- Holiday cookie swap
- Cooking – cookie and recipe swap, invite personal chef to discuss healthy options, etc.
- Craft group – adults and/or kids depending upon the craft
- Knitting/crocheting lessons
- Book club/swap – swap books with other book lovers
- Reading club – selecting and discussing a book
- Toddler play group – meet with other parents in the neighborhood at the tot lots.
- “Chalk the Community” – families draw pictures on designated sections of sidewalk around the community
- RHA’s/LHA’s Got Talent. We know we have some talented people out there. Let us see it.
- Other _____

_____ I would be interested in helping to coordinate get-togethers?

RHA-LHA Movie Night

August 25 @ 8:00 p.m.

In the wooded area directly
across the creek from the pool

Ferdinand

Bring your lawn chairs or blankets.
Snacks and water will
be provided or bring your own.

National Night Out

Tuesday, August 7 from 6:00—8:00

Come join your friends and neighbors at
the clubhouse for some summertime fun.

Open to residents of RHA/LHA.



Dunk Tank



Bucket Dump



Bounce House

Swimsuits are appropriate.