



Big change is coming to RHA

Upcoming meetings:

<i>Board</i>	<i>Dec 11</i>
<i>ACC</i>	<i>Dec 3</i>
<i>Parking</i>	<i>Dec 19</i>

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

From January 1, 2019 RHA will have new property management company. Legum & Norman, Inc., an Associa company (L&N) has already mailed a welcome letter to all RHA residents. Please read the letter carefully as it contains very important information. Also, return all the requested forms. One of the first steps that need to be done while RHA transitions from the current management company to the new one is to switch payments

from one to the other. Remember, you will pay your January due to the new company. L&N explains how to do this in its welcome letter in detail. You can also find the letter on RHA website, with the option to download it. Wwww.rha-homes.org will also publish other updates on the transition. Until the end of the year, RHA will still be managed by Sequoia; do not hesitate

to report any relevant issues to them. Even after December 31, Sequoia will still be active in our neighborhood as it will continue to manage the recreation facilities and areas under responsibility of the Recreation Committee (if you are not familiar with REC, please visit RHA website for information on this body shared by Reflection Homes Assoc. and Lake Homes Assoc.).

Attention

RHA has new email addresses

- RHAboard@rha-homes.org
- ACC@RHA-homes.org
- Parking@RHA-homes.org

All other addresses will be discontinued.



Vote on updates to the declaration of covenants

Assigned parking and ability to keep our neighborhood neat and clean. These are major changes to the RHA Declaration of Covenants that the Board suggested to improve our

community and better the life of its residents. Now is your turn to support this initiative. You have the opportunity to vote on the amendment to the declaration, particularly on the assigned parking

for the townhomes and for RHA to be able to enforce its bylaws which has not been possible for years, and has resulted in the worsened appearance of our neighborhood.

VOTE continued on page 2

Vote for assigned parking, cleaner neighborhood, increased value of properties, and better life

VOTE from page 1

How to vote

In your mail, you will soon receive instructions on how to vote as well as the text of proposed changes to the covenants. There will be three ways of casting your ballot: electronically (online), in person at the Board meeting, and via mail using the official ballot form and prepaid postage you will receive. You have to be the homeowner to have the right to vote on this amendment, and you can only vote once per household. If you have multiple homes within the community, please fill out an individual vote for each home.

75 percent needed

In order to pass the amendment to the covenants, 75 percent of homeowners must support it by their signature/vote. Please, do not miss the chance to help better our community.

Electronic voting

The electronic voting is new to our community and if proved successful, the Board will reuse it in the future. Each homeowner has been assigned a unique access key which can only be used to vote once. Do not share this key. You can vote via special website using a computer or your phone. Details

will be in the instructions mailed to you.

Parking

The proposed amendment to the covenants will make it possible to change parking system for townhomes (if future support is determined) - with at least one reserved, assigned parking space and one reserved sticker parking space for each town house.

'Fair to all' system

Additionally, the amendment will enable the Board and management company to make sure our neighborhood looks the way it should - clean,

neat, and enjoyable to live in. For many years, Board did not have tools to enforce our covenants, rules and resolutions. While some residents did follow them, others ignored them. Unwanted activities and unmaintained homes bothered others, worsened the quality of life, damaged the name and brand of RHA, and decreased the value of properties. With the suggested monetary charges for violations the Board and management company will be able to ensure compliance and timely corrective action for the benefit of the community.

We will receive asphalt repairs and new lights



Potholes will be repaired in spring of next year.

The Board has approved asphalt pothole repairs on Christy Place, Oram Place and Preuit Place. As the weather does not allow this kind of work to be done in winter, it is scheduled for spring of

2019. The Board is also considering the repaving of these and other streets. What kind of repairs need to be done and where should be clear from the reserve study that will be initiated in early 2019.

Board is also looking to repair and install more street lights next year. If you are interested in this issue or have any lighting suggestions, please meet the Board at their next meeting on December 11.

Budget for next year has several changes

Dues stay the same

The Board approved RHA 2019 budget, and sent the document to all homeowners. You can also take a look at it on RHA website. The total budget for next year is \$402,528 compared to \$409,287 this year. The yearly assessments for single detached home stay at \$96.83, and monthly

assessments for townhomes at \$81.96.

Cheaper services

The Board allocated more money for miscellaneous/ newsletter, community outreach activities, postage, legal services, and trash removal while saving on street signs and management, electrical, lawn, and landscaping fees and services.

Recreation budget

Recreation Committee kept the quarterly assessments at \$85.75. Total expenses are expected to be \$267,502 compared to \$273,602 approved this year. REC allocated more money for utilities, pool repairs, and pool management while less on park and common area maintenance.



RHA and REC budgets can be found on www.rha-homes.org

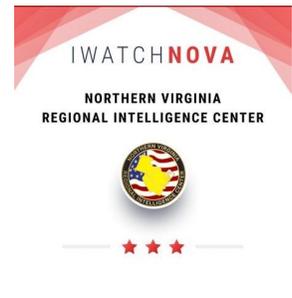
Final Board meeting of 2018

The Board of Directors of The Reflection Homes Association will meet for its final meeting of 2018 on December 11 at 7pm at the Pool House. RHA residents are welcome to attend the meeting to hear the recapitulation of all the things achieved

this year and all the plans prepared for 2019. Board members appreciate your input, opinions, suggestions, praise, and fair comments. The biggest expectation for 2019 is the arrival of new property management company.

New member

RHA residents elected their new representative on the Board of Directors of RHA. Willie Jiménez will serve a 3 year term. He has been an appointed member of the Board since February 2018 when one of the Board members moved.



There is new, free app to anonymously and quickly report a crime in Fairfax County: iWatchNOVA.

Keep our neighborhood clean

Besides the fact that it is illegal to drink in public, it is also very irresponsible and uncultivated to trash parks and common areas. Yet, the alleys between houses and the grassy areas along the stream

flowing through our neighborhood are constantly covered with beer bottles, cans and other trash. Please, let`s keep our neighborhood clean, beautiful, and worth living in!



Attention

RHA needs web developer/webmaster to take RHA website to next level. If you would like to help your community email the Board at RHABoard@rha-homes.org

RHA is also on the Web!

www.rha-homes.org

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

Santa Is Coming To Town



Saturday, December 8
12pm – 3:30pm
Reflection Pool House
(Snow date: December 9)



Come down and greet Santa. Bring your little ones to sit on Santa's lap and enjoy a cup of hot chocolate, cookies, punch, nachos and cheese, and other goodies. Santa will give each child a goodie bag and a choice of a free stuffed animal. Bring your camera to capture special moments with Santa.



HAPPY HOLIDAYS



To attend this event, we are asking each family donate non-perishable food items for Parcher Village 2018 Christmas Food Drive. Items will be delivered to a Shelter!!

This newsletter is being created by the Board of Directors of Reflection Homes Association in order to inform you about its work, and to keep you updated on everything important. If you have any questions, suggestions, or contributions to this newsletter, please contact the Board at RHABoard@rha-homes.org. Newsletter is also available in digital on <http://rha-homes.org>