



The Reflection Homes Association Community Newsletter

March 2023



RHA Board & Committee News:

Upcoming Meetings:

Board	Mar 13
ACC	Mar 6
Recreation	Mar 8
SA	Mar 1

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

Important Dates:

Mar 3	fcps student holiday
Mar 8	Holi (Festival of Lights)
Mar 12	Daylight Saving Time begins
Mar 17	St. Patrick's Day
Mar 19	Vietnam Veterans' Day
Mar 20	1st Day of Spring
Mar 21	Persian New Year
Mar 22	Ramadan begins
Apr 1	April Fools' Day
Apr 2	Palm Sunday
Apr 3-7	fcps Spring Break
Apr 5	Passover begins
Apr 8	Easter Egg Hunt (tentative)
Apr 9	Easter Sunday

RHA Board

President:

Charles Marts

Vice President:

Nicholas Viau

Treasurer:

John Hanchulak

Secretary:

Don Nuss

At Large:

Mike Olson

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

Board of Directors:

by Charlie Marts, Board President

From the last RHA Board Meeting:

- Seven residents connected via Zoom.
- Peter's Landscaping has mostly completed its contract for spring tree trimming, removal and planting replacements.
- Dominion is still waiting on parts to begin the TH lighting repair/replacement project.
- ACC is reviewing/drafting a document to combine the TH and DH Guidelines.
- All RHA sidewalks need to be inspected and repaired if RHA owned, or Fairfax County notified if county owned.

The board is working to readjust budget areas to cover the Townhome Trash pickup cost increase.

Waste Not Want Not Trash Removal Services has been contracted to pick up bulk trash each Monday throughout the TH community. Place bulk items out Sunday for Monday pickup. Bulk items left out any other day will be subject to a \$50 Violation Charge. Phone: 855-438-9696. Email: info@wnwnremoval.com

New Homes in RHA's Backyard? The Fairfax County Department of Planning and Development is tasked with promoting livable communities, which enhance the quality of life for the present and the future. The Planning Division maintains the Fairfax County Comprehensive Plan, which solicits inputs from developers and the public through a process of Site Specific Plan Amendment nominations. The current round of nominations includes three proposals in our backyard near the Innovation Center Metro Station.

The first proposes to build work force housing units in the area occupied by the existing cricket field adjacent to the Dulles Greene complex. <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/DR-001-web.pdf>

The second proposes a mixed-use development to be called Rivana at Innovation Station. It will extend west from Innovation Drive toward Route 28 and allow for a broad mix of uses to

The RHA Board has contracted with Champion Services Inc. to providing Trash and Recycling services to the Reflection Townhouse residents. Champion Services, Inc. Phone: 703-239-8540 Email: customerservice@cswwaste.com

Both the New EV Charging Policy and Updated Trash Policy are being reviewed alongside resident comments and suggestions. Thank you all for your input.

Architectural Control Committee:

by Brenda Brown, ACC Secretary

At the last regular scheduled meeting of the ACC on Feb 6, there were 6 applications: shed, deck, solar panels, fences. 5 were approved, 1 was disapproved due to an incomplete "Change Application" form. The next meeting will be Tuesday, March 6 at 7 p.m.

DID YOU KNOW: With Spring approaching, we should prepare our homes for beautification and those "fixes" that we have put off. Don't wait for an inspection violation to begin repairs!

DID YOU KNOW: to find ACC Change Request Forms:

- go online to <https://www.rha-homes.org>
- on the top menu bar, click on "Committees"
- select "Architectural Control Committee"
- scroll down to "Forms" and click on "ACC Change Request Form"

by Mike Olson, Board Member-at-Large

include residential, hospitality, office and retail. <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/DR-002-web.pdf>

The third proposes multi-family units and townhomes on a parcel west of Rock Hill Rd. <https://ffxocr.virginiainteractive.org/sites/default/files/Assets/documents/PDFs/DR-004-web.pdf>

These proposals were presented at a Fairfax County community meeting on January 17. Video of the meeting can be found at:

<https://www.youtube.com/watch?v=2aeDVTactq4>

A land use attorney representing the Rivana development has reached out to the RHA Board and offered to present their proposal and answer questions at a virtual meeting on **Wednesday March 8** at 7 p.m. The Zoom link is: <https://dlapiperus.zoom.us/j/92510825087?pwd=dzgrWGI2c2dVM2pOTkNHMFpTR2ZrUT09>

(Clickable links will be in the newsletter posted on the RHA website and the meeting link will be posted on the calendar.)

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

The committee met via Zoom on Feb. 8 with five members present and one homeowner attending. Sequoia Senior Community Manager Dale Edwards also participated.

The committee voted to seek outside agency evaluation on replacing trees and shrubs in the RCI area due to poor draining, erosion and trees falling because of age and damage.

Other RCI actions included discussions covering several ongoing areas. These included progress toward a **new poolhouse rental agreement** and reviewing and updating the current RCI Easement Agreement and Articles of Incorporation. The committee also agreed to retain the services of the pool pass application company as a major step toward the **May 27 pool opening**. Members also spent considerable time reviewing the committee annual audit report, resulting in its acceptance.

Pool Pass Application forms/info have been mailed to all homeowners in good standing (meaning, all recreation assessment payments are current). Renters should contact their homeowner for info. Homeowners should contact Sequoia if the forms are not received.

Easter Egg Hunt. After a three year absence, the annual RHA/LHA Easter Egg Hunt is tentatively scheduled for Saturday, April 8 from 10-11 a.m. Watch for details. (... putting on an Easter Egg Hunt is a lot of work, yes, but the result is a lot of happy neighborhood youngsters ... in 2019, our last EEH, about 3,000 plastic eggs were stuffed by volunteers, more volunteers marked the age group areas & distributed/hid the eggs in the poolhouse lawns, and all were found by the huge crowd in just over 10 minutes).



The next meeting date is set for March 8 at 7 p.m. The meeting was adjourned at 9:20 p.m.

Girl Scout Cookies Available until March 5

RHA's Troop 51096 (along with other troops nationwide), in spite of the pandemic, is selling cookies! (including the new (but sold out) flavor "Raspberry Rally"). In RHA, several of the young ladies have been going door-to-door. You can also view the selection at: <https://www.girlscouts.org/meetthecookies> and then order directly from the troop at www.gsdigitalcookie.com/code and entering G9PFDUR3 or 8TFQ67A8. Or, you can email your request to: troop51096@jamieanderson.org. Or call Assistant Scout Leader Lourdes Umana at 703-618-8463. Online and phone orders (by Mar 5) will be delivered to your door (can be mailed through March 31).



Street Ambassadors: by Patsy Velin, Street Ambassador Chair

Your RHA Street Ambassadors made a difference in 2022 and we are very proud!! We are few and could use your help spreading goodwill in 2023. Contact us if you would like to get involved. Not much of your time is required!

Our Guidelines are: "friendly, helpful group; eyes, and ears for Board; a pleasant, productive committee."

Below are some of the items we helped with in 2022:

- Policy Change for growing Fruits and Vegetables in front yard
- Refrigerator Magnets with Important Contact Information
- Enrolled two new members
- Assisted neighbors with community issues
- Gave out approximately 22 "Welcome Baskets"
- Donuts and Coffee event
- Winter Wonderland home decorating event
- Assisted RHA Board and Property Manager with:
 - Signage in Association
 - Idea and Job Description for Off-Duty Police officer
 - Newsletter articles regarding safety, parking and towing
 - Street Ambassador policy revision
 - Adherence to RHA policies and resolutions

Fairfax Water Annual Flush



Each Spring, Fairfax Water flushes its water mains by opening fire hydrants and allowing them to flow freely for a short period of time. **Between March 20 - June 12** each area will be treated. During this time, the water treatment process changes. You may notice a chlorine taste and odor in your drinking water while free chlorine is washing through, Flushing may also result in temporary discoloration and the presence of sediment in your water. These conditions are not harmful and should be of very short duration. If you are especially sensitive to the taste and odor of chlorine, try keeping an open container of drinking water in your refrigerator, but remember that drinking water has a shelf life. Change the water in your refrigerated container weekly. If you have questions about this program or the work being conducted in your area, visit the Fairfax Water website, www.fairfaxwater.org

excerpted from the February 17, 2023 Newsletter of Dranesville Supervisor John Foust, Fairfax County Board of Supervisors



Property Manager's Corner

by Swati Krishnamoorthy, FSR Prop. Mgr

Please update your contact information, including your mailing address. You can do this directly by logging into **FirstService Connect** at <https://reflectionhomesassociation.connectresident.com>, sending the information to PM@RHA-Homes.org, or by calling the FirstService Residential customer service number. Keeping your mailing address updated ensures you do not miss critical communications from the Association such as payment coupons, parking stickers, proposed or updated guidelines/resolutions for

your feedback, annual meeting notices, budget information, etc. You can speak with FirstService Residential Customer Service 24 hours a day, 7 days a week. They are trained and provided tools, so that 90% of the time, they can resolve your issue without having to wait and/or escalate to the property manager. You can even request a callback in dozens of languages such as Spanish, Tagalog, Farsi, Chinese, Japanese, or Hindi, to name a few. Calls are logged and available to the PM and Board. This log helps the PM and Board to better address commonly reported issues.

Ty and His Towing Machine

by Gene Harper, RCI Treasurer

You may or may not want to see Ty and his truck (pictured at right). He's works at **Community Service Towing**. And his job is to patrol the pool parking lot routinely. And he's authorized to tow your vehicle if it's not displaying a proper hangtag issued by the Recreation Committee, Inc. (RCI).



Community Service is registered to conduct trespass towing in Fairfax County, and to store those vehicles at a storage site in the county. Community's address is 3160 Spring St., in Fairfax city.

All tow operators are required to report trespass towed vehicles to Fairfax County Police, according to the county website. "Vehicle owners who are looking for their towed vehicle should call Fairfax County Police non-emergency line at 703-691-2131," says the site. You can also contact Community Service at 703-719-7333.

them to give or not give it to their renters," said Alejandro Melara, Sequoia admin assistant.

If homeowners or their tenants lose the hangtag, Melara said, "it's a \$25 fee to replace it. We tell tenants to have their homeowners contact us."

RCI revised its policy more than a year ago to allow vehicles with a properly displayed hangtag to park in the pool lot. The hangtags, to be hung on rearview mirrors, were issued to homeowners in March-April 2022.

"If you are behind in your (RCI assessment) payment, we can't issue a parking hangtag," he noted.

If you are a renter and didn't receive a hangtag, RCI property manager Sequoia Management says to contact your landlord. "We send the hangtags to homeowners, it's up to

The full parking policy document can be found on the Reflection Homes Association website at <https://rha-homes.org/recreation>. Click on "Parking Policy."

Spring Spruce-up Reminders

by Charlie Marts, Board President

Lawns and Landscaping:

- All lawns should be mowed on a weekly basis and kept weed-free.
- Grass clippings and yard waste should be placed in Paper bags (not plastic).
- All trees and shrubs should be trimmed, maintained, and dead material removed.
- All flower beds should be kept weed-free.



Fences:

- Fences should be repaired and power washed to eliminate mildew as needed.

Home Exterior:

- Power washing should be done to clean and eliminate mildew on siding and other surfaces such as sidewalks, front porch, steps, and driveways.
- Window shutters need to be repaired, painted, or replaced if missing, faded and/or in disrepair

Trash/Recycle Containers:

- Should not be visible from street on non-trash days.

Mailboxes:

- Ensure your mailbox post is in good repair and repaint if needed. Mailbox posts should be painted at least once every two years as needed.



Giant Crocus



Snow Crocus

Thanks to everyone for your cooperation in support of maintaining the beauty and comfort of our Reflection Homes community!

****NOTES****

Earth Hour Day: seeks to raise awareness about climate change by encouraging people around the world to switch off their lights, Saturday, March 25, from 8:30-9:30 pm. (Tell a spooky story by candlelight, or go star gazing.)

Daylight Saving Time: Begins Sunday, March 12 at 2 am. "Spring Forward!" Turn your clocks **AHEAD** 1 hour.

Pavement Repairs: Fairfax County contractors finished repairing the damaged blacktop on Springer Drive in late February. The month of periodic traffic rerouting is over!

All-Electric Tolling on Dulles Toll Road: Starting March 1, cash and coins will not be accepted. Non-users of an electronic toll system like E_Z Pass will go to a "Pay-by-Plate". Vehicle owners will be invoiced and charged the toll plus an admin fee. Visit www.tollroadsinvirginia.com

Flashbacks, from Last Year:



The picture on page 1 is of a large clump of sunny jonquils (daffodils) blooming on Berger Place.



RHA Newsletter submissions: Inputs/comments/suggestions for the April 2023 RHA newsletter are due by March 20. Send inputs to newsletter@rha-homes.org

March 2023



Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 (February)	27	28	1 7:00-9:00pm SA online meeting	2 Read Across America Day	3 Employee Appreciation Day	4 Daffodil March Flower
5 Academy Awards	6 7:00-9:00pm ACC online meeting PURIM	7 Lailatul Barat	8 7:00-9:00pm RCI online meeting holi	9 International Women's Day	10 MARIO DAY	11
12 Daylight Saving Time Begins	13 7:00-9:00 Board online meeting K-9 Veterans' Day	14 Pi Day	15 World Consumer Rights Day	16	17 St. Patrick's Day	18
19 Saint Joseph	20 Spring begins	21 NOWRUZ PERSIAN NEW YEAR	22 Ramadan	23	24	25 8:30 - 9:30pm EARTH HOUR DAY
26	27 World Theatre Day	28	29 VIETNAM WAR VETERANS DAY	30 National Doctors' Day	31 Cesar Chavez Day	1 (April) April Fool's 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: 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.