



# The Reflection Homes Association Community Newsletter

October 2023



## RHA Board & Committee News:

### Upcoming Meetings:


Board	Oct 9
ACC	Oct 2
Recreation	Oct 18
SA	Oct 4

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:

Oct 4	Emergency Alert test
Oct 5	VA Personal Property Taxes (car tax) due
Oct 9	Indigenous Peoples Day/Columbus Day <i>fcps holiday</i>
Oct 14	Herndon HS Home coming Parade, 9:30-11am
Oct 31	Halloween
Nov 1	All Saints Day
Nov 2	All Souls Day/Dia de Los Muertos
Nov 5	Daylight Saving Time ends
Nov 6-7	<i>fcps holidays</i>
Nov 7	Election Day 
Nov 13	RHA Annual Meeting

### RHA Board

#### President:

Charles Marts

#### Vice President:

Nicholas Viau

#### Treasurer:

John Hanchulak

#### Secretary:

Don Nuss

#### At Large:

Mike Olson

\*\*\*\*\*

*FirstService Residential:*

703-385-1133

800-927-4599 (24 hour)

### Board of Directors:

by Charlie Marts, Board President

The RHA Board has finalized the Fairfax County Easement agreement for temporary construction and permanent walkway Easement for the proposed shared use path across Recreation Common grounds from Apgar Place to the Metro walkway bordering Farougi Ct (see map in last month's newsletter).

The RHA Board is working on the 2024 Draft Budget and does not expect any increase in assessments.

RHA Treasurer signed and submitted the RHA Tax Returns for 2022.

Notes from the Sept 2023 Board meeting:

Drainage: The Property Manager provided some historic drainage information and preliminary bids to the Board for review.

### Architectural Control Committee:

by Leron Culbreath, ACC Chair

At the September 5th ACC meeting, there were 8 applications reviewed in total. 4 were approved (roof replacement, solar array installation, replace basement slider door, screen in patio and add screen door). 1 (window replacement) was rejected at the meeting and later approved via email when the missing information was provided. 3 others (retaining wall, driveway extension, siding replacement) were rejected for missing information.

Please clean up Halloween candy in your yard the next morning to protect pets and young children

that could fall ill from sampling these stray snacks.

Please place any garbage that is not in a toter in a high enough thickness bag to prevent animals from tearing and spreading the trash.

**DID YOU KNOW...** Attending the ACC meeting when you have an application under review, so that you can promptly address any questions from the committee, can substantially improve your chances of approval.

**DID YOU KNOW...** Applications will generally be reviewed at the next ACC meeting after they're submitted. If you have a reason that you need your application review expedited, please provide that info along with justification when you submit it.

**DID YOU KNOW...** Per Section I ("Facades") of the neighborhood architectural guidelines:

"Temporary holiday decorations, including but not limited to lights, flags and banners that commemorate a specific holiday and are seasonally appropriate, do not need approval but are permitted to remain on the exterior of the home and the Lot for only thirty (30) days prior to and after the specific commemorated holiday"

**DID YOU KNOW...** The "Old Farmer's Almanac" shows October 18th as the average first fall frost for our area (...time to plant garlic!)

**DID YOU KNOW...** Parking on Oram Pl & Berger Pl both require valid a parking decal 24 hours a day.

**DID YOU KNOW...** Homeowners are responsible for cleaning their own lawn clippings from the sidewalks.

With winter approaching...now would be a good time to have your fireplace inspected before use.

*(continued on page 2)*

\*\*\*\*\*

## 2023 Annual Meeting is Virtual on Zoom!

**November 13, 2023** 6:30 pm Sign In 7:00 pm Meeting Starts  
(info on RHA-Homes.org, and in FSR mailing to homeowners)

The five members of the RHA Board of Directors each serve terms of three years, which are timed so that there is overlap among the members. Every year at the annual meeting (November 13, 2023 this year) our community elects either one or two new members. This year two board members' terms expire: Charles Marts and Donald Nuss. There are four candidates who submitted applications by the deadline and who will appear on proxy forms that will be mailed before the election (note: there also will be a line for any write-in candidates on the forms). Owners may submit their vote at the annual meeting or provide the signed proxy form to a trusted neighbor with their choices.

(continued from page 1)

Some ideas to help keep up the value of your home (and our neighborhood)

- Finish fence repairs before the first snowfall.
- Update home lighting
- Renovate your front entry
- Apply a fresh coat of paint where needed.

The October ACC Meeting will occur on Monday, October 2nd at <https://us06web.zoom.us/j/88050150929?pwd=ODdXaFhGRXFyK3g5YXA5bnhhMWh4dz09>

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

Six members of the committee met virtually on Sept. 13, with Sequoia Senior Community Manager Dale Edwards and one community resident also in attendance.

The committee continued its final review for a revised poolhouse rental agreement.

RCI attendees and Edwards acknowledged that Sequoia had agreed to a committee request for that company to extend its contract period until Nov. 30 The extra time will help RCI to secure the services of a new property management firm in a more orderly manner.

The meeting adjourned at 12:14 a.m. Sept. 14 after an extended executive session to discuss the request for proposal process that will lead to a committee vote on a new property management to be named by Dec. 1, 2023.

The next meeting date will be Oct. 18 at 7p.m., a week later than the normally scheduled second Wednesday of the month.



The RHA Board received 6 applications by the Oct 9 deadline and appointed all of them to the Recreation Committee. Please congratulate: Earl Blaes, Cara Fortner, Eugene Harper, Georgette Nuss, Lourdes Umana, and Colleen Ward.

\*\*\*\*\*

**Mother Nature at Work in RHA**

A Reflection neighborhood sycamore tree couldn't endure the record-breaking September heat and drought-like conditions. So this one got an early start on fall by shedding leaves before its mates join in later this season.



Fall-blooming sedum "Autumn Joy" around a mailbox attracts a wonderful assortment of honey bees, bumble bees, butterflies, flies, wasps, beetles, moths & people!

"Retropolis": RCI is the only incorporated body under the RHA family of committees. It was set up when RHA and Lake Homes Association were first established in the early 1970s. It manages an annual budget of about \$280,000.

RCI operates and maintains the common areas bordering our residential properties. They start up at the Herndon town-Fairfax County border on both sides of our creek at the north side and flow like the creek to the Dulles Toll Road boundary in the south. The RCI area includes all the tot lots and their equipment, the basketball court and the pool house and lot. Six members of the committee are appointed by RHA; two, by LHA. Both associations will appoint the 2024 representatives later this fall.

**Street Ambassadors (SA):** by Patsy Velin, Street Ambassador Chair

Free Donuts and Coffee Recap: On Saturday morning September 9, 2023, RHA Board Members and Ambassadors gave out Free donuts, water, and coffee on the corner of Saunders and Pruitt.



So many new and "seasoned" neighbors dropped by for delightful conversations and free food. In fact, one kind neighbor only came out to thank the RHA Board for all their hard work and trash efforts. A new, friendly and thankful neighbor collected helpful emergency and local information for Fairfax County.

Our dear friend who resides as the unassigned neighborhood welcome committee brought by a carload of kids and well wishes.

Next time, we will hold bigger signs advertising FREE since so many folks drove by wondering what was going on!

Thank you, RHA Board, for this nice, inexpensive way to meet our neighbors. See you in November/December for our next outing.

Some additional friendly reminders: Anywhere you see a yellow curb...don't park there! It impedes both emergency vehicle access and normal traffic flow in these areas (and on RHA property, you can be towed by Battlefield Towing).

**Property Manager's Corner:** by Jonathan Stamps, FirstService Res.

Homeowners, if you have tenants, please advise them regularly that valid parking stickers are required from 10pm to 6am in RHA lots (except Berger & Oram PI which require them 24 hours per day). If a parking space has a number painted on it, it is assigned to a specific home, (advise tenants which numbered space is theirs!) and the "assignee" of that space can request an unauthorized car be towed.



# Selling Your Home in RHA?

by Charlie Marts, Board President

Reflection Homes is a "Common Interest Community" part of a **Property Owner's Association (POA)**. Every Lot owner in RHA is subject to the Virginia POA Act.

Owning or living in RHA has benefits and obligations. Membership is part of the lot title/deed; is mandatory and automatic; and all RHA lot Owners are responsible for ordering a **Resale Disclosure Packet** when selling their home.

Sellers are required to disclose as part of their sales contract that:

1. The property is located within a development subject to the Virginia POA Act.
2. The Act requires the seller to obtain from RHA a Resale Disclosure Packet and provide it to the purchaser.
3. The purchaser may cancel the contract within 3 days after receiving the Disclosure Packet or being notified that it is "not available".
4. The right to receive the Disclosure Packet and the right to cancel the contract are waived if not exercised before settlement.

The Disclosure Packet includes rules, restrictions, financials and conditions governing both the RHA and Recreation Committee, including any RHA and Recreation Assessments that must be paid by an owner of a lot in the development.

Both the Seller & Buyer need to be aware of this requirement, just in case their Real Estate Agent and Title Companies fail to ensure this packet is provided.

Once the sale is complete, ignorance is not justification for failure to pay assessments, follow rules or repair ACC issues ignored by the previous owner.

To obtain a Resale Disclosure Packet, request it from the RHA Management Company:

First Service Residential

JONATHAN STAMPS, CMCA®, AMS®, VA NOTARY

Community Association Manager

Direct 703.995.7038

[jonathan.stamps@fsresidential.com](mailto:jonathan.stamps@fsresidential.com)

Resale Disclosure Packet Cost:

<https://static1.squarespace.com/static/5a5ebb494c0dbfe0a9729ae3/t/61f8c76a928fd256b1217001/1643693930981/Resale+Orders.pdf>

Order Resale Disclosure Packet On-Line at:

<https://secure.welcomelink.com/resale/index.cfm?mg=AS>



\*\*\*\*\*

# Learn About Becoming a Foster Parent in Fairfax County

by Jonathan Stamps, Property Mgr

Foster parents provide temporary care for children in foster care until it's safe for them to return home. The Department of Family Services' Foster Care and Adoption Program needs your help. Children enter foster care through no fault of their own due to parental inability to meet the needs of their children.

According to Maya Mohindroo of the Foster Care & Adoption Program Resource & Support Unit, Herndon is an area in Fairfax County that has increased family separation, and many children that come into foster care. There is a need of more foster families in the Herndon area in hopes to keep children in their communities where they are most familiar and comfortable.

Visit [www.FairfaxCounty.gov](http://www.FairfaxCounty.gov), and search "foster care". Learn how to become a licensed foster parent, find resources and support for foster families, check



FAIRFAX COUNTY DEPARTMENT OF **FAMILY SERVICES**



our stories and statistics, and sign up for the monthly Foster Family Newsletter.

Foster parent requirements:

- must be 18 or older;
- may be married, single or divorced;
- may work outside the home;
- and must be able to provide a safe, loving home (whether you rent or own).

Interested? Send an email to:

[BeAFosterParent@fairfaxcounty.gov](mailto:BeAFosterParent@fairfaxcounty.gov)

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

**The RHA 2023 Annual Meeting** will be Tues, Nov 13 (see article on page 1). This year we will elect **2 Board members**. The meeting will be a hybrid: both online and in-person at the poolhouse.

\*\*\*\*\*

**ACC Compliance Inspections:** will begin again in Spring, 2024

\*\*\*\*\*

**National Emergency Alert test:** was Oct 4 at 2:20pm. The Federal Emergency Management Agency (FEMA) tested the Emergency Alert System. The alert sounded on TV, radio & cellphone.

\*\*\*\*\*

**Virginia's Personal Property Tax payments** were due by Oct 5.

\*\*\*\*\*



**Herndon High School Homecoming Parade:** will be Saturday morning, October 14, rain or shine, 9:30-11am in downtown Herndon. Come on out & enjoy the marchers & floats! (& watch for street closures)

**Good Neighbor of the Year:** 😊

Candidate nominations for the annual **Good Neighbor of the Year Award** are requested by October 27. The person (or persons) selected will be presented with a plaque at the annual meeting on November 14. Send nominations to: [board@rha-homes.org](mailto:board@rha-homes.org)



Storm damage in the park



**RHA Newsletter submissions:** Inputs/comments/suggestions for the November 2023 RHA newsletter are due by October 20. Send inputs to [newsletter@rha-homes.org](mailto:newsletter@rha-homes.org)

The picture on the upper corner of page 1 is a clump of fall-blooming Japanese Anemone on Pocono Ct



**National Book Month**

# October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1  <b>Oktoberfest</b> (Last Day)	2 7:00-9:00pm ★ ACC online meeting	3  <b>SAINT FRANCIS OF ASSISI</b>	4 7:00-9:00pm ★ SA online meeting  <b>WALK TO SCHOOL DAY</b>	5	6  <b>German-American Day</b>	7  <b>Simchat Torah</b>
8  <b>INDIGENOUS PEOPLES DAY</b>	9 7:00-9:00 ★ Board ★ <i>feps holiday</i>  <b>Columbus Day</b>	10  <b>Canadian Thanksgiving</b>	11  Women in STEM <b>ADA LOVELACE DAY</b>	12  <b>NATIONAL FARMERS DAY</b>	13  <b>NATIONAL DESSERT DAY</b> Herndon HS Homecoming Weekend	14  <b>WORLD MIGRATORY BIRD DAY</b>
15  <b>GLOBAL HANDWASHING DAY</b>	16  <b>BOSS'S DAY</b>	17  <b>National Pasta Day</b>	18 7:00-9:00pm ★ RCI online meeting	19	20	21
22  <b>National Nut Day</b>	23	24  <b>United Nations Day</b>	25  <b>BLACK ENTREPRENEURS DAY</b>	26  <b>National Pumpkin Day</b>	27  <b>NATIONAL BLACK CAT DAY</b>	28
29  <b>National Cat Day</b>	30	31  <b>HALLOWEEN</b>	1 (November)  <b>All Saints Day</b>	2  <b>Dia de Los Muertos</b> <b>All Souls' Day</b>	3 FCPS 1st Qtr ends. 2 hour early release  <b>Love Your Lawyer Day</b>	4

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.