AGENDA
Regular Meeting of the Board of Directors
Thursday, December 15, 2011, 7:00 pm

RA Vision: Leading the model community where all can live, work, play, and get involved.
RA Mission: To preserve and enhance the Reston community through outstanding leadership, service, and stewardship of our resources.

NOTE: Times listed for Agenda Items are estimates only. Actual times may vary substantially dependent on circumstances. It is suggested that Members having an interest in a specific Agenda Item be in attendance from the start of the meeting.

I. Procedural Items

<table>
<thead>
<tr>
<th>Item</th>
<th>Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 7:00 pm</td>
<td>Call to Order &amp; Opening Remarks &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
<tr>
<td>B. 7:05 pm</td>
<td>Adoption of Regular Meeting Agenda &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
<tr>
<td>C. 7:10 pm</td>
<td>Approval of Minutes - November 17, 2011 Regular Board Meeting Minutes &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
</tbody>
</table>

II. Presentations, Discussion & Action Items

<table>
<thead>
<tr>
<th>Item</th>
<th>Disposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>D. 7:15 pm</td>
<td>Member &amp; Board Comments &lt;br&gt;Kathleen Driscoll McKee, President &amp; Milton Matthews, Chief Executive Officer</td>
</tr>
<tr>
<td>E. 7:40 pm</td>
<td>Biannual Report – Reston Police District Station &lt;br&gt;Captain Andre Tibbs, Station Commander</td>
</tr>
<tr>
<td>F. 7:55 pm</td>
<td>Stream Restoration Report &lt;br&gt;Mike Rolband, Wetland Studies &amp; Solutions, Inc.</td>
</tr>
<tr>
<td>G. 8:05 pm</td>
<td>Indoor Tennis &lt;br&gt;Kathleen Driscoll McKee, President &amp; Milton Matthews, Chief Executive Officer</td>
</tr>
<tr>
<td>H. 8:40 pm</td>
<td>Indoor Tennis Backup Data for Website &lt;br&gt;Larry Butler, Director of Parks &amp; Recreation</td>
</tr>
<tr>
<td>I. 9:00 pm</td>
<td>Auditor Appointment &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
<tr>
<td>J. 9:05 pm</td>
<td>2011 Capital Carry Forwards &lt;br&gt;Milton Matthews, Chief Executive Officer &lt;br&gt;Larry Butler, Director of Parks &amp; Recreation</td>
</tr>
<tr>
<td>K. 9:15 pm</td>
<td>Monthly Financials – November 2011 &lt;br&gt;David Hopkins, Chief Financial Officer</td>
</tr>
<tr>
<td>L. 9:25 pm</td>
<td>Legal Committee Report - December 2011 &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
<tr>
<td>M. 9:35 pm</td>
<td>Committee Reports &lt;br&gt;Kathleen Driscoll McKee, President</td>
</tr>
<tr>
<td>N. 9:45 pm</td>
<td>CEO Report &lt;br&gt;Milton Matthews, Chief Executive Officer</td>
</tr>
<tr>
<td>O. 9:55 pm</td>
<td>For Your Information &lt;br&gt;Milton Matthews, Chief Executive Officer</td>
</tr>
</tbody>
</table>
P. 10:10 pm **If needed, Executive Session – Legal, Contractual, and Personnel Matters**  
*Kathleen Driscoll McKee, President*  

<table>
<thead>
<tr>
<th>Item</th>
<th>Disposition</th>
</tr>
</thead>
</table>
| Q. 10:30 pm **Adjourn**  
*Kathleen Driscoll McKee, President* | Action |
Item A

Call to Order & Opening Remarks
Item B

Adoption of Regular Meeting Agenda
Item C

Approval of Minutes

December 5, 2011 Regular Board Meeting
BOARD OF DIRECTORS MEETING MINUTES
Regular Meeting
December 5, 2011

PRESENT: President Kathleen Driscoll McKee; Vice President Paul Thomas; Secretary Joe Leighton; Directors Andy Sigle, Ken Knueven, Mike Collins, Cheryl Beamer, Amanda Andere; Legal Counsel Ken Chadwick, Esq.; Chief Executive Officer Milton Matthews; Assistant Secretary and Director of Administration, Member Services & IT Cate Fulkerson.

ABSENT WITH CAUSE: Treasurer John Higgins.

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
President Driscoll McKee called the meeting to order at 7:02 pm and established that a quorum of the Board of Directors was present.

B. Adoption of Regular Meeting Agenda (Attached)
Secretary Leighton, seconded by Vice President Thomas, moved to approve the December 5, 2011 Board of Directors Meeting Agenda, as amended including a motion regarding “No Smoking” signs at Reston Association Facilities, to be taken up before Item H.

The motion passed with the votes recorded as follows:

AEY: President Driscoll McKee; Vice President Thomas; Secretary Leighton; Directors Vis, Knueven, Andere, Sigle, Collins.

NAY: Director Beamer.

C. Approval of Board Meeting Minutes
Secretary Leighton, seconded by Vice President Thomas, moved to approve the November 17, 2011 Board Meeting Minutes.

The motion passed with the votes recorded as follows:

AEY: President Driscoll McKee; Vice President Thomas; Secretary Leighton; Directors Vis, Knueven, Andere, Beamer, Collins.

NAY: Director Sigle.
II. ACTION/DISCUSSION ITEMS

D. Comments from Reston Association Members & Board

1. Richard White, 1600 Woodstock Lane – Topics: Against Indoor Tennis Proposal; Reston Association should not be in the commercial business; residential areas should be separated for commercial areas; Reston was never designed with the intention of combining residential and commercial in the Reston Master Plan.

2. Barbara Stowe, 11507 Woodstock Lane – Topics: Opposed to Indoor Tennis proposal as it does not make any economic sense; the financials for the proposed facility show a debt service near the Association’s 2012 budget total; the project is not right; do not go to referendum.

3. Nancy Neely, 1610 Woodstock Lane – Topics: Reston Association needs to be fiscally responsible; Indoor Tennis would be fiscally irresponsible; money should be spent on items such as roadway median maintenance and flowers; the Board is showing favoritism to a small group of Reston Members; FHA Loans will be put at risk of the Association goes into debt; what happened to the $480 Assessment Cap?

4. John Wilson, 1549 Regatta Lane – Topics: Opposed to Indoor Tennis proposal; documents provided by staff show costs vary widely.

5. John Farrell, 11545 Underoak Court – Topics: The Park Authority has noted that approximately 1,053 more residents will become a part of the community when the Fairway Apartment complex is redeveloped; Reston Association should ask JBG to make a financial capital contribution to help address the Association’s recreational needs; Contributions should also be coming to Reston Association from developers who are developing office space where at least $2.00 per square foot is a required part of the proffer process.

6. Rick Uhrig, 2400 Black Cap Lane – Topics: As president of the Reston Soccer Association I urge the Reston Association to provide support and resources to the proposed $1.7 million grass to turf field conversion at South Lakes High School.

7. Mark Hughes, 2024 Peppermint Court – Topics: Reston does not have any appropriate fields to support youth Lacrosse; current Reston Lacrosse program is held in Herndon because of the lack of fields in Reston; the Reston Association should support and provide resources to the turf field conversion proposal at South Lakes High School.

The Board of Directors thanked the Members for their comments. The following topics were noted by one or more members of the Board: Reston’s population can be found on the US Census Bureau website under CDP designation – 58, 404; the Lake Anne Plaza Jingle Holiday Celebration was a great success; the Holiday Parade at Reston Town Center and Reston Association’s Float was enjoyed by many; the recent “Touch Base with Teachers” at South Lakes was an excellent event; Members are encouraged to forward specific requests for projects to the Board for budget consideration; with Glade Pool and Tennis Courts as an example, what would it take to get those facilities in place now?

E. Aquatics Report – 2011 Season (Attached)
Laura Kowalski, Reston Association’s Aquatics Manager, provided and the Board received information on the 2011 Aquatic Season. Specifically, Ms. Kowalski highlighted the following:
The Association had a record number of visits during Memorial Day Weekend as a result of the warm weather. Unfortunately, three of the Association’s highest attended pools were closed during that weekend due to unexpected mechanical failures.

New programs successfully launched this season included Water Aerobic –Zumba Classes, Reston Kids Triathlon, Senior Swim for Fitness, and CPR for lay responders.

Reston Association, in coordination with several other area swim centers, is in the process of developing an independent swim lesson certification program – VA Swims Advisory Group. It is anticipated that the VA Swims Advisory Group will receive official accreditation from the National Recreation & Park Association.

F. 2012 Board Meeting Calendar

President Driscoll McKee, seconded by Secretary Leighton, moved to approve the 2012 Board Meeting Calendar.

The motion passed unanimously.

G. Committee Reappointments

Board Motion 1: President Driscoll McKee, seconded by Director Beamer, moved to approve the reappointments of Bob Stein and Dan McGuire to the Transportation Advisory Committee whereby each shall serve for a term of three years, ending December 2014.

The motion passed unanimously.

Board Motion 2: President Driscoll McKee, seconded by Director Beamer, moved to approve the reappointments of Kathryn Martin and Patty Nicoson to the Transportation Advisory Committee whereby each shall serve for a term of three years, ending January 2015.

The motion passed unanimously.

ADDITIONAL ITEM:

Director Collins, seconded by Vice President Thomas, moved to direct staff to install at least one “no-smoking” sign at each Reston Association facility where smoking is prohibited under Common Area Rules & Regulations Resolution 1, Paragraph 4.

The motion passed with the votes recoded as follows:

AYE: Vice President Thomas; Secretary Leighton; Directors Andere, Sigle, Collins.
NAY: President Driscoll McKee; Directors Knueven, Vis, Beamer.

H. Reston Master Plan Special Study Task Force Update

Vice President Thomas, Reston Association’s representative on the Reston Master Plan (RMP) Special Study Task Force presented, and the Board received, information on the activities of the Task Force over the past month. Specifically noted was the following:
- County Staff is in the process of draft Plan language based on the recommendations of the RMP Task Force for Phase 1 of the Special Study.
- Consideration needs to be given as to whom from the Board and/or staff should represent the Reston Association on the advisory group for Phase 2 of the Special Study.

I. Status Report on Development & Redevelopment Projects in Reston (Attached)
Cate Fulkerson, Director of Administration, Member Services & IT presented and the Board received information on the development and/or redevelopment projects underway in Reston. Ms. Fulkerson provided the Board with a tracking matrix of the projects which included two additional projects:

- Parc Reston Condominiums located at the corner of Reston Parkway and Temporary Road.
- Life Time Fitness a proposed health club at the terminus of Business Center Drive.

J. Executive Session – Legal, Contractual, and Personnel Matters
President Driscoll McKee, seconded by Vice President Thomas, moved to go into Executive Session to consult with legal counsel to discuss personnel and contractual matters and legal issues raised pertaining but not limited to: 1) the role of members serving on Reston Association Advisory Committees; 2) who is authorized to speak on behalf of the Reston Association; and, 3) possible partnerships for the construction of a new tennis complex including an indoor facility.

The motion passed unanimously.

The Board adjourned into Executive Session at 8:50 pm and returned to open session at 10:57 pm.

Secretary Leighton, seconded by President Driscoll McKee, moved to extend the length of the Board meeting to midnight.

The motion passed unanimously.

President Driscoll McKee, seconded by Director Beamer, moved to go into executive session to finish discussions with legal counsel.

The motion passed unanimously.

The Board adjourned into Executive Session at 10:58 p and returned to open session at 11:27 pm.

>> Director Beamer left the meeting at 11:07 pm

III. CLOSE OF MEETING

U. Adjourn

Secretary Leighton, seconded by Vice President Thomas, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 11:28 pm.
Respectfully submitted,

Joe Leighton
At-Large Director and Board Secretary

Attachments to Original:

- December 5, 2011 Board Meeting Agenda
- 2012 Board Meeting Calendar
- Reston Development/Redevelopment Tracking Matrix
Comments from RA Members & Board

1. Member Comments during Reston Association Board Meetings are reserved for Reston Association residential property owners and renters.

2. When called on by the Board President, speakers are to state their full name and street address.

3. Individual Members, representing their own interest or opinion are allotted approximately three (3) minutes to speak.

4. Individuals speaking on behalf of a homeowners’ group, Reston Association committee, or Reston based organization are allotted approximately five (5) minutes.

**NOTE:** Comments are timed by the Secretary/Assistant Secretary. An alarm will sound when the speaker’s allotted time, as outlined above, has expired. This is done to ensure all speakers are given equal time at the lectern. The above guidelines are subject to change at the discretion of the President.
Item E

Biannual Report – Reston Police District Station

Presented by Captain Andre Tibbs, Station Commander
Item F

Stream Restoration Report
Item G

Indoor Tennis
AGENDA ITEM SUMMARY

December 15, 2011

ITEM G: Indoor Tennis

PRESENTER: Kathleen Driscoll McKee, President & Milton Matthews, Chief Executive Officer

BACKGROUND
In January 31, 2011, the Board of Directors passed a motion directing Reston Association Staff and identified Reston Association Committees to undertake certain actions to enable the Board to reach a decision in 2011 on whether to hold a referendum on an indoor tennis facility.

Attached is the full motion as adopted by the Board on January 31, 2011 and revised on July 14, 2011.

OPTIONS FOR BOARD CONSIDERATION
Now that the action items in the original motion have been completed and presented to the Board, staff has developed the following alternative options for the Board’s consideration in its determination as to whether to hold a referendum on this issue:

   Option 1: Move to approve the topic of an indoor tennis facility for referendum in 2012 and direct the Board Planning Committee to work with staff to develop a draft question and establish a referendum schedule for the full Board’s consideration by January 26, 2012.

   Option 2: Move to postpone the decision on whether to pursue a referendum on an indoor tennis facility to March 22, 2012 to allow additional time for the completion of a staff report which will address the following:

       1. Less expensive options for covering existing RA tennis courts, including a review of specific locations and associated preliminary development costs; and,

       2. Revised revenue and expense projections that are specific to the types of indoor tennis facilities that will be considered as options in 1 above.

   Option 3: Move to direct staff to continue to actively seek opportunities, including private and public partnerships, to bring indoor tennis to the Reston community.

   Option 4: Move to table the topic of indoor tennis indefinitely.
January 31, 2011 Board of Directors Decision
Further Analysis of Proposed Indoor Tennis Facility at Lake Newport

Director Collins, seconded by Vice President Thomas, moved to direct Reston Association Staff and appropriate Reston Association Committees to undertake the following actions to enable the Board of Directors to reach a decision in 2011 on whether to hold a referendum on an indoor tennis facility:

- Reston Association staff shall review and finalize the estimated 10-year Projection of Revenue Expenses and Financing Costs and Construction, Operation and Finance Assumptions for presentation to the Reston Association Fiscal Committee, Tennis Advisory Committee, and the Parks and Planning Committee at their regularly-scheduled February meetings. The submittal to the Fiscal Committee shall include all underlying assumptions and worksheets related to operations.

- Association’s President shall appoint two Reston Association Board Directors to work with the Reston Association staff and the Association’s Communications Advisory Committee to develop a comprehensive plan to communicate all aspects of the Association’s indoor tennis study to Members.

- The Association’s Fiscal Committee shall review the validity of the 10-year revenue and operating expense projections developed by staff and present its conclusions to the Board Administration Committee. The review shall include but not be limited to a comparison of the tennis-related revenue and operating expense projections developed by Brailsford & Dunlavey during the indoor recreation center study.

- The Association’s Tennis Advisory Committee and the Parks and Planning Advisory Committee shall review the 10-year revenue and operating expense projections and construction costs developed by staff and provide comments on same to the Board Administration Committee.

- Subject to Board approval of costs, Reston Association staff shall obtain estimates of construction costs from at least three general contractors or estimators with experience with similar buildings. Such estimates shall be based on the assumption that the project will achieve LEED certification.

- Reston Association staff, in coordination with the Association’s Fiscal Committee shall investigate all practical means for funding the estimated construction costs and to present all viable options and their associated financing costs to the Board Administration Committee.

- The Association’s Tennis Advisory Committee shall investigate alternative sources of funding for some or all costs of the proposed tennis facility, to include corporate sponsors, contributions/grants from local governments, private donors, proffers from
developers, and fundraising events. The Committee’s recommendations shall be presented to the Board Administration Committee.

- Subject to Board approval of costs, Reston Association staff shall engage one or more independent consultants to review the revenue and operating expense projections and construction costs and present their recommendations to the Board Administration Committee.

- As directed by the Board, Reston Association staff shall set up a series of public information sessions designed to inform Members and other regarding these efforts and solicit input from all interested participants.

The motion passed unanimously.
Item H

Indoor Tennis Backup Data for Website
AGENDA ITEM SUMMARY
December 15, 2011

ITEM H: Indoor Tennis Backup Data for Website

PRESENTER: Larry Butler, Director of Parks and Recreation

**Board Motion:** Move to direct staff to publish on the Association’s website: 1) the spreadsheets used to calculate the estimated revenues contained in the indoor tennis pro forma budgets; and, 2) all estimates for construction costs, including backup data, for the indoor tennis facility obtained by staff.

**BACKGROUND**
During its meeting of November 17, 2011, the Board of Directors moved to direct staff to publish on the Association’s website, after legal counsel’s review to determine whether any legal impediments would prevent such publication and the Board’s review on December 15, 2011:

1) the spreadsheets used to calculate the estimated revenues contained in the indoor tennis pro forma budgets; and,

2) all estimates for construction costs, including backup data, for the indoor tennis facility obtained by staff.

*Attached are the requested documents.*
### REVENUES

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24,375</td>
<td>28,828</td>
<td>31,519</td>
<td>32,307</td>
<td>33,114</td>
<td>33,942</td>
<td>34,791</td>
<td>35,661</td>
<td>36,552</td>
<td>37,466</td>
<td>328,555</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>164,151</td>
<td>194,140</td>
<td>212,260</td>
<td>217,566</td>
<td>223,006</td>
<td>228,581</td>
<td>234,295</td>
<td>240,153</td>
<td>246,156</td>
<td>2,212,618</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>191,030</td>
<td>275,524</td>
<td>301,239</td>
<td>308,770</td>
<td>316,490</td>
<td>324,402</td>
<td>332,512</td>
<td>340,825</td>
<td>349,345</td>
<td>3,098,216</td>
</tr>
<tr>
<td>Leagues</td>
<td>58,968</td>
<td>69,741</td>
<td>76,250</td>
<td>78,156</td>
<td>80,110</td>
<td>82,113</td>
<td>84,166</td>
<td>86,270</td>
<td>88,427</td>
<td>794,839</td>
</tr>
<tr>
<td>Camps</td>
<td>63,814</td>
<td>88,791</td>
<td>97,078</td>
<td>99,505</td>
<td>101,992</td>
<td>104,542</td>
<td>107,156</td>
<td>109,835</td>
<td>112,580</td>
<td>1,000,687</td>
</tr>
<tr>
<td>Contract Time</td>
<td>125,616</td>
<td>148,566</td>
<td>162,432</td>
<td>166,492</td>
<td>170,655</td>
<td>174,921</td>
<td>179,294</td>
<td>183,777</td>
<td>188,371</td>
<td>1,693,204</td>
</tr>
<tr>
<td>Open Court Time</td>
<td>94,458</td>
<td>111,700</td>
<td>122,141</td>
<td>125,195</td>
<td>128,325</td>
<td>131,533</td>
<td>134,821</td>
<td>138,192</td>
<td>141,647</td>
<td>1,273,215</td>
</tr>
<tr>
<td>Non-Resident Memberships and additional fees</td>
<td>39,375</td>
<td>40,359</td>
<td>41,368</td>
<td>42,403</td>
<td>43,463</td>
<td>44,549</td>
<td>45,663</td>
<td>46,805</td>
<td>47,975</td>
<td>441,133</td>
</tr>
<tr>
<td>USTA Revenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Revenues</td>
<td>761,787</td>
<td>957,663</td>
<td>1,044,287</td>
<td>1,070,395</td>
<td>1,097,154</td>
<td>1,124,583</td>
<td>1,152,698</td>
<td>1,181,515</td>
<td>1,211,053</td>
<td>10,842,466</td>
</tr>
</tbody>
</table>

### EXPENSES

#### Wages & Benefits

<table>
<thead>
<tr>
<th></th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries/benefits/taxes - PT/seas. Receptionists/Maint</td>
<td>83,887</td>
<td>85,984</td>
<td>88,134</td>
<td>90,337</td>
<td>92,596</td>
<td>94,911</td>
<td>97,283</td>
<td>99,715</td>
<td>102,208</td>
<td>104,763</td>
<td>939,819</td>
</tr>
<tr>
<td>Seasonal Tennis Pros</td>
<td>238,189</td>
<td>281,704</td>
<td>307,997</td>
<td>315,696</td>
<td>323,589</td>
<td>331,679</td>
<td>339,971</td>
<td>348,470</td>
<td>357,182</td>
<td>366,111</td>
<td>3,210,587</td>
</tr>
<tr>
<td>Total Wages</td>
<td>438,548</td>
<td>487,073</td>
<td>518,499</td>
<td>531,462</td>
<td>544,748</td>
<td>558,367</td>
<td>572,326</td>
<td>586,634</td>
<td>601,300</td>
<td>616,333</td>
<td>5,455,290</td>
</tr>
</tbody>
</table>

#### Utilities

<table>
<thead>
<tr>
<th></th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>75,000</td>
<td>78,750</td>
<td>82,688</td>
<td>86,822</td>
<td>91,163</td>
<td>95,721</td>
<td>100,507</td>
<td>105,533</td>
<td>110,809</td>
<td>116,350</td>
<td>943,342</td>
</tr>
<tr>
<td>Gas</td>
<td>20,000</td>
<td>22,050</td>
<td>23,153</td>
<td>24,310</td>
<td>25,526</td>
<td>26,802</td>
<td>28,142</td>
<td>29,549</td>
<td>31,027</td>
<td>251,558</td>
<td></td>
</tr>
<tr>
<td>Water and sewer</td>
<td>7,000</td>
<td>7,350</td>
<td>7,718</td>
<td>8,103</td>
<td>8,509</td>
<td>8,934</td>
<td>9,381</td>
<td>9,850</td>
<td>10,342</td>
<td>88,045</td>
<td></td>
</tr>
<tr>
<td>Telephone/internet</td>
<td>1,500</td>
<td>1,538</td>
<td>1,576</td>
<td>1,615</td>
<td>1,656</td>
<td>1,697</td>
<td>1,740</td>
<td>1,783</td>
<td>1,828</td>
<td>1,873</td>
<td>16,805</td>
</tr>
<tr>
<td>Trash Removal</td>
<td>2,000</td>
<td>2,050</td>
<td>2,101</td>
<td>2,154</td>
<td>2,208</td>
<td>2,263</td>
<td>2,319</td>
<td>2,377</td>
<td>2,437</td>
<td>22,407</td>
<td></td>
</tr>
<tr>
<td>Insurance (RA quoted $5,000 to $7,500)</td>
<td>10,000</td>
<td>10,250</td>
<td>10,506</td>
<td>10,769</td>
<td>11,038</td>
<td>11,314</td>
<td>11,597</td>
<td>11,887</td>
<td>12,184</td>
<td>112,034</td>
<td></td>
</tr>
<tr>
<td>Janitorial</td>
<td>10,740</td>
<td>11,009</td>
<td>11,284</td>
<td>11,566</td>
<td>11,855</td>
<td>12,151</td>
<td>12,455</td>
<td>12,766</td>
<td>13,086</td>
<td>13,413</td>
<td>120,324</td>
</tr>
<tr>
<td>Maintenance &amp; repair</td>
<td>7,500</td>
<td>7,688</td>
<td>7,880</td>
<td>8,077</td>
<td>8,279</td>
<td>8,486</td>
<td>8,698</td>
<td>8,915</td>
<td>9,138</td>
<td>84,025</td>
<td></td>
</tr>
<tr>
<td>Court supplies &amp; equipment</td>
<td>10,000</td>
<td>10,250</td>
<td>10,506</td>
<td>10,769</td>
<td>11,038</td>
<td>11,314</td>
<td>11,597</td>
<td>11,887</td>
<td>12,184</td>
<td>112,034</td>
<td></td>
</tr>
<tr>
<td>Marketing &amp; Promotional expenses</td>
<td>9,000</td>
<td>9,225</td>
<td>9,456</td>
<td>9,692</td>
<td>9,934</td>
<td>10,183</td>
<td>10,437</td>
<td>10,698</td>
<td>10,966</td>
<td>100,830</td>
<td></td>
</tr>
<tr>
<td>Bank Fees</td>
<td>14,200</td>
<td>14,626</td>
<td>15,065</td>
<td>15,517</td>
<td>15,982</td>
<td>16,462</td>
<td>16,966</td>
<td>17,484</td>
<td>17,988</td>
<td>162,767</td>
<td></td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>605,488</td>
<td>660,807</td>
<td>699,328</td>
<td>710,698</td>
<td>740,720</td>
<td>762,417</td>
<td>784,814</td>
<td>807,037</td>
<td>831,810</td>
<td>169,463</td>
<td>7,469,462</td>
</tr>
<tr>
<td></td>
<td>156,299</td>
<td>296,856</td>
<td>344,960</td>
<td>356,435</td>
<td>362,166</td>
<td>367,884</td>
<td>373,579</td>
<td>379,243</td>
<td>384,866</td>
<td>3,372,984</td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>------------</td>
<td></td>
</tr>
<tr>
<td><strong>Net Income From Operations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Debt Service</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest Expense</td>
<td>221,947</td>
<td>215,069</td>
<td>207,840</td>
<td>200,241</td>
<td>192,252</td>
<td>183,855</td>
<td>175,029</td>
<td>165,751</td>
<td>155,998</td>
<td>145,747</td>
<td></td>
</tr>
<tr>
<td>Principle</td>
<td>134,429</td>
<td>141,307</td>
<td>148,536</td>
<td>156,135</td>
<td>164,124</td>
<td>172,521</td>
<td>181,347</td>
<td>190,625</td>
<td>200,378</td>
<td>210,629</td>
<td></td>
</tr>
<tr>
<td>8 Months construction period interest expense</td>
<td>77,000</td>
<td>77,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Start up costs and legal fees</td>
<td>75,000</td>
<td>75,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Debt Service</strong></td>
<td>508,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>356,376</td>
<td>3,715,760</td>
<td></td>
</tr>
<tr>
<td><strong>Working Capital Financed (Included in Original Loan)</strong></td>
<td>352,077</td>
<td>59,520.00</td>
<td>11,416.00</td>
<td>5,679.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Net Income after Debt Service</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(0)</td>
<td>(0)</td>
<td>(0)</td>
<td>(0)</td>
<td>59</td>
<td>5,790</td>
<td>11,508</td>
<td>17,203</td>
<td>22,867</td>
<td>28,490</td>
<td>85,916</td>
<td></td>
</tr>
<tr>
<td>R &amp; R Reserve Funding (40 year life on structure)</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>92,125</td>
<td>921,250</td>
<td></td>
</tr>
<tr>
<td>R &amp; R Reserve Funding (20 year life on court surface)</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>12,000</td>
<td>120,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total Reserve Funding</strong></td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>1,041,250</td>
<td></td>
</tr>
<tr>
<td>Projected Net Revenues After Reserve Funding</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,125</td>
<td>104,066</td>
<td>98,335</td>
<td>92,617</td>
<td>86,922</td>
<td>81,258</td>
<td>75,635</td>
<td>955,334</td>
</tr>
<tr>
<td>Cost per member unit</td>
<td>4.88</td>
<td>4.88</td>
<td>4.88</td>
<td>4.88</td>
<td>4.61</td>
<td>4.34</td>
<td>4.07</td>
<td>3.81</td>
<td>3.54</td>
<td>44.76</td>
<td></td>
</tr>
</tbody>
</table>

*Date: June 06, 2011*
## Reston Association WAGE & Benefit Cost Estimate

**2010**

### Department: Indoor Tennis

<table>
<thead>
<tr>
<th>Cost Center #</th>
<th>POS EE</th>
<th>POS EE +1</th>
<th>HMO Employee</th>
<th>HMO Employee +1</th>
</tr>
</thead>
<tbody>
<tr>
<td>4300</td>
<td>12,705</td>
<td>8,925</td>
<td>12,705</td>
<td>8,925</td>
</tr>
</tbody>
</table>

### Merit Rates

- **Merit rate-2009**: 8.0%
- **Merit rate-2010**: 7.650%
- **Merit rate-2011**: 0.0%

#### Full-Time & Pro Employee Name

<table>
<thead>
<tr>
<th>Employee Name</th>
<th>Grade</th>
<th>Pay Rate</th>
<th>Weekly Hours</th>
<th>Weekly Pay</th>
<th>Actual Hours</th>
<th>Total Hours</th>
<th>401(k)</th>
<th>FICA</th>
<th>Social Security</th>
<th>Disability</th>
<th>1st Strike</th>
<th>2nd Strike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-Time Head Pro</td>
<td>20-50</td>
<td>52,000.00</td>
<td>52,000.00</td>
<td>52,000.00</td>
<td>52,000.00</td>
<td>52,000.00</td>
<td>-</td>
<td>20</td>
<td>12,705.00</td>
<td>1,457</td>
<td>3,640</td>
<td>24,222</td>
</tr>
<tr>
<td>Part-Time Desk Admin</td>
<td>30-50</td>
<td>12,000.00</td>
<td>12,000.00</td>
<td>12,000.00</td>
<td>12,000.00</td>
<td>12,000.00</td>
<td>-</td>
<td>20</td>
<td>6,353.00</td>
<td>728</td>
<td>28,276</td>
<td></td>
</tr>
</tbody>
</table>

#### Part-Time Tennis Pro

<table>
<thead>
<tr>
<th>Tennis Pro</th>
<th>Adult Lessons</th>
<th>Seasonal Tennis Pro</th>
<th>Adult Lessons</th>
<th>Seasonal Tennis Pro</th>
<th>Adult Lessons</th>
<th>Seasonal Tennis Pro</th>
<th>Adult Lessons</th>
<th>Seasonal Tennis Pro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult</td>
<td>20-50</td>
<td>43,264.00</td>
<td>43,264.00</td>
<td>43,264.00</td>
<td>43,264.00</td>
<td>43,264.00</td>
<td>43,264.00</td>
<td>43,264.00</td>
</tr>
<tr>
<td>Seasonal</td>
<td>30-24</td>
<td>36,000.00</td>
<td>36,000.00</td>
<td>36,000.00</td>
<td>36,000.00</td>
<td>36,000.00</td>
<td>36,000.00</td>
<td>36,000.00</td>
</tr>
</tbody>
</table>

### Total

- **Total**: 2010
- **Total**: 2009
- **Total**: 2008

### Benefits

- **POS EE**: 4,680
- **POS EE +1**: 8,925
- **HMO Employee**: 4,680
- **HMO Employee +1**: 8,925

### Payroll Totals

- **Total Payroll**: 2010
- **Total Payroll**: 2009
- **Total Payroll**: 2008

### Summary

- **Payment Source**: 2008
- **Payment Source**: 2009
- **Payment Source**: 2010

### Notes

- **Notes**: 2008
- **Notes**: 2009
- **Notes**: 2010
### Weeks

<table>
<thead>
<tr>
<th></th>
<th>Winter</th>
<th>Spring</th>
<th>Summer</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>189</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>76</td>
<td>71</td>
<td>42</td>
<td>189</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>109</td>
<td>131</td>
<td>102</td>
<td>342</td>
</tr>
<tr>
<td>Leagues</td>
<td>50</td>
<td>90</td>
<td>100</td>
<td>240</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Contact Time</td>
<td>241</td>
<td>-</td>
<td>-</td>
<td>241</td>
</tr>
<tr>
<td>Open</td>
<td>44</td>
<td>228</td>
<td>126</td>
<td>398</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>595</td>
<td>595</td>
<td>595</td>
<td>1,785</td>
</tr>
</tbody>
</table>

### Annually

<table>
<thead>
<tr>
<th></th>
<th>Winter</th>
<th>Spring</th>
<th>Summer</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>2,175</td>
<td>750</td>
<td>825</td>
<td>3,750</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>2,204</td>
<td>710</td>
<td>462</td>
<td>3,376</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>3,161</td>
<td>1,310</td>
<td>1,122</td>
<td>5,593</td>
</tr>
<tr>
<td>Leagues</td>
<td>1,450</td>
<td>900</td>
<td>1,100</td>
<td>3,450</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>1,650</td>
<td>1,650</td>
</tr>
<tr>
<td>Contract Time</td>
<td>6,989</td>
<td>-</td>
<td>-</td>
<td>6,989</td>
</tr>
<tr>
<td>Open</td>
<td>1,276</td>
<td>2,280</td>
<td>1,386</td>
<td>4,942</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>17,255</td>
<td>5,950</td>
<td>6,545</td>
<td>29,750</td>
</tr>
</tbody>
</table>

### Adult Lessons

<table>
<thead>
<tr>
<th></th>
<th>Winter</th>
<th>Spring</th>
<th>Summer</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Lessons</td>
<td>28 FT Pro</td>
<td>20 PT Pro</td>
<td>20 Seasonal Pro</td>
<td>28.6667</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>115500</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3264</td>
<td>5.593 Jr lessons</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5.593 Jr lessons</td>
<td>1,650 Camps</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7.243</td>
<td>5.029861</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Hourly Wages

<table>
<thead>
<tr>
<th></th>
<th>Winter</th>
<th>Spring</th>
<th>Summer</th>
<th>Camps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Lessons</td>
<td>69619.2</td>
<td>52000</td>
<td>69888</td>
<td>121619.2</td>
</tr>
<tr>
<td>Jr Lessons</td>
<td>51.80</td>
<td>24.00</td>
<td>24</td>
<td>15600</td>
</tr>
<tr>
<td>Camps</td>
<td>3258</td>
<td>85488</td>
<td>169,416</td>
<td>41.1</td>
</tr>
</tbody>
</table>
## Year 1

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>65% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>21,750</td>
<td>7,500</td>
<td>8,250</td>
<td>24,375</td>
</tr>
<tr>
<td>Lessons – Adults</td>
<td>165,300</td>
<td>53,250</td>
<td>33,990</td>
<td>164,151</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>205,465</td>
<td>79,900</td>
<td>73,040</td>
<td>232,963</td>
</tr>
<tr>
<td>Leagues</td>
<td>40,600</td>
<td>22,400</td>
<td>27,720</td>
<td>58,968</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>115,500</td>
<td>75,075</td>
</tr>
<tr>
<td>Contact Time</td>
<td>193,256</td>
<td>-</td>
<td>-</td>
<td>125,616</td>
</tr>
<tr>
<td>Open</td>
<td>32,190</td>
<td>71,550</td>
<td>41,580</td>
<td>94,458</td>
</tr>
<tr>
<td>Non-member add on</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>658,561</td>
<td>234,600</td>
<td>300,080</td>
<td>775,607</td>
</tr>
</tbody>
</table>

## Year 6

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>80% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>24,608</td>
<td>8,486</td>
<td>9,334</td>
<td>33,942</td>
</tr>
<tr>
<td>Lessons – Adults</td>
<td>187,022</td>
<td>60,247</td>
<td>38,457</td>
<td>228,581</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>232,465</td>
<td>90,400</td>
<td>82,638</td>
<td>324,402</td>
</tr>
<tr>
<td>Leagues</td>
<td>45,935</td>
<td>25,344</td>
<td>31,363</td>
<td>82,113</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>130,678</td>
<td>104,542</td>
</tr>
<tr>
<td>Contact Time</td>
<td>218,651</td>
<td>-</td>
<td>-</td>
<td>174,921</td>
</tr>
<tr>
<td>Open</td>
<td>36,420</td>
<td>80,952</td>
<td>47,044</td>
<td>131,533</td>
</tr>
<tr>
<td>Non-member add on</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>745,101</td>
<td>265,428</td>
<td>339,513</td>
<td>1,080,034</td>
</tr>
</tbody>
</table>
## Year 2

### REVENUES

<table>
<thead>
<tr>
<th></th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>22,294</td>
<td>7,688</td>
<td>8,456</td>
<td>28,828</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>169,433</td>
<td>54,581</td>
<td>34,840</td>
<td>194,140</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>210,602</td>
<td>81,898</td>
<td>74,866</td>
<td>275,524</td>
</tr>
<tr>
<td>Leagues</td>
<td>41,615</td>
<td>22,960</td>
<td>28,413</td>
<td>69,741</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>118,388</td>
<td>88,791</td>
</tr>
<tr>
<td>Contact Time</td>
<td>198,087</td>
<td>-</td>
<td>-</td>
<td>148,566</td>
</tr>
<tr>
<td>Open</td>
<td>32,995</td>
<td>73,339</td>
<td>42,620</td>
<td>111,715</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>675,025</td>
<td>240,465</td>
<td>307,582</td>
<td>917,304</td>
</tr>
</tbody>
</table>

## Year 7

### REVENUES

<table>
<thead>
<tr>
<th></th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>25,223</td>
<td>8,698</td>
<td>9,567</td>
<td>34,791</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>191,697</td>
<td>61,754</td>
<td>39,418</td>
<td>234,295</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>238,276</td>
<td>92,660</td>
<td>84,704</td>
<td>332,512</td>
</tr>
<tr>
<td>Leagues</td>
<td>47,084</td>
<td>25,977</td>
<td>32,147</td>
<td>84,166</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>133,945</td>
<td>107,156</td>
</tr>
<tr>
<td>Contact Time</td>
<td>224,118</td>
<td>-</td>
<td>-</td>
<td>179,294</td>
</tr>
<tr>
<td>Open</td>
<td>37,331</td>
<td>82,976</td>
<td>48,220</td>
<td>134,821</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>763,729</td>
<td>272,064</td>
<td>348,001</td>
<td>1,107,035</td>
</tr>
</tbody>
</table>
### Year 3

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>22,851</td>
<td>7,880</td>
<td>8,668</td>
<td>31,519</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>173,668</td>
<td>55,946</td>
<td>35,711</td>
<td>212,260</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>215,867</td>
<td>83,945</td>
<td>76,738</td>
<td>301,239</td>
</tr>
<tr>
<td>Leagues</td>
<td>42,655</td>
<td>23,534</td>
<td>29,123</td>
<td>76,250</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>121,347</td>
<td>97,078</td>
</tr>
<tr>
<td>Contact Time</td>
<td>203,040</td>
<td>-</td>
<td>-</td>
<td>162,432</td>
</tr>
<tr>
<td>Open</td>
<td>33,820</td>
<td>75,172</td>
<td>43,685</td>
<td>122,141</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>691,901</strong></td>
<td><strong>246,477</strong></td>
<td><strong>315,272</strong></td>
<td><strong>1,002,919</strong></td>
</tr>
</tbody>
</table>

### Year 8

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>25,854</td>
<td>8,915</td>
<td>9,807</td>
<td>35,661</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>196,490</td>
<td>63,298</td>
<td>40,403</td>
<td>240,153</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>244,233</td>
<td>94,976</td>
<td>86,822</td>
<td>340,825</td>
</tr>
<tr>
<td>Leagues</td>
<td>48,261</td>
<td>26,627</td>
<td>32,950</td>
<td>86,270</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>137,293</td>
<td>109,835</td>
</tr>
<tr>
<td>Contact Time</td>
<td>229,721</td>
<td>-</td>
<td>-</td>
<td>183,777</td>
</tr>
<tr>
<td>Open</td>
<td>38,264</td>
<td>85,050</td>
<td>49,426</td>
<td>138,192</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>782,822</strong></td>
<td><strong>278,866</strong></td>
<td><strong>356,701</strong></td>
<td><strong>1,134,711</strong></td>
</tr>
<tr>
<td>Year 4</td>
<td>2.50%</td>
<td>REVENUES</td>
<td>1st Period</td>
<td>2nd Period</td>
</tr>
<tr>
<td>--------</td>
<td>-------</td>
<td>-----------</td>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td>Early Bird</td>
<td>23,422</td>
<td>8,077</td>
<td>8,884</td>
<td>32,307</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>178,010</td>
<td>57,344</td>
<td>36,604</td>
<td>217,566</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>221,263</td>
<td>86,044</td>
<td>78,656</td>
<td>308,770</td>
</tr>
<tr>
<td>Leagues</td>
<td>43,722</td>
<td>24,122</td>
<td>29,851</td>
<td>78,156</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>124,381</td>
<td>99,505</td>
</tr>
<tr>
<td>Contact Time</td>
<td>208,116</td>
<td>-</td>
<td>-</td>
<td>166,492</td>
</tr>
<tr>
<td>Open</td>
<td>34,665</td>
<td>77,052</td>
<td>44,777</td>
<td>125,195</td>
</tr>
<tr>
<td>Total</td>
<td>709,198</td>
<td>252,639</td>
<td>323,153</td>
<td>1,027,992</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year 9</th>
<th>2.50%</th>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>80% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>26,500</td>
<td>9,138</td>
<td>10,052</td>
<td>36,552</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>201,402</td>
<td>64,880</td>
<td>41,414</td>
<td>246,156</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>250,339</td>
<td>97,350</td>
<td>88,992</td>
<td>349,345</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leagues</td>
<td>49,467</td>
<td>27,292</td>
<td>33,774</td>
<td>88,427</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>140,726</td>
<td>112,580</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Time</td>
<td>235,464</td>
<td>-</td>
<td>-</td>
<td>188,371</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open</td>
<td>39,220</td>
<td>87,177</td>
<td>50,661</td>
<td>141,647</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>802,393</td>
<td>285,837</td>
<td>365,618</td>
<td>1,163,079</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Year 5

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>80% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>24,008</td>
<td>8,279</td>
<td>9,106</td>
<td>33,114</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>182,460</td>
<td>58,778</td>
<td>37,519</td>
<td>223,006</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>226,795</td>
<td>88,195</td>
<td>80,622</td>
<td>316,490</td>
</tr>
<tr>
<td>Leagues</td>
<td>44,815</td>
<td>24,725</td>
<td>30,598</td>
<td>80,110</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>127,490</td>
<td>101,992</td>
</tr>
<tr>
<td>Contact Time</td>
<td>213,318</td>
<td>-</td>
<td>-</td>
<td>170,655</td>
</tr>
<tr>
<td>Open</td>
<td>35,532</td>
<td>78,978</td>
<td>45,897</td>
<td>128,325</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>726,928</td>
<td>258,955</td>
<td>331,232</td>
<td>1,053,692</td>
</tr>
</tbody>
</table>

### Year 10

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>1st Period</th>
<th>2nd Period</th>
<th>3rd Period</th>
<th>80% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Bird</td>
<td>27,163</td>
<td>9,366</td>
<td>10,303</td>
<td>37,466</td>
</tr>
<tr>
<td>Lessons - Adults</td>
<td>206,437</td>
<td>66,502</td>
<td>42,449</td>
<td>252,310</td>
</tr>
<tr>
<td>Lessons-Jr</td>
<td>256,598</td>
<td>99,784</td>
<td>91,217</td>
<td>358,079</td>
</tr>
<tr>
<td>Leagues</td>
<td>50,704</td>
<td>27,975</td>
<td>34,618</td>
<td>90,637</td>
</tr>
<tr>
<td>Camps</td>
<td>-</td>
<td>-</td>
<td>144,244</td>
<td>115,395</td>
</tr>
<tr>
<td>Contact Time</td>
<td>241,350</td>
<td>-</td>
<td>-</td>
<td>193,080</td>
</tr>
<tr>
<td>Open</td>
<td>40,201</td>
<td>89,356</td>
<td>51,928</td>
<td>145,188</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>822,452</td>
<td>292,983</td>
<td>374,759</td>
<td>1,192,156</td>
</tr>
</tbody>
</table>
Reston Indoor Tennis Center  
Lake Newport, Reston Virginia  
Budget  

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT COST</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landscape</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allowance for Landscaping</td>
<td>1</td>
<td>LS</td>
<td>25,000.00</td>
</tr>
<tr>
<td><strong>Demolition</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demo existing tennis courts</td>
<td>3,950</td>
<td>SY</td>
<td>2.50</td>
</tr>
<tr>
<td>Demo existing fences</td>
<td>1</td>
<td>LS</td>
<td>2,500.00</td>
</tr>
<tr>
<td>Demo existing building</td>
<td>1</td>
<td>LS</td>
<td>3,500.00</td>
</tr>
<tr>
<td><strong>Site Work</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site survey &amp; layout</td>
<td>1</td>
<td>LS</td>
<td>15,000.00</td>
</tr>
<tr>
<td>Earth work/ utilities</td>
<td>1</td>
<td>LS</td>
<td>350,000.00</td>
</tr>
<tr>
<td>Concrete retaining wall</td>
<td>2.586</td>
<td>SF</td>
<td>30.00</td>
</tr>
<tr>
<td>Concrete retaining wall Footings</td>
<td>1</td>
<td>LS</td>
<td>40,000.00</td>
</tr>
<tr>
<td><strong>Structural, Metal</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prefabricated metal building</td>
<td>1</td>
<td>LS</td>
<td>533,638.00</td>
</tr>
<tr>
<td>Structural steel and metal deck</td>
<td>1</td>
<td>LS</td>
<td>140,000.00</td>
</tr>
<tr>
<td><strong>Structural, Concrete</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Slab</td>
<td>46.710</td>
<td>SF</td>
<td>5.20</td>
</tr>
<tr>
<td>Footings</td>
<td>140</td>
<td>CY</td>
<td>420.00</td>
</tr>
<tr>
<td><strong>Masonry</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Split Face CMU Block</td>
<td>2,360</td>
<td>SF</td>
<td>17.50</td>
</tr>
<tr>
<td><strong>Waterproofing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterproofing @ retaining wall</td>
<td>2.586</td>
<td>SF</td>
<td>4.80</td>
</tr>
<tr>
<td><strong>Roofing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White EPDM roof at office and lobby area</td>
<td>7,440</td>
<td>SF</td>
<td>9.40</td>
</tr>
<tr>
<td><strong>EIFS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EIFS over metal building</td>
<td>11,430</td>
<td>SF</td>
<td>9.50</td>
</tr>
<tr>
<td><strong>Glass and Glazing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior storefront</td>
<td>2,040</td>
<td>SF</td>
<td>55.20</td>
</tr>
<tr>
<td>Interior storefront</td>
<td>1,800</td>
<td>SF</td>
<td>50.20</td>
</tr>
<tr>
<td><strong>Doors, Frames &amp; Hardware</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior doors, frames &amp; hardware 6-0X7-0</td>
<td>3</td>
<td>EA</td>
<td>1,700.00</td>
</tr>
<tr>
<td>Interior doors, frames &amp; hardware 3-0X7-0</td>
<td>7</td>
<td>EA</td>
<td>850.00</td>
</tr>
<tr>
<td><strong>Millwork</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counters</td>
<td>1</td>
<td>LS</td>
<td>4,500.00</td>
</tr>
<tr>
<td>Lockers/Bench</td>
<td>1</td>
<td>LS</td>
<td>4,500.00</td>
</tr>
<tr>
<td><strong>Drywall</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light gage metal studs with sheathing and insulation</td>
<td>80</td>
<td>LF</td>
<td>162.00</td>
</tr>
<tr>
<td>Interior drywall partitions@ office area</td>
<td>350</td>
<td>LF</td>
<td>58.00</td>
</tr>
<tr>
<td>Interior drywall partitions@ tennis area 12'</td>
<td>537</td>
<td>LF</td>
<td>54.00</td>
</tr>
<tr>
<td>Acoustical ceilings</td>
<td>6,400</td>
<td>LS</td>
<td>3.50</td>
</tr>
<tr>
<td>Drywall ceilings</td>
<td>1,200</td>
<td>LS</td>
<td>7.00</td>
</tr>
<tr>
<td>Rough carpentry</td>
<td>1</td>
<td>LS</td>
<td>18,500.00</td>
</tr>
</tbody>
</table>

Date: 3/26/2010
<table>
<thead>
<tr>
<th>Flooring</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceramic tile</td>
<td>3,200</td>
<td>SF</td>
<td>9.00</td>
<td>$28,800</td>
</tr>
<tr>
<td>Carpet</td>
<td>693</td>
<td>SY</td>
<td>35.00</td>
<td>$24,255</td>
</tr>
<tr>
<td>Painting</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Painting of drywall partitions</td>
<td>15,444</td>
<td>SF</td>
<td>0.35</td>
<td>$5,405</td>
</tr>
<tr>
<td>Painting of doors</td>
<td>13</td>
<td>EA</td>
<td>85.00</td>
<td>$1,105</td>
</tr>
<tr>
<td>Toilet Accessories/Partitions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet partitions</td>
<td>1</td>
<td>LS</td>
<td>3,800</td>
<td>$3,800</td>
</tr>
<tr>
<td>Bathroom accessories</td>
<td>1</td>
<td>LS</td>
<td>3,500</td>
<td>$3,500</td>
</tr>
<tr>
<td>Signage</td>
<td>1</td>
<td>LS</td>
<td>$1,500.00</td>
<td>$1,500</td>
</tr>
<tr>
<td>Athletic Surfacing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis court</td>
<td>5</td>
<td>EA</td>
<td>$16,000.00</td>
<td>$80,000</td>
</tr>
<tr>
<td>HVAC/Plumbing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td>1</td>
<td>LS</td>
<td>$440,000.00</td>
<td>$440,000</td>
</tr>
<tr>
<td>Plumbing</td>
<td>1</td>
<td>LS</td>
<td>$55,000.00</td>
<td>$55,000</td>
</tr>
<tr>
<td>Sprinkler</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinkler office, locker rooms and storage areas</td>
<td>9,000</td>
<td>SF</td>
<td>$2.85</td>
<td>$25,650</td>
</tr>
<tr>
<td>Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High bay lighting</td>
<td>65</td>
<td>EA</td>
<td>$1,100.00</td>
<td>$71,500</td>
</tr>
<tr>
<td>Office lighting</td>
<td>69</td>
<td>EA</td>
<td>$390.00</td>
<td>$26,910</td>
</tr>
<tr>
<td>Site lighting</td>
<td>1</td>
<td>LS</td>
<td>Excluded</td>
<td>$0</td>
</tr>
<tr>
<td>Power</td>
<td>1</td>
<td>LS</td>
<td>$65,000.00</td>
<td>$65,000</td>
</tr>
<tr>
<td>Fire alarm</td>
<td>43,350</td>
<td>SF</td>
<td>$1.25</td>
<td>$54,188</td>
</tr>
</tbody>
</table>

**SUBTOTAL**                  |       |     |     | $2,952,208 |
**General Conditions**         |       |     |     | $360,000   |
**Subtotal**                   |       |     |     | $3,312,208 |
**Fee (3%)**                   |       |     |     | $99,366    |
**TOTAL**                      |       |     |     | $3,411,574 |
<table>
<thead>
<tr>
<th>Trade</th>
<th>SF</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>46586</td>
<td>2.00</td>
<td>93,000</td>
</tr>
<tr>
<td>Earthwork / Site Utilities</td>
<td>46586</td>
<td>7.00</td>
<td>326,000</td>
</tr>
<tr>
<td>Site Concrete</td>
<td>46586</td>
<td>0.50</td>
<td>23,000</td>
</tr>
<tr>
<td>Landscaping</td>
<td>46586</td>
<td>1.00</td>
<td>47,000</td>
</tr>
<tr>
<td>Site Lighting / Parking Lot</td>
<td>46586</td>
<td>1.50</td>
<td>70,000</td>
</tr>
<tr>
<td>Milling / Overlay Ex. Parking</td>
<td>46586</td>
<td>2.00</td>
<td>93,000</td>
</tr>
<tr>
<td>Concrete - Ftgs. / SOG</td>
<td>46586</td>
<td>10.00</td>
<td>466,000</td>
</tr>
<tr>
<td>Pre-fab Steel Bldg. / Metal Panel Skin</td>
<td>46586</td>
<td>22.00</td>
<td>1,025,000</td>
</tr>
<tr>
<td>Glass &amp; Glazing</td>
<td>46586</td>
<td>1.50</td>
<td>70,000</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>10000</td>
<td>15.00</td>
<td>150,000</td>
</tr>
<tr>
<td>Tennis Court (Surfacing / Nets )</td>
<td>35600</td>
<td>1.50</td>
<td>53,000</td>
</tr>
<tr>
<td>Sprinkler</td>
<td>46586</td>
<td>0.75</td>
<td>35,000</td>
</tr>
<tr>
<td>MEP</td>
<td>46586</td>
<td>20.00</td>
<td>932,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>3,383,000</td>
</tr>
<tr>
<td><strong>GC indirects</strong></td>
<td></td>
<td>10.00%</td>
<td>338,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>3,721,000</td>
</tr>
</tbody>
</table>

**Alternates:**

- Exterior Skin Enhancements 15000 15.00 225,000 **(Split face CMU / HardiPlank)**
- Reuse Existing Court Slabs

**Estimated Budget Range w/o Alts:** $3,550,000 to $3,850,000
### Approvals and Site Plans

- 1% Permits: $28,803
- 5% Construction Contingency: $144,106
- 6% Design Contingency: $144,106

### Total

- 4.5% Plot: $244,242
- 5.5% CFA: $52,121
- 6% Design Fees for Design Build: $122,699

### Cost Estimate

<table>
<thead>
<tr>
<th>Division</th>
<th>Description</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Division 1</td>
<td>Electrical</td>
<td>$166,550</td>
</tr>
<tr>
<td>Division 2</td>
<td>Mechanical</td>
<td>$27,000</td>
</tr>
<tr>
<td>Division 3</td>
<td>Conveying Systems</td>
<td>$0,000</td>
</tr>
<tr>
<td>Division 4</td>
<td>Special Construction</td>
<td>$10,000</td>
</tr>
<tr>
<td>Division 5</td>
<td>Special Finishes</td>
<td>$37,500</td>
</tr>
<tr>
<td>Division 6</td>
<td>Special Equipment</td>
<td>$2,111</td>
</tr>
<tr>
<td>Division 7</td>
<td>Special Finishes</td>
<td>$23,600</td>
</tr>
<tr>
<td>Division 8</td>
<td>Special Finishes</td>
<td>$3,115</td>
</tr>
<tr>
<td>Division 9</td>
<td>Special Finishes</td>
<td>$15,115</td>
</tr>
<tr>
<td>Division 10</td>
<td>Special Finishes</td>
<td>$118,510</td>
</tr>
<tr>
<td>Division 11</td>
<td>Doors and Windows</td>
<td>$1,710</td>
</tr>
<tr>
<td>Division 12</td>
<td>Thermal &amp; Moisture Protection</td>
<td>$510,735</td>
</tr>
<tr>
<td>Division 13</td>
<td>Wood and Plastics</td>
<td>$1,198</td>
</tr>
<tr>
<td>Division 14</td>
<td>Metals</td>
<td>$66,424</td>
</tr>
<tr>
<td>Division 15</td>
<td>Masonry</td>
<td>$9,350</td>
</tr>
<tr>
<td>Division 16</td>
<td>Concrete</td>
<td>$1,033</td>
</tr>
<tr>
<td>Division 17</td>
<td>Steelwork</td>
<td>$323,433</td>
</tr>
<tr>
<td>Division 18</td>
<td>General Requirements</td>
<td>$47,999</td>
</tr>
<tr>
<td>Division 19</td>
<td>General Requirements</td>
<td>$17,799</td>
</tr>
<tr>
<td>Division 20</td>
<td>General Requirements</td>
<td>$17,999</td>
</tr>
</tbody>
</table>

**Total Cost:** $3,667,364

**New Building Exterior:** 4,800 square feet

**New Building Exterior Percent:** 40.00%
Item I

Appointment of Independent Auditing Firm
ITEM J: Appointment of Auditor & Election Counting Agent

PRESENTER: Cate Fulkerson, Director of Administration & Member Services

**Board Motion:** Move to appoint BDO USA as the independent Certified Public Accountants to audit the Association’s financial books and records for FY 2011.

**BACKGROUND**
As outlined in Assessment & Finance Resolution 8; Annual Audit, the Board of Directors is responsible for appointing -- upon recommendation of the Fiscal Committee -- an independent Certified Public Accountant to audit the Association’s financial books and records.
Item J

2011 Capital Carry Forward Projects

The materials for this item will be provided prior to the December 15, 2011 Regular Board of Directors meeting.
Item K


The materials for this item will be made available prior to the December 15, 2011 Board of Directors Meeting.
Item L

Legal Committee Report – December 2011
AGENDA ITEM SUMMARY  

December 15, 2011

ITEM L: Legal Committee Report

PRESENTER: Kathleen Driscoll McKee, President

**Board Motion:** Move to approve the report of the Legal Committee and authorize action to be taken on the cases reviewed during its meeting of December 7, 2011.

BACKGROUND

As per Reston Deed Section III.8(b), the Legal Committee is delegated the authority of the Reston Association Board of Directors to review pending or proposed legal action and other legal matters and report its action to the Board.

The Board, by majority vote, may agree to review any decision of the Legal Committee, which shall have the effect of vacating the Legal Committee’s decision.

ISSUES

At its meeting of December 7, 2011, the Legal Committee took action on eleven (11) cases, voting as follows:

1. **11914 Barrel Cooper Court:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 11914 Barrel Cooper Court to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the front gutters, side elevation rakeboard, side elevation stucco, and rear party wall shared with 11912 Barrel Cooper Court (case #123750) and (b)(8) Refuse and Debris regarding hoses, plastic bottle, plastic containers, and blue tarp (case #123749).

2. **2215 Burgee Court:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owners of 2215 Burgee Court to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the garage door, decorative lights, entrance rails, entrance door, siding, and trim (case #123557) and (b)(8) Refuse and Debris regarding bagged trash, boxes, bottles, building materials, pots, bike, toys, ladder, oil containers, couch, shovel, and broken branches (case #119964).

3. **1134 Round Pebble Lane:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 1134 Round Pebble Lane to enforce Reston Deed Section VI.1. Design Covenants regarding the tree removal, arbor, and deck railing (cases #126505, #126506, #119122, #119121).

4. **1508 Scandia Circle:** Dismiss the case concerning Reston Deed Section VI.1. Design Covenants regarding the unapproved white trim (case #118968).
5. **2188 Golf Course Drive:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2188 Golf Course Drive to enforce Reston Deed Section VI.1. Design Covenants regarding the front door and gutters and downspouts (cases #115646, #115644).

6. **2422 Bramblebush Court:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2422 Bramblebush Court to enforce Reston Deed Section VI.1. Design Covenants regarding different sized siding (case #116683).

7. **11225 Leatherwood Drive:** Defer action to the February 1, 2012 Legal Committee Meeting regarding Reston Deed Section VI.1. Design Covenants regarding the landscape plan (case #76204), with the stipulation the homeowner submit a new landscape plan for approval by the Design Review Board.

8. **1733 Wainwright Drive:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 1733 Wainwright Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the fascia, trim, siding, vents, and fogged window (cases # 106153, # 114601) and (b)(6) Vegetation regarding the vine tracings (case #107699) and Reston Deed Section VI.1. Design Covenants regarding the decorative light fixture and security light (cases # 107702, #107701).

9. **2250 Coppersmith Square:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2250 Coppersmith Square to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the front soffit, rear soffit and corner board (cases # 122711, # 114886) and Reston Deed Section VI.1. Design Covenants regarding the unapproved trim boards on fence (case #115757).

10. **2258 Cocquina Drive:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2258 Cocquina Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the railing (cases # 114616) and (b)(8) Refuse and Debris regarding the toilets, sink pedestal, lumber, empty cans, cups, trash, garbage can, metal barrel, barbecue, bikes, screens, pots, pans, cooler, and work out equipment (case #114617) and Reston Deed Section VI.1. Design Covenants regarding the rear lower level window, rear right side window, shed, and fence (cases # 114618, #114619, #114620, #114621).

11. **2274 Cocquina Drive:** File suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2274 Cocquina Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the broken window, fence, window trim, rear patio, and deck (case # 121137) and Reston Deed Section VI.1. Design Covenants regarding the deck railing (case # 121135).
MEMORANDUM

To: Board of Directors
From: Kathleen Driscoll McKee, President
Re: Report of Legal Committee
Date: December 8, 2011

Committee Members Present: Board President Kathleen Driscoll McKee, Director Tom Vis, Chief Executive Officer Milton Matthews, Director Mike Collins, Director Ken Knueven, and General Counsel Kenneth Chadwick- (ex officio and non-voting)

At its December 7, 2011, meeting, the Legal Committee voted to take the following actions:

NEW BUSINESS

Maintenance Violation Cases

1. 11914 Barrel Cooper Court, Section 50, Block 3B, Lot 85  123749, 123750
   Owner: Jeanna L. Ballard

   Motion: Kathleen Driscoll McKee moved the following:

   To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 11914 Barrel Cooper Court to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the front gutters, side elevation rakeboard, side elevation stucco, and rear party wall shared with 11912 Barrel Cooper Court (case #123750) and (b)(8) Refuse and Debris regarding hoses, plastic bottle, plastic containers, and blue tarp (case #123749).

   Milton Matthews seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews.  The motion passed unanimously.

2. 2215 Burgee Court, Section 64B, Lot 16    123557, 119964
   Owners: David R. Benbennick
           Erin Benbennick

   123557, 119964
Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owners of 2215 Burgee Court to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the garage door, decorative lights, entrance rails, entrance door, siding, and trim (case #123557) and (b)(8) Refuse and Debris regarding bagged trash, boxes, bottles, building materials, pots, bike, toys, ladder, oil containers, couch, shovel, and broken branches (case #119964).

Tom Vis seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

Design Violation Cases

3. 1134 Round Pebble Lane, Section 75, Block 2, Lot 8  126505, 126506, 119122, 119121
Owner: Amir Raminpour

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 1134 Round Pebble Lane to enforce Reston Deed Section VI.1. Design Covenants regarding the tree removal, arbor, and deck railing (cases #126505, #126506, #119122, #119121).

Milton Matthews seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

4. 1508 Scandia Circle, Section 19, Block 2, Lot 36  118968
Owners: David J. Whipple
Daniel I. Gordon

Motion: Kathleen Driscoll McKee moved the following:

To dismiss the case concerning Reston Deed Section VI.1. Design Covenants regarding the unapproved white trim (case #118968).

Tom Vis seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

5. 2188 Golf Course Drive, Section 42, Block 7B, Lot 8  115646, 115644
Owner: Ruth A. Pinkman

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2188 Golf Course Drive to enforce Reston Deed Section VI.1.
Design Covenants regarding the front door and gutters and downspouts (cases #115646, #115644).

Milton Matthews seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

6. 2422 Bramblebush Ct., Section 18, Block 3, Lot 15 116683
Owner: Meredith Otterson

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2422 Bramblebush Court to enforce Reston Deed Section VI.1. Design Covenants regarding different sized siding (case #116683).

Tom Vis seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

7. 11225 Leatherwood Dr, Section 18, Block 1, Lot 11 76204
Owner: Patricia Rutter

Motion: Milton Matthews moved the following:

To defer action to the February 1, 2012 Legal Committee Meeting regarding Reston Deed Section VI.1. Design Covenants regarding the landscape plan (case #76204), with the stipulation the homeowner submit a new landscape plan for approval by the Design Review Board.

Ken Knueven seconded the motion. The vote was AYE: McKee, Vis, Knueven, Matthews. ABSTAIN: Collins. The motion passed.

Design and Maintenance Violation Cases

8. 1733 Wainwright Drive, Section 62, Block 1B, Lot 43 114601, 107702, 107701, 107699, 106153
Owner: Geraldine Graff Shaw

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 1733 Wainwright Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the fascia, trim, siding, vents, and fogged window (cases #106153, #114601) and (b)(6) Vegetation regarding the vine tracings (case #107699) and Reston Deed Section VI.1. Design Covenants regarding the decorative light fixture and security light (cases #107702, #107701).
Milton Matthews seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

9. 2250 Coppersmith Square, Section 50, Block 1, Lot 47  122711, 115757, 114886
Owner: Stephen Palmer Reagan

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2250 Coppersmith Square to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the front soffit, rear soffit and corner board (cases # 122711, # 114886) and Reston Deed Section VI.1. Design Covenants regarding the unapproved trim boards on fence (case #115757).

Tim Vis seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

10. 2258 Cocquina Drive, Reston, VA, Section 38B, Block 7, Lot 9 114616, 114617, 114618, 114619, 114620, 114621
Owner: Shoaib Hashmi

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2258 Cocquina Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the railing (cases # 114616) and (b)(8) Refuse and Debris regarding the toilets, sink pedestal, lumber, empty cans, cups, trash, garbage can, metal barrel, barbecue, bikes, screens, pots, pans, cooler, and work out equipment (case #114617) and Reston Deed Section VI.1. Design Covenants regarding the rear lower level window, rear right side window, shed, and fence (cases # 114618, #114619, #114620, #114621).

Milton Matthews seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

11. 2274 Cocquina Drive, Section 38B, Block 7, Lot 1 121137, 121135
Owner: Sang Van Bui

Motion: Kathleen Driscoll McKee moved the following:

To file suit immediately following the December 15, 2011 Board of Directors Meeting against the owner of 2274 Cocquina Drive to enforce Reston Deed Section VI.2. (c) Maintenance of Improvements regarding the broken window, fence, window trim, rear patio, and deck (case # 121137) and Reston Deed Section VI.1. Design Covenants regarding the deck railing (case # 121135).
Tom Vis seconded the motion. The vote was AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.

DISCUSSION

The Legal Committee was presented with the 2012 Meeting Calendar. Kathleen Driscoll McKee suggested the cancellation of the August 2012 Meeting.

Kathleen Driscoll McKee moved to approve the calendar as amended. Tom Vis seconded the motion. The vote on the motion was: AYE: McKee, Collins, Vis, Knueven, Matthews. The motion passed unanimously.
Item M

Advisory Committee Reports
October 2011 – November 2011
Communications Advisory Committee  
Meeting Minutes  
October 12, 2011  
12001 Sunrise Valley Drive, Conference Room 7 p.m.

- Call to Order & Quorum Establishment  
  Lisa Bader  
  Present: Lisa Bader, Jane Howard, Ned Dickert, Melissa Knueven, Eric Weinstein and Sharon Goetz  
  Board: Ken Knueven, Kathleen Driscoll McKee  
  Staff: Amelia Townsend

- General Announcements  
  1. Lisa Bader, Chair

- Approve Minutes from Previous Month

- Old Business
  1. Indoor Tennis Fact Sheet Update  
     o Presented to Board at Sept. 29 meeting, after working with TAC sub-committee. Board asked both committees to rework the document to include more facts about indoor tennis. There will now be two documents:  
       ▪ Fact sheet and a timeline for indoor tennis  
       ▪ TAC will present to Board for Oct. 27 BOD meeting  
     o Master Plan Special Study Update Communications Plan  
       ▪ The Task Force is still working on phase I. Phase II has not begun.  
       ▪ Amelia asked for guidance regarding implementation of Comm. Plan.  
       ▪ Plan for roll out when Phase II begins  
       ▪ Suggestions included adding link on Metro Rail page, then table new action on the Communications Plan until 12/12

- New Business
  Assessment Communications  
  Separate cover letter explaining change and steps to pay assessment  
  Tone: Conversational, warm, approachable, brief to explain change in date  
  Keep it simple to eliminate confusion  
  Include steps to pay it.  
  Milton’s letter should:  
  Be the vision  
  Not include payment options  
  Goals for year—top from strategic plan or Essential Reston  
  □ Tone: Conversational, warm, approachable, brief to explain change in date  
  □ Keep it simple to eliminate confusion

- Include steps to pay it.
- Milton’s letter should:  
  □ Be the vision  
  □ Not include payment options  
  □ Goals for year—top from strategic plan or Essential Reston  
  □ Consistent date formats
Tennis Committee requests to have CAC member help with communications for the charity tennis sub-committee. Starts in November and will meet through June. Melissa offered a suggestion from her approach to the PBAC. She met with the chairman to understand the goals, objectives of the communications need.

Kathleen suggests CAC devise a list of items that it can accomplish for other committees. Ken suggests making templates for each committee to use.

Lisa suggests committee chairs come to CAC meetings Brainstorm in November meeting.

- **Issues/Items Requiring Board Action**
  
  Indoor Tennis updated fact sheet presentation to Board on Oct. 27, 2011

- **Next Meeting Time & Agenda -**
  
  * November 9, 2011

  Lisa Bader adjourned the meeting at 8:35 p.m.
TRANSPORTATION ADVISORY COMMITTEE MEETING MINUTES
NOVEMBER 3, 2011

PRESENT: Committee Vice Chair John Bowman; Committee Members Patty Nicoson, Dan McGuire, Bob Stein, Michael Martin, Loren Bruce, Tim Donahue, Reston Staff Liaison Margo Collins.

ABSENT: Committee Chair Kathryn Martin; Committee Member Tracy Pless, Joe Stowers.

I. PROCEDURAL ITEMS

A. CALL TO ORDER & OPENING REMARKS

Committee Chair Bowman called the meeting to order at 5:45 pm and established that a quorum of the Transportation Advisory Committee was present.

B. ADOPTION OF REGULAR MEETING AGENDA (ATTACHED)

Committee Chair Bowman, seconded by Member Martin, moved to adopt the November 3, 2011 Transportation Advisory Committee meeting agenda.

The motion passed unanimously.

C. APPROVAL OF MEETING MINUTES (ATTACHED)

Committee Member Nicoson, seconded by Committee Member Martin, moved to adopt the May 19, 2011 Transportation Advisory Committee meeting minutes as amended.

The motion passed unanimously.

II. GENERAL COMMUNICATIONS/PRESENTATIONS

D. COMMENTS FROM RESTON ASSOCIATION MEMBERS

No members were in attendance.

III. ACTION/DISCUSSION ITEMS

E. 2011-2012 WORK PLAN

Committee Member Bruce, seconded by committee member McGuire, moved to adopt the revised format of the work plan for April 2012- March 2013 presented by committee member Bob Stein.

The motion passed with votes recorded as follows:
Aye, 7,0,0
F. RESTON ASSOCIATION PEDESTRIAN AND BICYCLE ADVISORY COMMITTEE

Committee Chair Bowman attended a workshop for the Bicycle Advisory Committee on the proposed cycle track for Fairfax County. Fairfax County study shows that currently there is an average of 0.03 percent of the commuters bicycling 11.5 miles per day. Committee Member Bowman to circulate the link for that plan to the TAC members. [http://www.fairfaxcounty.gov/fcdot/bike/county_bike_master_plan.htm
HTTP://TOOLEDESIGN.COM/FAIRFAX/]

G. STATUS OF DULLES RAIL CONSTRUCTION

Committee Member Nicoson gave an update on Dulles Metrorail Project. A traffic and revenue study is currently being conducted on options for financing Phase II which will kick off November 16, 2011. Options still under consideration include; high occupancy toll lanes, garage funds, and loans. See attached Dulles Corridor Metro Project Updates dated October 20, 2011.

H. WIDENING OF ROUTE 7, RESTON PARKWAY, AND SOAPSTONE UPDATE

No new update.

I. BUS STUDY

No new update.

IV. OLD BUISNESS

No new update.

V. NEW BUSINESS

The committee discussed the future involvement of the individual Village Centers and the opportunities to increase community awareness on these options for transportation changes.

VI. ADJOURN

Committee Chair Bowman, seconded by Committee Member Loren Bruce, moved to adjourn the meeting.

THE MEETING ADJOURNED AT 7:15

RESPECTFULLY SUBMITTED,

Margo Collins
Staff Liaison to Transportation Advisory Committee
Non-Residential Covenants Advisor,

ATTACHMENTS TO ORIGINAL:
– DULLES CORRIDOR METRORAIL PROJECT OCTOBER 2011
– 2012-2013 REVISED WORK PLAN FORMAT
Committee Chair: Sridhar Ganesan

Board Liaison: Joe Leighton

Staff Liaison: Mary Conaway

Attendees: Mary Conaway, Swanee Busic, Heather MacLellan, Tyrone Gillum, Dick Bishop, Robin Morris, Dan Krugler, Sridhar Ganesan

Absent: Jo Leighton, Elaine Killoran, Jo Ann Baynes, Donna Harris, Roseann Kuryla, Kathy Ragheb.

I. GENERAL ANNOUNCEMENTS & OPENING REMARKS
   • Sridhar called the meeting to order at 7:03PM. With a final nod from the RA Board, Sridhar will be our TAC Chair.

II. REVIEW MEETING MINUTES FROM A PREVIOUS MONTH
   • The October minutes were reviewed. Sridhar motioned to accept the minutes. Dan Krugler seconded the motion. The minutes were approved.

III. INDOOR TENNIS UPDATE
   • We had a lengthy discussion concerning the Thursday, October 27th monthly RA Board meeting. There are high hopes that the Board will vote and pass a referendum for indoor tennis, as well as finalize the “Indoor Tennis in Reston – An Overview”. Mary, again reemphasized the importance of having members of TAC contact the (tennis) community to insure a good turn out of speakers and participants at this meeting.

IV. MANAGER’S REPORT
   • Laurel Learning Center and The American Cancer Society both received a check for two thousand dollars each as a result of this year’s two fundraising tennis tournaments.
   • The first draft of the spring “Reston Magazine” is November 2nd.
A questionnaire went out to evaluate the bus trip to the US Open with the hope to ever improve this event. Comments were positive and new ideas were suggested. TAC is updating potential upcoming events for 2012. Adding to September 13th, 2011 Meeting Minutes; V. GOALS FOR NEXT SEASON:
  1. Social Mixer in July will be last week in July.

V. NEW BUSINESS
- This coming year, TAC plans to expand it’s community/school outreach. One such event will be a restaurant night at various establishments around Reston throughout the year, where a percentage of that days profit will go to one of our charities such as HEART or Laurel Learning.
- Mary announced that on April 16th 2012, Reston Tennis, in partnership with Phiffer Fitness, would sponsor a Benefit League Participation Tournament called “Game On”. More information on the event to follow.
- Mary plans to research a new data base called “Constant Contact”. It brings massive information together instantly. Mary will share her findings on “Constant Contact” shortly.

VI DATE AND TIME OF NEXT MEETING
Tuesday, November, 8th, at 7:00PM

VII. MEETING ADJOURNED
Meeting adjourned at 8:22 PM

Minutes taken and submitted by Swanee A. Busic
Committee Chairs:  Diane Blust, Carolyn Badila, Carol Ivory
Board Liaison:  Kathleen Driscoll McKee
Staff Liaison:  Claudia Thompson-Deahl and Katie Shaw
Attendees:  Diane Blust, Nicole Wynnands, Brandon Ashby, Carolyn Badila, Irwin Flashman, Carol Ivory, Mike Sanio, Ben Perchik, Freya De Cola, Eric Weinstein, Sue Beffel
Absent:  Ron Rubin, Nick Bauer, Bob Mowbray

A. Call to Order, Establish quorum, Chair's opening remarks
   A quorum was established. The meeting was led by Diane Blust.

B. Approve Minutes
   Carolyn Badila moved that the October minutes be approved; there was a second from Kathleen Driscoll McKee, and the minutes were approved unanimously.

C. Review Agenda – the agenda was reviewed and approved.

D. Old Business –

   Report on Work Plan presentation to RA Board –
   At the recent regular Board meeting, Carolyn presented a progress report on the EAC work plan. There was no feedback from the Board, but Kathleen said that there would be none unless the Board had a problem with the report.

   Carolyn told the committee that there had been a discussion at the Board meeting that she wanted to bring to the attention of the EAC. This discussion was a Covenants issue regarding a tree blocking a resident’s view of the lake. She said the tree was referred to as a honeysuckle tree, but was in fact an Asian invasive bush honeysuckle. It was apparent from the discussion that no one knew what the tree was, and Carolyn felt the tree should have been identified before the issue got to the Board. Claudia said that residents must apply to the DRB to remove even a banned invasive. There was a discussion about what the procedure is for removal of invasives, and whether there should be any follow-up. Diane recommended putting more information in E-notices, and Claudia said that she had highlighted the 8 banned invasives, one each week for 8 weeks on E-notices.

   Sustainability Training Updates –
Nicole had spoken with Professor Schilling and three dates for the training were mentioned: Saturday, February 11, January 28th, and January 21st. The consensus of the EAC was that February 11th is the preferred date, from 1-4 p.m. Kathleen suggested that the Board be asked to invite Supervisor Hudgins. Diane made a motion that the Board be requested to invite Supervisor Hudgins, there was a second from Mike Sanio, and the motion was approved unanimously. There was discussion about inviting other attendees including: Sharon Bulova, Heidi Merkel (Fairfax County), advisory committees, senior RA staff, Board members, and the public. Diane added that an invitation should go out to all clusters. Nicole will confirm the February 11th date, and will also discuss a second date in case of inclement weather.

Carolyn said the EAC needs to continue to work on developing future leaders for the committee, and that EAC members should take advantage of opportunities to go to meetings of the DRB and the Board.

Mike Sanio asked if there could be an update on the Strategic Plan at the next meeting, and Kathleen said that there will be a vote on the plan at the Board meeting on November 17th. Mike also asked about the status of the Statement of Environmental Considerations for Future Development in Reston and suggested that the committee needs to communicate what it does to the community.

E. New Business –
Sustainable Reston Forum and actions –
Diane discussed the Forum which was held on October 22nd and she reminded the committee that the Sustainable Reston initiative was started by Supervisor Cathy Hudgins, and that it needs to be built into Reston’s future. The current Sustainable Reston initiative is to get people to sign a pledge to become more sustainable, and the goal is to get 12% of households to sign a pledge by Founder’s Day 2012. Approximately 160 people attended the Forum, and more information is available on the website, www.sustainablereston.org

F. Issues/items requiring Board Action –Request that the Board invite Supervisor Hudgins to the February 11, 2012 sustainability training.

G. General Announcements
Claudia—43 volunteers participated in the Stream Clean-up on October 22nd, and 96 bags of trash were removed.
Freya—said she will be participating in the Tar Sands Pipeline protest on November 6 at 2 p.m. at the White House. For more information visit www.tarsandsction.org
Mountain Top Removal—Claudia said that she has also participated in this protest. For more information visit www.wiseenergyforvirginia.org
Katie—thanked EAC members for their help with the Halloween event. Upcoming events at Nature House include:
  November 11, Dirt the Movie, 7-9 pm at Nature House
  November 9, Eco-friendly cleaning with Diane Blust
Mike Sanio recently attended a sustainability conference in Singapore, and talked briefly about a rating system for park land. This system would help to identify what is important. The committee said they would be interested in hearing more about this at a future meeting.

Carolyn: November 20, 7:30-10:30 a.m., Park at Uplands Pool

H. Adjourn—A motion was made to adjourn the meeting by Carolyn Badila with a second from Sue Beffel and the meeting was adjourned at 8:49 p.m.

NEXT MEETING DATE: TUESDAY, December 6, 2011— 7:00 pm at the NATURE HOUSE  Minutes taken by: Sandy Behrs
Committee Co-Chairs: Mai Huynh and Rengin Morro

Board Liaison: Amanda Andere

Staff Liaison: Arlene Whittick

Attendees: Mai Huynh, Lloyd Bartoszek, Bobbi Beck, Rengin Morro, Ben Perchik, Arlene Whittick

Absent: Amanda Andere, Virginia Vennett

I PROCEDURAL ITEMS

A. Call to Order and Opening Remarks
   Co-Chair Huynh called the meeting to order at 7:43 p.m. Co-Chair Morro reviewed agenda.

   Meeting Agenda amended and approved.

B. Approval of Committee Minutes
   Co Chair Morro, seconded by Member Bartoszek, moved to approve the Oct. 6, 2011 Committee Minutes.

   The motion passed unanimously.

II. MEMBER COMMENTS

A. N/A

II. OLD BUSINESS

A. Spring Social Planning
   1. Dates available in March Thursday, March 15; Monday, March 26 or Wednesday, March 28
   2. Official name of event is Reston Neighborhood Advisory Committee - Spring Fling
   3. Award Category Criteria Review
      a) Neighborhood Association of the Year
      b) Year’s of Service Awards for Board Members (5/10/15+ years)
      c) Event of the Year
         - Add examples
      d) Volunteer of the Year
         Self nomination is not accepted but all Neighborhood Associations are eligible

B. Workshops
   1. Making Boards Work - Overview provided by Co-Chair Huynh
   2. Look into holding Neighborhood Watch workshop on Nov. 30 or December7
   3. Pesticides - January
   4. Landscaping - February
   5. Energy Audit later in 2012

III. NEW BUSINESS


A. Committee Update Request from RA Board
   1. Committee agreed to make the presentation in May and November.

IV. ACTION ITEMS FOR COMMITTEE
   1. Co-Chair Morro will send email to Cate Fulkerson regarding our selected months for Board presentation.
   2. Ask Board Liaison if we can have a workshop on Metro and follow-up on workplan

V. TOPICS FOR NEXT MEETING
   A. Expo
   B. Spring Social

VI. NEXT MEETING DATE & TIME
   December 1, 2011 at 7:30 p.m.

VII. CLOSE OF MEETING
   A. Adjourn
       The meeting adjourned at 9:05 p.m.

Minutes Taken & Submitted by: Arlene Whittick, Staff Liaison
Item N

December 2011 CEO Report
DATE
15 December 2011

Inside This Report
1 Introduction
2 Human Resources
3 AMSIT
4 Communications & Community Outreach
5 Covenants Administration
6 Parks & Recreation

Respectfully submitted
Milton W. Matthews
Chief Executive Officer
703-435-6515
matthews@reston.org

INTRODUCTION
I am pleased to pass on to the community and the Reston Association (RA) Board of Directors an account of highlights and accomplishments of the organization over the past month and information about upcoming community events.

HUMAN RESOURCES
- During December, HR has participated in several webinars.
- HR will be hosting the 4th Quarter All Staff Meeting on December 13, 2011. During the All Staff Meeting, the Employee of the Year will be announced and the following employees will receive service awards:
  - 20 Years
    - Cate Fulkerson, Director of AMSIT
    - Katie Shaw, Manager, Walker Nature Education Center
  - 15 Years
    - Danny Corum, Mechanic
    - Jay Schmitz, Construction Supervisor
  - 10 Years
    - Brian Petty, Watershed Specialist
  - 5 years
    - Mohamed Ali, IT Specialist
    - Kim Dobbin, Covenants Case Manager
    - Stefan Greene, Construction Worker
    - Eddie McEver, Covenants Advisor
    - Luciano Mijares, Member Services Assistant
    - Michelle Parlier, Covenants Assistant
    - Maria Ramirez, Gardener
    - Michael Taub, Accounting Technician
    - Paul Weltz, Aquatics Facilities Supervisor

- The Annual Employee Holiday Party was held on December 8, 2011.
- The Employee Handbook is being revised and will be reviewed by legal counsel this month.
- We are gearing up for 2012 seasonal hiring and in coordination with Aquatics, Camps and other departments, we will be contacting former employees, inviting them to apply for open positions. Aquatics will start reaching out in December 2011; Camps in February and March 2012; and Events and General Seasonal positions in January 2012. We anticipate a high rehire rate again in 2012.
- Based on feedback from the Employee Benefits Fair and results from health assessments, HR is developing Brown Bag Lunch ‘n’ Learn wellness sessions for 2012 that will focus on topics such as heart health, weight management, physical activity, and smoking cessation.
- A big thank you to Dale Wilson and Danny Corum, Mechanics, for hosting the October Brown Bag on Fall Car Care. Ten employees attended the informative session and received an awesome “101” on car care basics and “How To” prepare a car for cold weather.
**ADMINISTRATION, MEMBER SERVICES, IT**

- This spring, Reston Association (RA) Members will elect three individuals to RA’s Board of Directors - one from the South Lakes District and two At-Large Directors. Each Director will serve a three-year term. The Board of Directors determines the Association’s goals and policies, making a significant and lasting contribution to the community. Those interested in guiding the direction of the Association are encouraged to attend the Election Information Session scheduled for Wednesday, December 14, 2011, 7 pm at Reston Association’s Headquarters located at 12001 Sunrise Valley Drive. Candidacy Forms and other election information can be found online at [www.reston.org](http://www.reston.org). The election is open to property owners and renters within Reston Association.

- This month Member Services collected donations for Reston Interfaith’s holiday drive for families in need. Thanks to the participation of members of the Board of Directors and staff, RA collected 36 gifts for children. The coat drive to benefit Northern Virginia Family Services is ongoing and donations of new or gently used coats in all styles and sizes can be dropped off at Member Services.

- Member Services is updating inventory item coding for the 2012 season, which includes items from Tennis, Aquatics, Camps, and Pool Passes. The department has finalized Conference Center reservations, and is in the process of renewing contracts for long term renters at Brown’s Chapel and the Glade Room.

- The new recreation passes are being designed and will go on sale in January 2012. The department has begun processing 2012 Assessment payments and answering calls regarding next year’s programs and classes. Additionally, the search for a seasonal employee is underway, with a goal of having the employee join the Member Services team in early January.

**COMMUNICATIONS & COMMUNITY OUTREACH**

- Website analytics shows that many people are coming to our website via the RA social media sites — Facebook and Twitter. So, subscribe! RA now has 701 followers on Twitter and 1,047 on Facebook. The sites provide information about events, activities and community-wide alerts from Fairfax County.

- *Reston* magazine celebrates its second birthday in January and the spring issue will arrive in homes around January 17, 2012. This edition contains articles on how Reston deals with the Canada Geese population, RA’s pesticide and fertilizer policy and features a Reston company that was supported to success through the Greater Reston Chamber of Commerce’s Inc. Spire Program.

- The December 2011 edition of *Reston Today* featured stories on the 2012 Assessment, corporate volunteer efforts to improve natural areas and restore garden plot paths and a story about Civil War activities in Reston.

- Reston Association welcomed a delegation from the Brandermill Community Association, located outside Richmond, VA. The two board members and association staff executives came to learn about Reston Association covenants and communications methods.

- In conjunctions with the Tennis Advisory Committee, the Communications Advisory Committee completed work on a draft fact sheet about Tennis in Reston.
• Thank you to all our staff, Board of Directors and their families for participating in this year’s Reston Town Center Parade on November 25, 2011. The theme for our float was ‘Old Woman Who Lived in a Shoe.’ There were 15,000 holiday spectators, the largest crowd to date. Thank you for being a part of our float and the holiday season at Reston Town Center. The float was built by RA employees from various departments and housed at our Central Services Facility. We hope to see you again next year.

**COVENANTS ADMINISTRATION**

• Reston Neighborhood Advisory Committee (RNAC) is making plans to hold its Cluster/Neighborhood Board Social in the spring on Wednesday, March 28, 2012 at 7:00 PM. Formerly known as the Winter Social, the event has been re-named the ‘Spring Fling’. Along with The Neighborhood Association of the Year Award, RNAC added several award categories in an effort to broaden the appeal of the event and boost attendance: Volunteer of the Year, Event of the Year, and a special Years of Service Award for cluster/condo board members having served their communities for 5/10/15+ years.

• On February 6, 2012 at 7:00 pm, RNAC will hold a workshop on “Pesticides” with guest speaker Ron Rubin at the RA Headquarters.

• Covenants Department staff was requested to make a presentation on RA’s process for POAA disclosure documents to 20 new Reston realtors in the Coldwell Banker Residential Brokerage - Reston Branch.

• As required by Virginia Code §55-512, the Reston Association is responsible for preparing and making available to an owner or their authorized agent, a disclosure packet, which the seller provides to the purchaser of residential property. The Association’s Covenants staff prepares these Virginia Property Owners’ Association Act or “POAA” packets. Below are yearly and monthly comparative statistics to date.

**POAA Statistics Monthly Comparisons - November 2011**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total processed</td>
<td>41</td>
<td>50</td>
<td>50</td>
<td>38</td>
<td>30</td>
</tr>
<tr>
<td>% Change from prior yr</td>
<td>(18)</td>
<td>0</td>
<td>31.5</td>
<td>27</td>
<td>(53.8)</td>
</tr>
</tbody>
</table>

**POAA Statistics Year-to-Date Comparisons - January to November 2011**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total processed</td>
<td>665</td>
<td>777</td>
<td>760</td>
<td>729</td>
<td>895</td>
</tr>
<tr>
<td>% Change from prior yr</td>
<td>(14)</td>
<td>2</td>
<td>4</td>
<td>(18.5)</td>
<td>(16)</td>
</tr>
</tbody>
</table>
• Lakes & Stream Restoration
  - Lake Anne spillway riser repairs are underway. The water level has been lowered at least two feet to allow for repairing and sealing the concrete riser structure.
  - With the water level lowered, we found damaged wooden boards under the Lake Anne plaza dock that will need to be replaced.
  - Colvin Run stream repairs are completed for Forest Edge South. A large planting at Forest Edge North was installed December 5-9, 2011.
  - A stream walk was held December 10, 2011 for Lake Anne East, located between North Shore Drive, at Lake Anne Pavilion, down to Inlet Court.
  - A stream walk is tentatively scheduled for January 14, 2012 for Wiehle North stream reach to address any citizen concerns.

- The last Weed Warriors of 2011 took place on Saturday, November 19, 2011 at the Wainwright Natural Area off North Shore Drive. A group of 20 volunteers came out for the last hoorah and what a great success. The group split into two teams and together cleared an area of about 4,000 square feet of English Ivy. The English Ivy had created a blanket on the forest floor of the natural area and threatened trees in the area. The group included volunteers from Advanced Systems Engineering Corporation (ASEC) in Reston, Volunteers for Change, a group of enthusiastic Girl Scouts, high school students, and other wonderful Reston volunteers. RA staff would like to thank all the volunteers that came out to work in Reston's natural areas.
RA’s Environmental Resource staff worked with Boy Scout Matthew Heffernan to complete his Eagle Project on October 30, 2011. His project included removal of over 400 stems of Double File Viburnum from the natural area near Snakeden Branch Stream between Colts Neck Drive and Steeple Chase Road. Volunteers also planted native species to help restore a wildlife habitat.

Staff also worked with Boy Scout Edward Whaley on his Eagle Project in the Glade Stream Valley near Pegasus Lane. The project included removal of English Ivy from a stream bank and hundreds of Burning Bush plants from the woods. The project was another success for Reston’s natural areas.

Environmental Resource Field Workers Carlos Martinez and Casey Werner worked with GMAC volunteers to restore the paths inside the RA Golf Course Island Garden Plot on November 8, 2011. This project’s objective was to level the soil of the paths between garden plots, which had become uneven and treacherous for some gardeners. The volunteers, with guidance from staff, removed grass, placed wood planks along the sides of the path for soil retention and covered the area with straw. Gardeners now have better access to their garden plots. This project has not been completed. There is still a need for another group of volunteers to help complete this task.
Item O

For Your Information
WHEREAS, new transportation infrastructure is an investment, not a cost, and historically Commonwealth spending on cost effective transportation projects such as the Fairfax Parkway, Route 28 and I-66 widening has yielded a direct return in new economic activity and tax revenues that greatly exceed Virginia’s initial investment, and

WHEREAS, failure to invest more in transportation will result in economic decline, and

WHEREAS, transportation-dedicated taxes and fees have remained virtually unchanged in Virginia since 1987, and

WHEREAS, Virginia will add nearly 3 million people and 149 million more miles of daily travel to its network by 2035 and documented unfunded transportation requirements exceed $100 billion, including more than $4.6 billion in structurally deficient bridges, and

WHEREAS, Governor McDonnell’s $3.3 billion transportation program enacted this year, provides an important jump start but as the Governor has acknowledged it does not provide the long-term sustainable funding the Commonwealth’s transportation program requires, and

WHEREAS, inadequate capacity and poor pavement conditions annually cost $4.7 billion or nearly $1,000 per licensed Virginia driver in accidents, operating costs and congestion-related delays, and

WHEREAS, Virginia’s Six-Year Improvement Program is not an accurate reflection of the Commonwealth’s acute transportation needs, and its “cost to complete” is $11.7 billion, and

WHEREAS, $500 million in Virginia’s Transportation Trust Fund for construction is diverted annually to the Highway Maintenance and Operating Fund, and more than 27,000 lane-miles of secondary roads have substandard pavement, and

WHEREAS, the Virginia Department of Transportation has already significantly consolidated operations and reduced personnel by 3,000, and

WHEREAS, federal revenues are Virginia’s single largest transportation revenue source, and

WHEREAS, the federal surface transportation program has not been reauthorized and future allocation levels are in doubt and

WHEREAS, the Commonwealth lacks funds for transportation infrastructure to attract new business and supplement public-private partnership transportation investments and the Virginia Department of Transportation’s Report Card assigns the transportation network an “F” grade for supporting economic vitality, and

WHEREAS, the organizations listed below have previously affirmed support for a minimum of $400 million per year in new, dedicated, sustainable transportation funds for Northern Virginia and for the position that such funds must not be viewed or used as a replacement for existing state transportation revenues, and

WHEREAS, bonds, public-private partnerships, General Funds, allocation formula changes, infrastructure banks, tolls and other currently used mechanisms are part of the solution, but are inadequate, individually or collectively, to address well-documented needs, and

WHEREAS, fiscal and political realities dictate that the Commonwealth’s transportation needs cannot be met without new, reliable revenues in the form of dedicated taxes and/or fees, and

WHEREAS, “no-tax” pledges on transportation funding by candidates for public office are contrary to the best interests of the citizens of the Commonwealth and future economic prosperity.

NOW, THEREFORE, BE IT RESOLVED THAT the undersigned organizations are united in the position that:

Virginia’s Governor and members of both parties in the state legislature must work together and do whatever is necessary in the 2012 General Assembly to build on progress achieved in the 2011 session and secure significant, new, dedicated, reliable transportation revenues drawing on a package of balanced and equitable funding sources to erase Virginia’s well-documented transportation deficit, which threatens Virginia’s long-term prosperity.

(Signatories listed on reverse side)
W. Shaun Pharr, Sr. VP of Government Affairs
Apartment and Office Building Association

Angela W. Gutenson, Vice President
Associated Builders and Contractors
Virginia Chapter

Jeanette G. Newton, CEO
Dulles Area Association of REALTORS

Patricia Nicolson, President
Dulles Corridor Rail Association

Scott Plehn, President
Dulles South Alliance

Ed Hogg, President
Greater Merrifield Business Association

Nancy-jo Massey, Executive Director
Greater Springfield Chamber of Commerce

Laszlo (Les) Eszlevi, Executive Director
Heavy Construction Contractors Association

Martha D. Marks, President
NAIOP - Northern Virginia
The Commercial Real Estate Development Assoc

Michael Jordan, President
Northern Virginia Building Industry Association

Robert H. Clapper, II President & CEO
Prince William Chamber of Commerce

Milton Matthews, CEO
Reston Association

Diane Poldy, President
Vienna-Tysons Regional Chamber of Commerce

Richard V. Doud, Jr., President
Arlington Chamber of Commerce

Rich McCary, President
Committee for Dulles

James N. Larsen, Executive Director & CEO
Dulles Area Transportation Association

Eileen D. Curtis, President & CEO
Dulles Regional Chamber of Commerce

Jim Corcoran, President and CEO
Fairfax County Chamber of Commerce

Mark S. Ingrao, President & CEO
Greater Reston Chamber of Commerce

Mark A. Dinegar, President & CEO
Greater Washington Board of Trade

Anthony Howard, President & CEO
Loudoun County Chamber of Commerce

Karen Trainor, Chairman
Northern Virginia Association of Realtors®

Robert O. Chase, President
Northern Virginia Transportation Alliance

Liz Hernandez, President-Elect
Realtor® Association of Prince William

Keith S. Turner, President & Chairman
Tysons Transportation Association

Leo Schefefer, President
Washington Airports Task Force
Avison Young: Silver Lining Along the Silver Line?

Posted November 27, 2011

Sign In to connect with your friends on Citybizlist
Share Email this Article

We Recommend...

- First Potomac Buys Fully Leased Office Assets in VA, MD
- Douglas Development Adds Ruzekci as Director of Leasing
- Urban Pace Adds Eight New Condo Projects In DC, Virginia
- Roti Mediterranean Grill to Open First VA Location on Jan 5
- Federal Realty Closes $275M, Seven Year Unsecured Term Loan
- Toby Bozzuto and the Design Centric Culture (Video)

By Dan Gonzalez

The biggest news to hit the Reston-Herndon-Dulles Toll Road Submarket is that California-based Bechtel Corp. will move 625 jobs from Frederick, Md. to Reston Town Center, where it will occupy 200,000 square feet at 12011 and 12021 Sunset Hills Road. The move will occur during the third quarter of 2012 to the buildings that were developed by Boston Properties in 1999.

SEE: Bechtel to Relocate Global Operations HQ to 200,000 SF in Fairfax Co.

Overall, as of the end of the third quarter, office rental activity in the Reston-Herndon submarket (along the Dulles Toll Road) of the Washington, DC. region remained sluggish though. This trend probably will continue into the first part of 2012. What activity there was occurred through renewals and relocation.

According to the 3Q Avison Young Washington Report, the Reston-Herndon submarket has a vacancy rate of 14.49 percent; year-to-date net absorption of 247,000 square feet; and an average rental rate of $28.

While most leasing activity for this submarket was small to medium sized deals, in addition to the Bechtel announcement, ManTech Corporation signed a lease for a large consolidation of 109,736 square feet at 2251 Corporate Park Drive in Herndon. The company will be combining several locations, which has been a recent trend among government contractors --- including Qinetiq, Deltek, and EADS North America --- to realize certain efficiencies and take advantage of current favorable rental rates. ManTech will be backfilling space vacated by Sctor Corporation, which is moving to 12010 Sunset Hills Road in early 2012.

The construction of the Silver Line Metrorail extension to Dulles International Airport is creating demand for mixed-use projects such as Dulles World Center, which will have its own Metro stop. At build out, it will be the same size as Reston Town Center and have 4.1 million square feet of office space in eleven buildings; 400,000 square feet of retail space; 1,300 residential units; and a 350-room full service hotel.

Uncertainty for 2012 is still the theme, but perhaps there are some silver linings starting to cling to the clouds we have been accustomed to seeing.

Dan has over 15 years of experience in all aspects of commercial real estate. He joined Avison Young as a result of the July 2010 acquisition of Applan Realty Advisors.

Like

Add New Comment
'Past time' to put an end to illegal road signs

The recently completed election cycle saw 99 candidates run for office in Fairfax County, and with them many thousands of campaign signs joined the bright yellow "Junk B Gone" and other advertising signs that litter our median strips and roadways.

It is past time that Fairfax County move to address these illegally placed signs. I believe there are at least five compelling reasons to act:

- Placing signs in Virginia Department of Transportation rights-of-way is an illegal activity. Just four weeks ago, I was contacted by a constituent who told me that by placing my signs in the medians I was breaking the law. Quite frankly, she was right, and I had no good answer for her — saying "everybody does it" is just not good enough. It is time to enforce the law.
- Fairfax County is the only county in the state that has not addressed this problem. I do not see the same problem as I travel throughout Virginia.
- Signs in the median can be dangerous, obstruct sight distance and distract drivers. My office received many calls asking us to remove signs from both parties that blocked the view of drivers trying to turn. I am aware of at least one accident this election season that was blamed on a campaign sign that obstructed sight distance.
- Demonstrate pride in our community. I find it hypocritical that we regularly complain about grass height in medians, but will not deal with 4-foot-by-8-foot multicolored pieces of plastic.
- Cost to VDOT and the county. Prior to each mowing, VDOT must pay to clear the rights-of-way of illegally placed signs and other litter. VDOT and the county also must pay to clear the signs that candidates fail to remove after the election is over.

Under the current Virginia Code, a county does not have the legal authority to remove signs from VDOT rights-of-way unless it enters into an agreement with the Commonwealth Transportation commissioner authorizing it to do so. However, even if Fairfax were to enter into such an agreement, the current Virginia Code imposes certain limitations on the county's authority to remove signs from VDOT rights-of-way that do not apply to any other county.

For example, the Virginia Code provides Fairfax cannot remove signs and advertising supporting an individual's candidacy for elected public office or other ballot issues until such signs have been in place for more than three days after the election to which they apply. Del. Dave Albo is preparing to submit a bill this legislative session to eliminate this Fairfax specific limitation.

At the Dec. 6 meeting of the Board of Supervisors, I will ask my colleagues on the Board to approve the following actions:

- Support legislation that would remove from the Virginia Code all restrictions that apply only to Fairfax with respect to the removal of signs from VDOT rights-of-way.
- Direct the county executive to develop and present to the Board cost-effective options for removal of signs from the rights-of-way, including leveraging the use of existing staff, part-time resources, VDOT and organizations or groups that currently remove signs — the Town of Herndon, Reston, Fair Lakes League, Burke Center Conservancy and Adopt a Highway groups to name a few.
- Direct the county attorney to draft an agreement between the Board and the Commonwealth Transportation commissioner for consideration and approval by the Board at a public hearing that would authorize the county to remove all signs from VDOT rights-of-way.

It is well past time to put an end to illegal signs in our medians and roadways. I believe that with a two- or three-year focused effort and minimal investment we can rid our communities of illegal road signs for good.

Pat Herrity, Fairfax County supervisor (Springfield)

© 2011 Post-Newsweek Media, Inc./FairfaxTimes.com

Why road ‘devolution’ is a bad deal for Northern Virginia

By Sharon Bulova, Corey Stewart and Scott York, Published: December 2

The Virginia General Assembly may soon consider a scheme that could cause a significant property tax increase for residents and businesses of Northern Virginia. This tax increase may come under the guise of transportation funding reform called “devolution.” Simply put, devolution shifts the cost of certain state responsibilities for transportation from the state to local governments. Although we are of different political parties, we are firmly united in opposition to devolution because of the massive property tax increase it will produce for the residents and businesses of Fairfax, Prince William and Loudoun counties.

After years of neglect, Virginia’s transportation construction and maintenance funds are nearly depleted. Our roads, particularly in Northern Virginia, are in deplorable shape. By the Virginia Department of Transportation’s own admission, 34 percent of secondary roads in Virginia are in substandard condition. This problem — long in the making by the General Assembly — must be addressed by the General Assembly. Local governments and taxpayers should not be expected to shoulder what is now a responsibility of the commonwealth.

Our three counties would likely need to spend hundreds of millions of dollars just to bring our roads up to the neglected statewide maintenance standards. The cost of this action alone could easily exceed $500 per household. Add to that the hundreds of dollars a year per household, per year, it would take to maintain these roads to those standards. It is important to note that once the state abandons this responsibility, it will never take it back.
Our success at the local level to reduce the size of government and focus on essential services while keeping taxes as low as possible has emboldened the commonwealth to continue passing along its failures in governance to localities. We should not be expected to cut back any further. We cannot perform what have historically been the responsibilities of the state and still meet the other areas of need for our residents.

Instead of making decisions on how to deliver essential services such as transportation, the General Assembly has repeatedly refused to act. Ironically, this comes at the same time as the governor has empaneled a task force to assess state mandates on localities, stating that he will support only “justifiable and reasonable mandates on localities.” Well, devolution is neither justifiable nor reasonable.

Over the past several years, the General Assembly has pushed its responsibilities and the financial burden for more than $1 billion in services down to local municipalities. While doing so, members of the General Assembly have claimed that they have not raised taxes. But their decisions have merely required residents to pay for state responsibilities through their local property taxes, saving taxpayers not one penny. Devolution of road maintenance would be more of the same — a shell game that does nothing to address the state’s nearly depleted construction funding.

Northern Virginia is home to some of the largest businesses and almost 25 percent of the residents of the commonwealth. We have a responsibility to protect our constituents from unreasonable actions that make doing business and raising families here difficult. We strongly encourage members of the General Assembly to meet their responsibilities and join us in doing the hard work of governing.

Sharon Bulova, a Democrat, is chairman of the Fairfax County Board of Supervisors. Corey Stewart, a Republican, is chairman of the Prince William Board of County Supervisors. Scott York, a Republican, is chairman of the Loudoun County Board of Supervisors.

Sponsored Links

LifeLock® Official Site
Identity Theft Can Happen to Anyone So Get Protection with LifeLock.
LifeLock.com

1.01% APY - Free Checking
5X the National Average Guaranteed for 1 Year plus Free ATMs. No Fees.
www.capitalone.com

Laser Spine Institute
Successful Alternative to Fusions. Get Rid of Pain & Be Active Again!
www.LaserSpineInstitute.com

© The Washington Post Company

How tall is too tall for Tysons Corner?

Jahi Chikwendiu/The Washington Post - Tysons Corner Center as seen from the roof of the Sheraton Premiere at Tysons Corner hotel.

By Jonathan O'Connell, Published: November 27

Fairfax County planners and real estate developers agree that there is a market for newly built apartments in Tysons Corner. The opportunity has home builders furiously buying properties within walking distance of the area’s four coming Metro stations.

But there is a growing chasm about whether the time is right for high-rise apartment buildings, soaring as tall as 30 stories. The decision about whether to build taller buildings with more units largely boils down to whether people looking to rent Tysons Corner...
apartments will be willing to pay extra for the quality finishes and scenic views that make the buildings financially feasible to construct.

Some high-rise developments are already in the works. The Georgelas Group has received zoning approval for its first residential towers and plans to sell one of the sites to Greystar, the nation's largest manager of apartments. Greystar would then build a 25-story, 400-unit apartment building, which is likely the first high-rise apartment near the new rail stations.

Other major land owners have made similar plans. CityLine Partners, developers of the largest Tysons portfolio (owned by DLJ Real Estate Capital Partners), confirmed that it has entered into a contract to sell one of the sites where it plans high-rise residential development. Capital One also plans to partner with residential developers for housing sites on its headquarters property.

But because the taller buildings require more expensive materials and often include pricey parking garages, questions remain about whether apartment towers will work in Tysons, or whether builders ought to focus on less expensive mid- and low-rise apartments.

"I think it's one of the key issues in Tysons Corner right now," said Steve Cumbie, president of developer NVCommercial, which plans a 1.3 million-square-foot mixed-use project for the intersection of Leesburg Pike and Chain Bridge Road.

"I think it's coming," Cumbie said of the market for high-rise projects. "I think the question is whether the time is right, right now, or is the time two or three years from now?"

Jonathan B. Cox, senior vice president for development at AvalonBay, said costs can run 50 percent higher per square foot of construction for buildings that are over six stories, largely because of the requirements for steel or concrete. AvalonBay instead is building 354 units in mid-rise buildings at its Avalon Park Crest development, scheduled to open in the summer of 2012.

"Some people think that if you just build high-rise, you are going to get those higher rents," Cox said. "And there is something to that, but we just don't think that. At least not right now."
JBG is planning both five-story apartment buildings and some high-rise buildings for a Wal-Mart-anchored development on the site of the former Moore Cadillac dealership. Neither idea has been approved by the county yet, but the developer plans to build the lower, less expensive buildings first, said Jay Klug of JBG Rosenfeld Retail. The first phase would have about 350 units on Leesburg Pike near the Tysons West Metro station. The high-rise towers would come years later.

"We think we can deliver to the market quicker and will have a cost discount," Klug said of the mid-rise apartments. "Not every site can lend itself to high-rise," he added.

Cumbie said that with the uncertainty in the market, he is glad that other developers will test the waters for high-rise apartments in Tysons before he does.

"I think the honest truth is, nobody knows for sure yet," he said. "But there are some apartment developers that are making the bet that it will work."

---

**Weigh In**

You are not logged in. You must login or register with the Washington Post to comment or post. If you post before logging in, your comment will be saved while you are guided through the login process.

Type your comment here...

Limit 3000 characters (3000 characters remaining)

Post

**Top Comments (0)  All Comments (1)**

Newest first  Oldest first  Most Recommended first

Pause loading new comments

No Top Comments are available at the moment. View all Comments.

Comments our editors find particularly useful or relevant are displayed in Top Comments, as are comments by users with these badges: Post Forum. Replies to those posts appear here, as well as posts by staff writers.
Dulles rail project may tap private investors

By: Liz Essoy | 11/28/11 6:05 PM

Examiner Staff Writer

The airports authority in charge of building the Dulles Metro rail project is now considering letting private investors help finance the nearly $6 billion project.

The announcement comes after months of negotiations in which the Metropolitan Washington Airports Authority pressed the federal government and Virginia Gov. Bob McDonnell’s office for hundreds of millions in aid and loans to help pay for the project’s second phase, which would extend the rail line from Reston to just past Dulles International Airport.

Airports authority CEO Jack Potter told the Dulles Corridor Advisory Committee Monday that the authority will ask private firms to suggest ways they could participate in the project. The authority plans to issue a "request for information" asking private firms to suggest how a public-private partnership would work. Officials issued the request after an unidentified private interest contacted the authority about the possibility of investing.

"It might be a little bit of a fishing expedition, but we'd like to know if there are opportunities for folks to bring some financing to the table that could lower our costs," Potter said.

But the authority worries that those funds won’t be sufficient to avoid a major increase on the Dulles Toll Road, revenues from which will help finance the project. Financial projections show tolls going as high as $10 round trip in less than 10 years.

Potter said the Dulles rail line would still be part of the Metrorail system and that it was not yet clear how exactly the public-private partnership would work.

MWAA board member Dennis Martire supported the move, saying the authority should do whatever it could to keep tolls low.

Examiner Archives
- Board OKs Dulles Rail financing but wants more money (11/16/11)
- Dulles Rail board promises more transparency (11/6/11)
- Dulles Rail official slams contractors for delays (11/2/11)
- Dulles rail delays cost up to $150 million (10/19/11)
- Nate Beeler "Toon: Dulles Rail Dullards (10/16/11)
"If there is a cheaper way to do this, to save the taxpayers and toll-road riders more money, we need to explore it," Martire said. "If there are some big entities out there that are saying, 'I could not only build it, but I could finance it,' we have to explore that," he said.

Fairfax County Board of Supervisors Chairman Sharon Bulova said her board would be interested in a public-private partnership.

"We're interested in anything that could help make the project most cost-effective," she said, "and we're interested in looking at innovations."

lessley@washingtonexaminer.com

The Death of the Fringe Suburb

By CHRISTOPHER B. LEINBERGER

Washington

DRIVE through any number of outer-ring suburbs in America, and you'll see boarded-up and vacant strip malls, surrounded by vast seas of empty parking spaces. These forlorn monuments to the real estate crash are not going to come back to life, even when the economy recovers. And that's because the demand for the housing that once supported commercial activity in many exurbs isn't coming back, either.

By now, nearly five years after the housing crash, most Americans understand that a mortgage meltdown was the catalyst for the Great Recession, facilitated by under-regulation of finance and reckless risk-taking. Less understood is the divergence between center cities and inner-ring suburbs on one hand, and the suburban fringe on the other.

It was predominantly the collapse of the car-dependent suburban fringe that caused the mortgage collapse.

In the late 1990s, high-end outer suburbs contained most of the expensive housing in the United States, as measured by price per square foot, according to data I analyzed from the Zillow real estate database. Today, the most expensive housing is in the high-density, pedestrian-friendly neighborhoods of the center city and inner suburbs. Some of the most expensive neighborhoods in their metropolitan areas are Capitol Hill in Seattle; Virginia Highland in Atlanta; German Village in Columbus, Ohio, and Logan Circle in Washington. Considered slums as recently as 30 years ago, they have been transformed by gentrification.

Simply put, there has been a profound structural shift — a reversal of what took place in the 1950s, when drivable suburbs boomed and flourished as center cities emptied and withered.

The shift is durable and lasting because of a major demographic event: the convergence of the two largest generations in American history, the baby boomers (born between 1946 and 1964) and the millennials (born between 1979 and 1996), which today represent half of the total population.
Many boomers are now empty nesters and approaching retirement. Generally this means that they will downsize their housing in the near future. Boomers want to live in a walkable urban downtown, a suburban town center or a small town, according to a recent survey by the National Association of Realtors.

The millennials are just now beginning to emerge from the nest — at least those who can afford to live on their own. This coming-of-age cohort also favors urban downtowns and suburban town centers — for lifestyle reasons and the convenience of not having to own cars.

Over all, only 12 percent of future homebuyers want the drivable suburban-fringe houses that are in such oversupply, according to the Realtors survey. This lack of demand all but guarantees continued price declines. Boomers selling their fringe housing will only add to the glut. Nothing the federal government can do will reverse this.

Many drivable-fringe house prices are now below replacement value, meaning the land under the house has no value and the sticks and bricks are worth less than they would cost to replace. This means there is no financial incentive to maintain the house; the next dollar invested will not be recouped upon resale. Many of these houses will be converted to rentals, which are rarely as well maintained as owner-occupied housing. Add the fact that the houses were built with cheap materials and methods to begin with, and you see why many fringe suburbs are turning into slums, with abandoned housing and rising crime.

The good news is that there is great pent-up demand for walkable, centrally located neighborhoods in cities like Portland, Denver, Philadelphia and Chattanooga, Tenn. The transformation of suburbia can be seen in places like Arlington County, Va., Bellevue, Wash., and Pasadena, Calif., where strip malls have been bulldozed and replaced by higher-density mixed-use developments with good transit connections.

Reinvesting in America’s built environment — which makes up a third of the country’s assets — and reviving the construction trades are vital for lifting our economic growth rate. (Disclosure: I am the president of Locus, a coalition of real estate developers and investors and a project of Smart Growth America, which supports walkable neighborhoods and transit-oriented development.)

Some critics will say that investment in the built environment risks repeating the mistake that caused the recession in the first place. That reasoning is as faulty as saying that technology should have been neglected after the dot-com bust, which precipitated the 2001 recession.
The cities and inner-ring suburbs that will be the foundation of the recovery require significant investment at a time of government retrenchment. Bus and light-rail systems, bike lanes and pedestrian improvements — what traffic engineers dismissively call "alternative transportation" — are vital. So is the repair of infrastructure like roads and bridges. Places as diverse as Los Angeles, Phoenix, Salt Lake City, Dallas, Charlotte, Denver and Washington have recently voted to pay for "alternative transportation," mindful of the dividends to be reaped. As Congress works to reauthorize highway and transit legislation, it must give metropolitan areas greater flexibility for financing transportation, rather than mandating that the vast bulk of the money can be used only for roads.

For too long, we over-invested in the wrong places. Those retail centers and subdivisions will never be worth what they cost to build. We have to stop throwing good money after bad. It is time to instead build what the market wants: mixed-income, walkable cities and suburbs that will support the knowledge economy, promote environmental sustainability and create jobs.

Christopher B. Leinberger is a senior fellow at the Brookings Institution and professor of practice in urban and regional planning at the University of Michigan.
D.C. area is behind the curve on housing and jobs forecasts

By Brady Dennis, Published: November 17

Even as the housing slump drags on, and it seems there are far more houses than anybody wants to buy,
a new analysis warns that the Washington area doesn’t have nearly enough housing for the wave of new workers that will arrive in coming decades.

Researchers at George Mason University say the area is projected to add more than a million new jobs by 2030. With that growth comes a vexing problem: How do you house those new workers in ways that are both affordable and don’t worsen the soul-crushing commutes that already plague the region’s residents?

The study found that local communities have yet to plan adequately for the looming demand, leaving open the possibility of a housing shortfall that could hurt the region’s economy, lower the overall quality of life and drive away employers and employees.

“If businesses find they can’t have their workers live near where they can work, they’re going to go somewhere else. And the workers themselves might also go somewhere else,” said Lisa A. Sturtevant, an assistant professor at George Mason’s school of public policy, who co-authored the study with Stephen S. Fuller, director of the university’s Center for Regional Analysis.

Their research showed that the Washington area, defined by 22 counties and cities, is expected to add 1.05 million jobs through 2030. More than a third of those jobs will be in professional and technical sectors, but significant growth also is expected in administrative, service and health-related jobs that often pay lower wages. If those numbers hold true, that boom will require as many as 731,457 additional units to house workers in the jurisdictions where they work, the study found.

That means the region would need to produce about 38,000 new housing units per year, “an annual pace of construction never before seen in the region and below what local jurisdictions have accounted for in their comprehensive plans,” the study concludes. Data show that over the past 19 years, the region has averaged 28,600 building permits a year; last year, about 15,000 building permits were issued in the region.

In addition, much of the new housing needs to be multi-family units (to make efficient use of available land) and affordable rentals (to put it within reach of younger workers and those with lower salaries), George Mason’s researchers argue.

Fuller recently presented some of the findings to the Montgomery County Council, part of an effort to get local officials focusing more on meeting the long-term housing demands facing their jurisdictions. The study had nearly a dozen individual and corporate sponsors, including Bank of America and the 2030 Group, an association of local business leaders focused on regional long-term economic and population issues.

“He was very provocative,” said County Council president Valerie Ervin. “I knew we were not where we should be, but I didn’t know the extent to which that was a problem. … It’s an absolutely huge issue for the county.”

A long-term brake on growth

Like other counties, Montgomery has been exploring ways to create more walkable, denser developments out of once suburban areas. One example is an effort underway to redevelop the White Flint area of Rockville with a mixture of retail, office and residential space. Much the same idea is unfolding in Fairfax County with the massive transformation of Tysons Corner.
Forecasts show the majority of the job growth is likely to occur in Northern Virginia, particularly in Fairfax and Loudoun counties. In Maryland, much of the new housing demand is coming in Montgomery County. In the District, the study suggests that more than 120,000 new units will be needed to house more than 150,000 new workers.

Sturtevant said that failure to adequately bulk up the region’s housing stock could hinder the local economy over time. Already, she said, the Washington area has more “in-commuters” — workers who venture in from other areas such as Baltimore and Maryland’s Eastern Shore — than anywhere else in the country.

Some of that boils down to choice, with people preferring to live outside of urban areas or closer to family members. But much of the explanation comes from the fact that many workers can’t afford the higher rents and home prices closer to the city, leaving them instead to face long commutes that tax the region’s infrastructure and take money away from the local economy.

The result: More than 4 percent of the Washington region’s economic activity, or about $18 billion annually, gets transferred out of the region, Sturtevant said.

She said it’s not practical, or perhaps even possible, to merely build the number of roads and other infrastructure additions it would take just to keep congestion at current levels as the population rises.

Rather, she said officials must seek out a smarter approach to growth, finding ways to house more employees closer to where they work and closer to transit systems, or else risk losing employers and employees to other cities with shorter commutes and a more appealing quality of life.

“It’s going to require a lot more creative thinking,” said Conrad Egan, former chairman of the Fairfax County Redevelopment and Housing Authority. “If we’re going to grow jobs as predicted and match them up with the availability of land and transportation opportunities, we’re going to have to fundamentally rethink a lot of the assumptions upon which we’ve been operating. ... It’s a wakeup call to the leaders of today so they can put in place policies and strategies to support the leaders of tomorrow, who are going to be dealing with these challenges.”

If commutes grow too onerous or housing remains too scarce or expensive, Sturtevant said, companies that traditionally have flocked to the Washington area for its wealth of highly educated workers could turn elsewhere, as could road-weary workers themselves.

“I don’t know where it is, but we’ve got to be close” to the tipping point, Sturtevant said. “Atlanta, Houston, Dallas — they are catching up to us, and they may be more attractive places [over time] because the quality of life is better.”

**Spending cuts’ possible impact**

So far, companies have continued to seek out the Washington area and its desirable workforce. Large U.S. employers such as Volkswagen, Hilton and Northrop Grumman have settled in Northern Virginia in recent years.

The growth projections, based on models from the economic and financial forecasting firm IHS Global Insight, are inherently inexact given current conditions. Sturtevant said the latest predictions call for 500,000 fewer additional jobs in the region by 2030 than were forecast before the financial crisis. The deep reductions to federal spending under consideration on Capitol Hill could further alter the
projections, particularly if the Defense Department sees steep cuts.

"There is significant uncertainty about the jobs numbers, which determines everything else. When it comes to housing, there have been lots of changing demographics," said Stewart Schwartz, executive director of the Washington-based Coalition for Smarter Growth. But he said there is clear demand for housing in the city and close-in suburbs, as well as new momentum for efforts to ramp up development near Metro stations in such places as Prince George’s County and in other nearby corridors.

"Thinking about the future and how we design communities has changed significantly," said Schwartz, who advocates finding ways to maximize the capacity of mass-transit systems. "There’s no longer an assumption that we will just keep spreading out."

Whatever the precise numbers, it seems clear that the Washington region will become a more crowded place in the decades to come. Accommodating that growth in a smart and comprehensive way seems critical to maintaining the region’s place as one of the most attractive economies in the country, but it won’t happen on its own.

"The new workforce is coming whether we like it or not. So our policies are going to have to reflect that," said Ervin, the Montgomery council president. "We’ve got to get a lot more work done here."

Sponsored Links

57-Year-Old Mom Looks 27
Mom Reveals $5 Wrinkle Trick That Has Angered Doctors!
ConsumerLifestyle.org

What is Your Flood Risk?
Protect your home from floods. Get your flood risk profile today.
www.floodsmart.gov

The One Must-Own Stock
Company Holds Key To The Future Of Internet
www.SuperStockHunter.com

© The Washington Post Company
Transportation bill would expand board of Metropolitan Washington Airports Authority

By Dana Hedgpeth, Published: November 15

A move by Congress may allow members of the board that oversees Reagan National and Dulles International airports to be removed by their appointing bodies and increase the size of the panel, which is supervising the construction of the Metrorail extension to Loudoun County.

Rep. Frank R. Wolf (R-Va.) has pushed for legislation that would expand the board of the Metropolitan Washington Airports Authority from 13 to 17. Under his plan, Virginia would get two new appointments and Maryland and the District would each get one additional member.

Wolf’s legislation would also prohibit members from serving past the end of their terms. Members could also be “removed for cause.” The governors of Maryland and Virginia and the mayor of the District could remove their respective members. The executive branch of the federal government already has that authority.

The changes are part of the appropriations bill for the U.S. Transportation Department that is being considered by Congress. The House is expected to vote on the bill Thursday and the Senate on Friday.

The airports authority board voted in September to authorize Chairman Charles Snelling to publicly oppose Wolf’s efforts.

Snelling declined Tuesday to comment on the legislation.
"I do not think that it would be appropriate for me to comment while this matter is being considered by the Congress," he wrote in an e-mail.

A monthly meeting of the board is scheduled for Wednesday.

The authority manages Dulles and Reagan airports, plus the construction of the $6 billion Dulles rail project that will eventually run from Tysons Corner to Loudoun. The first part of the rail project is under construction but may be as much as $150 million over budget.

Watchdogs have expressed concern about the airports authority’s operations and the board’s oversight. Wolf and other lawmakers had requested that the Transportation Department’s inspector general audit the authority’s operations. That review is expected to be completed this spring.

“These airports are the economic engine for the region, and with MWAA responsible for the Dulles rail project, ensuring that Virginia has more say and that board members are current and more accountable is more important than ever,” Wolf said in a press release.

Members of the authority’s board are appointed as representatives of Maryland, Virginia, the District and the U.S. president for six-year terms.

The three board members appointed by the president are required to live outside the Washington region. Board members for the authority have typically served until a replacement is in place.

Wolf cited an incident this year in which a board member, whose term expired in January 2009 but who had not been replaced, was voting by proxy from Africa. The board member was replaced in April.

Wolf also said a replacement had yet to be named for William Cobey, a board member whose term expired in May 2010 and who is still serving. The term of Robert Brown — the chairman of the board’s finance committee — expires this month. Wolf said it is “unclear if the replacement process has begun.”

“Board members need to be replaced when their terms end,” Wolf said in the release. “It’s not their fault that they aren’t being replaced, but if the officials making the appointments know that the seat is going to be vacant, maybe there will be more of an incentive to make appointments in a more timely fashion.”

Sponsored Links

Overstock iPad 2s: $39.99
www.DealFun.com

53 Year Old Mom Looks 33
The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried
www.healthylivinglifestyles.com

The Next Internet Boom
Stock Investment with 1,000% Potential Gains.
www.smauthority.com

© The Washington Post Company
Item P

*If Needed, Executive Session-Legal, Contractual, and Personnel Matters*
Item Q

Adjourn