



September 21, 1984

Dear RHOA Member:

After two years of preparation we are ready to vote upon a proposed new Deed for Reston and proposed new Articles of Incorporation and Bylaws for our homeowners association. Voting on these documents is the culmination of a process which started in 1982 when we began preparing for that change that, under our present Deed, will take place next January 1, when the RHOA voting power of Reston's developer changes and the homeowner members of RHOA gain full control of their Association. In 1982 our Board of Directors appointed a Documents Review Committee and charged it with the responsibility of reviewing our present governing documents and recommending any changes it found advisable to meet the needs of a mature, resident-controlled Association. The proposed documents now before us for a vote are the results of the Committee's recommendations, suggestions made by members at a number of public hearings and meetings, and the Board's approval of the final language. The texts of these new documents are enclosed.

The vote on the new Deed and Articles of Incorporation will be conducted by ballot proxies. These ballot proxies will be cast on behalf of the voting members by RHOA's Secretary and Assistant Secretary at a Special Meeting of the Membership to be held at South Lakes High School at 8:00 p.m. on Wednesday, October 17, 1984. Please read the enclosed Notice of that meeting for important information. Our present Bylaws may be changed only by a vote of our Board of Directors. However, the Board is asking RHOA's voting members to cast an advisory vote on the proposed new Bylaws. The Board has scheduled a meeting on November 1, 1984, at which it will take formal action on the new Bylaws. Under our present Deed, only owners of Reston property who also reside on that property are eligible to vote on these new documents. There is one vote for each residential unit which is occupied by its owner. If RHOA's records indicate you are eligible to vote on these questions, the materials necessary to cast your ballot are enclosed along with a return envelope. If balloting materials are not enclosed and you, nevertheless, believe you are eligible to vote, please call RHOA at 437-9580.

The voting for the Deed and the Articles of Incorporation will be made by the single "Ballot Proxy" that is enclosed. You are asked to vote upon three separate questions concerning the Deed. The first question deals with the provision that would give "Category C Members" one vote per household in electing RHOA Directors. Category C members are people who occupy residential units regardless of whether they own that unit. (Adoption of this provision would, therefore, give owners who also reside on their property two votes in electing Directors; one as a property owner, and one as an occupant. Owners who do not reside on their property would have one vote in the election of directors.) The vote on this provision is conditional upon adoption of the proposed Deed. If the new Deed is not adopted, this vote will have no effect. If the new Deed is adopted, this provision, under the provisions of our present Deed, *will also be adopted unless* more than ten percent of the eligible votes are cast as "against" votes. If more than ten percent of the eligible votes are cast as "against" votes, occupants who do not own their home will have no vote in any RHOA matter.

The second Deed question deals with the addition of a maintenance covenant to the new Deed. This vote is also conditional upon adoption of the new Deed. If the new Deed is not adopted, this vote will have no effect. If the new Deed is adopted, the maintenance covenant, under the provisions of our present Deed, *will also be adopted unless* more than twenty percent of the eligible votes are cast as "against" votes. If more than 20 percent of the eligible votes are cast as "against" votes, this maintenance covenant will not be added to the new Deed.

The third Deed question is whether it shall be adopted as it may be modified by the two provisions mentioned above. This is the overall vote for or against adopting the proposed Deed. Under the provisions of our present Deed, this new one *will be adopted unless* more than ten percent of the eligible votes are cast as "against" votes. If more than ten percent of the eligible votes are cast as "against" votes, the present Deed will remain in effect.

The second section of the Ballot Proxy vote is for or against the proposed Articles of Incorporation. Under Virginia law, they *will be adopted* if more than two-thirds of the votes are "for" votes.

The voting for the proposed Bylaws will be made by the "Advisory Ballot" that is enclosed. This advisory ballot asks for votes on three proposals. Proposal One is the overall vote on the Bylaws as they may be modified by the votes on Proposals Two and Three.

Proposal Two gives two alternatives for electing members of the Board of Directors. Alternative 1 would have all elected directors be elected by the community at-large by the members eligible to vote. Alternative 2 would have some directors elected from three or four districts in Reston. The district directors would have to reside in their district. Only members eligible to vote who reside in the district could participate in that election.

Proposal Three on the Advisory Ballot deals with the method by which the RHOA Assessment is calculated. Alternative 1 would continue the present flat fee regardless of the property's value. Alternative 2 would change the assessment basis to eighty percent of it being based on a flat fee and twenty percent of it being based on a property's assessed valuation for Fairfax County tax purposes.

After you have completed both the Advisory Ballot and the Ballot Proxy instructing our Secretary to cast your votes as indicated, please enclose both of them in the return envelope and mail it to the address shown on the envelope. It must be received at that office no later than 5:00 p.m. on Monday, October 15, 1984.

These ballots probably are the most important that we will cast in a long time. The results will determine how we make our decisions and conduct our affairs for years to come. Thank you for studying these new documents and voting for your preferences.

Sincerely yours,

Susan Jones,
President

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