RECOMMENDATION FOR A CONSOLIDATED
RESTON HOME OWNERS ASSOCIATION

The Study Committee for possible consolidation of the First and Second Home Owners Association of Reston, Virginia makes the following recommendation to all interested parties and to the members of the two associations in particular:

OBJECTIVES

The structure should:

1. Offer a credible and real opportunity for citizen participation
2. Provide an open avenue for each and every home owner and citizen of Reston to participate in a meaningful way
3. Provide for Reston-wide, village and neighborhood interests
4. Relate to the functions of the Reston Home Owners Association (RHOA)
5. Be simple so that the decision-making process is clear and understandable to the resident members, particularly in view of the large amount of volunteer effort which is necessary for the Association to function effectively.

CONSTRAINTS

The new structure, at least for the immediate future, will operate within the following constraints:

1. The role of the Home Owners Association is to care for and maintain common grounds and facilities, (and recreation programs;) its role may grow to other functions, however, the RHOA has yet to organize sufficiently to perform its basic role well.

2. Corporate control will continue.

3. Bylaws of the Association will not change significantly in the immediate future.
CONSTRAINTS (cont'd)

4. Degree of power exercised by the substructure below the Board of Directors will be by consent of and at the pleasure of the Board.

5. RHOA is not a governmental entity.

6. Gulf-Reston will allow a great deal of citizen's contribution as long as they act responsibly.

7. A structure must be devised that stands a chance of being accepted by all affected parties.

8. The April 14 deadline for a basic proposal.

PROPOSED STRUCTURE

The following structure is proposed by the Study Committee for operating in the immediate future:

1. The First Home Owners Association and Second Home Owners Association would be combined into a single Reston Home Owners Association (RHOA).

2. The Association will operate under the bylaws of the former Second Home Owners Association until modified.

3. A nine member RHOA Board will be the senior directing body. While its election is determined by the bylaws, it is understood that Gulf-Reston desires to have three resident home owner members serve on the Board and that one of the resident Board members will be elected President of the Association.

4. The RHOA Board primarily will be involved with review and approval of proposals presented to it by the Reston Town Board, particularly in the areas of budget and income (dues) recommendations, proposals for the use of common land, any recommendations for incurring debt, the undertaking of any revenue and expense producing activities outside the
budget, selection of the Association’s Executive Director from among candidates recommended by the Town Board, and such other activities as may be considered critical to Gulf-Reston’s interest.

The RHOA Board may initiate proposals for consideration by the Town Board on occasion, but does not normally plan to do so.

5. The Reston Town Board will represent all residents of Reston. It will be composed initially of nine members, three each from the Lake Anne and Hunters Woods Village Councils and the three resident representatives of the RHOA Board.

The function of the Town Board will be to review program plans and budgets proposed by the Village Councils and to develop and budget its own programs of interest directly or indirectly to all citizens of Reston. It will also appoint Project Chairmen for town programs who, in many cases, will coordinate with similar chairmen at the Village level, as well as initiate and conduct activities at the town level.

6. Each Village Council will represent all residents of its village. It will be composed of the three Council members with all residents of the Village 16 years and older eligible to vote and to hold office (whether renter or home owner). Elections would be held annually with no member eligible to serve more than three consecutive terms.

The function of the Village Council will be to initiate plans and budgets at the Village level for presentation to the Town Board for approval. The council will also coordinate and conduct village level programs through Council appointed Project Chairmen.
LONG RANGE PLAN

While these constraints hold now, we feel that the role and control of RHOA should change over time, as its membership, funds and management expertise grow. In particular, we feel that the bylaws should be changed, in an evolutionary process, to grant more control to resident home owners as their interest in the association grows, in inverse proportion to the developer's gradual withdrawal from the community, as he completes construction or sells owned facilities to others.

Therefore, we recommend that these long range questions concerning the transfer of control, and the ultimate role of the RHOA as a political, social and management entity in the community be referred to the Study Group on Institutions. It is expected that this group, working with all interested parties, including RCO, RHOA and developer, and taking advantage of expert legal, social, political and management counsel will bring forth a plan for resolution of these questions by January 1, 1972.

RECOMMENDATION

The Study Committee recommends that the consolidation of the two associations and that the above approach be approved at the next meeting of the FHOA and SHOA Boards. The Committee further recommends that the approach be implemented as soon as feasible through a jointly appointed interim Town Board, three members selected by each of the FHOA and SHOA Boards to represent Lake Anne and Hunters Woods Villages to join with the three present resident representatives on the RHOA Board.

Election of Pres. H.O.
Start-Up Procedures