

PRIMARY TASKS OF THE STUDY

1. To examine the relationship between the services of Fairfax County and the services of the Home Owners Associations

2. To examine the capability of the Associations to provide services and identify categories of services

STUDY OF THE ORGANIZATION AND SERVICES OF THE HOME OWNERS ASSOCIATIONS IN RESTON

3. To analyze the current Association/staff structure and determine its inherent capacity to provide services effectively today and in the future

4. To determine the optimum Association/staff structure based on today's needs as well as providing for future growth

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THE APPROACH TO THE STUDY INCLUDED MEETING WITH
SEVERAL GROUPS PERTINENT TO THE
PURPOSE OF THE STUDY

- . Fairfax County Government Representatives
- . First Home Owners Association Board Members
- . Second Home Owners Association Board Members
- . The Associations' Professional Staff
- . Reston Community Association Representatives
- . Reston Foundation Representative
- . Gulf Reston Representatives

THIS PRESENTATION IS COMPRISED OF TWO MAJOR PARTS

I. FINDINGS AND CONCLUSIONS

Services
Association organization

II. RECOMMENDATIONS

RESTON EXISTS CURRENTLY, AND IS LIKELY TO EXIST IN THE FUTURE, AS AN UNINCORPORATED PART OF FAIRFAX COUNTY.

The code setting forth the urban county executive form of government in Fairfax County provides that no community shall become incorporated subsequent

I. FINDINGS AND CONCLUSIONS

It is unlikely that the County would support moves in court to permit Reston to become incorporated.

Current political representation is provided through the District Supervisor.

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It is unlikely that the County would support moves in court to permit Reston to become incorporated.

Current political representation is provided through the District Supervisor.

UNDER THE PURVIEW OF FAIRFAX COUNTY GOVERNMENT, THE
CITIZENS OF RESTON ARE PROVIDED A BROAD RANGE OF SERVICES

- . Police protection and courts
- . Fire protection
- . Highways and roads
- . Sanitation
- . Public welfare
- . Education
- . Libraries
- . Public health and hospitals
- . Parks and recreation
- . Housing and renewal
- . Water (through water authority)
- . County comprehensive planning
- . Zoning

THE HOME OWNERS ASSOCIATIONS WERE FORMED TO PROVIDE
SPECIFIC SERVICES INHERENT IN THE STATUS OF RESTON AS A
RESIDENTIAL PLANNED COMMUNITY

QUESTIONS

- What are the Reston Home Owners Associations and why were they formed?
- What were they intended to do?

THE HOME OWNERS ASSOCIATIONS WERE FORMED TO PROVIDE
SPECIFIC SERVICES INHERENT IN THE STATUS OF RESTON AS A
RESIDENTIAL PLANNED COMMUNITY

RPC zoning sets forth various controls on the
developer of the land.

Among many controls, the RPC zoning states that
the developer must designate open space, recreation
areas, playgrounds, parks, and parking lots, and to
ensure continuing protection of those areas as to
their use.

A LIMITED INTERFACE EXISTS BETWEEN THE COUNTY SERVICES
AND THE ASSOCIATIONS

THE PURPOSE OF THE ASSOCIATIONS FOCUSES PRIMARILY ON
THE OPERATION AND MAINTENANCE OF COMMON LANDS AND
FACILITIES

To operate and maintain designated properties as
parks, open spaces, paths, streets, or other
facilities, and to enforce the protective covenants
and restrictions

To do other lawful things for the benefit of the lands,
owners, and inhabitants thereof

Enforce protective covenants
and restrictions

A LIMITED INTERFACE EXISTS BETWEEN THE COUNTY SERVICES AND THE ASSOCIATIONS

County Services

Home Owners Associations'

- . Police protection and courts
- . Fire protection
- . Highways and roads
- . Sanitation
- . Public welfare
- . Education
- . Libraries
- . Public health and hospitals
- . Parks and recreation

- . Housing and renewal
- . Water (through water authority)
- . County comprehensive planning
- . Zoning

Maintain recreational areas and
open space

Enforce protective covenants
and restrictions

OPPORTUNITIES TO PROVIDE ADDITIONAL SERVICES HAVE BEEN IDENTIFIED BY THE ASSOCIATIONS

• Facilities and Equipment--Includes large constructed facilities such as municipal buildings, multipurpose recreation buildings, single purpose recreation buildings, hospital, trash trucks, mini-buses, recreation equipment, and various land maintenance equipment.

• Programs and Services--Includes recreation programs, youth programs, consumer co-op activities, volunteer work programs, aesthetic amenities, and other community oriented programs. Many of these programs would be designed to operate in association-constructed facilities or the recreation and open spaces owned by the Association.

CURRENTLY, TWO SIMILAR HOME OWNERS ASSOCIATIONS EXIST
IN RESTON

OTHER ORGANIZATIONS IN RESTON EXIST TO PERFORM OTHER
COMMUNITY FUNCTIONS

Reston Community Association

Reston Foundation for Community Programs

Funding (method)

Common professional staff

CURRENTLY, TWO SIMILAR HOME OWNERS ASSOCIATIONS EXIST
IN RESTON

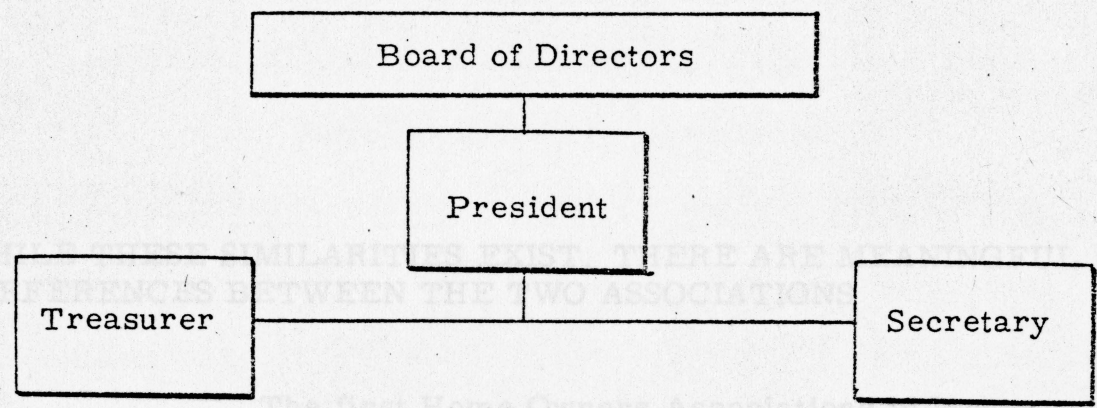
Purpose

Structure

Membership (requirements)

Funding (method)

Common professional staff



Committees

Both Associations

- Recreation
- Budget and Planning
- Environmental Management
- Rules and Regulations
- Information

First Home Owners Association

- Management Systems

Second Home Owners Association

- Committee to Enforce the Covenants

OPERATING UNITS -- BEGINNING OF CALENDAR YEAR

First Home Owners Association

1970 1971 1972 1973 1974 1975 1976

WHILE THESE SIMILARITIES EXIST, THERE ARE MEANINGFUL DIFFERENCES BETWEEN THE TWO ASSOCIATIONS

	1970	1971	1972	1973	1974	1975	1976
Townhouses	750	1,100	1,500	1,500	1,500	1,500	1,000
Apartments	1,000	1,500	2,500	2,500	2,500	2,500	3,000
Total	1,750	2,600	4,000	4,000	4,000	4,000	4,000

The first Home Owners Associations is larger, generates more revenue than the second, and has a more varied membership.

The second Home Owners Associations is smaller, generates less revenue, and today has a singular type of member.

	1970	1971	1972	1973	1974	1975	1976
Lots	0	0	1,700	2,100	2,400	2,000	2,500
Townhouses	0	0	300	300	1,500	2,000	2,500
Apartments	0	0	300	1,000	2,100	3,100	6,000
Total	0	0	2,300	3,400	6,000	7,600	11,000

	1970	1971	1972	1973	1974	1975	1976
Combined Total	1,750	2,600	6,300	7,400	10,000	11,600	15,000

OPERATING UNITS--BEGINNING OF CALENDAR YEAR

First Home Owners Association

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1980</u>
Lots	300	300	300	300	300	450	1,000
Townhouses	750	1,100	1,500	1,500	1,500	1,500	5,500
Apartments	1,000	1,600	2,500	2,500	2,500	2,500	6,000
Total	2,050	3,000	4,300	4,300	4,300	4,450	12,500

Second Home Owners Association

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1980</u>
Lots	900	1,350	1,700	2,100	2,400	2,600	2,600
Townhouses	0	0	300	900	1,500	2,100	2,500
Apartments	0	0	300	1,000	2,100	3,100	6,000
Total	900	1,350	2,600	4,000	6,000	7,800	11,100
Combined Total	2,950	4,350	6,900	8,300	10,300	12,250	23,600

COMPARISON OF REVENUE

ESTIMATED REVENUE POTENTIAL

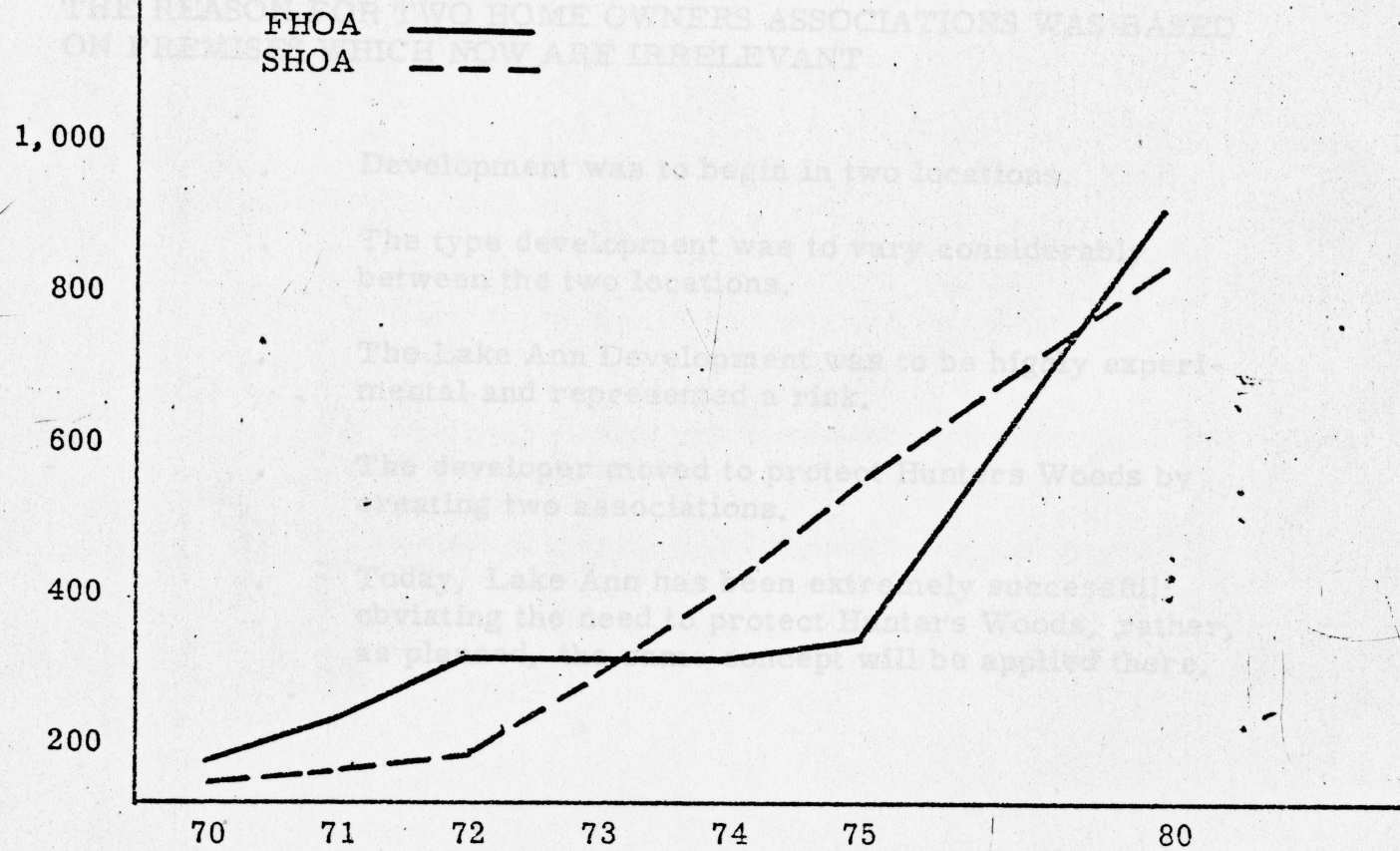
First Home Owners Association

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1980</u>
Unit Assessments	\$82,000	\$120,000	\$172,000	\$172,000	\$172,000	\$178,000	\$500,000
Pool Revenue	67,800	106,400	139,800	139,800	139,800	145,200	414,000
Tennis Revenue	8,200	12,000	17,200	17,200	17,200	17,800	50,000
Total	\$158,000	\$238,400	\$329,000	\$329,000	\$329,000	\$341,000	\$964,000

Second Home Owners Association

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1980</u>
Unit Assessments	\$36,000	\$54,000	\$104,000	\$160,000	\$240,000	\$312,000	\$444,000
Pool Revenue	32,400	48,600	81,000	138,000	203,400	262,200	363,000
Tennis Revenue	3,600	5,400	10,400	16,000	24,000	31,200	44,400
Total	\$72,000	\$108,000	\$195,400	\$314,000	\$467,400	\$605,200	\$851,400
Combined Total	\$230,000	\$346,400	\$524,400	\$643,000	\$796,400	\$946,200	\$1,815,400

COMPARISON OF REVENUE

Dollars
(000's)

THE REASON FOR TWO HOME OWNERS ASSOCIATIONS WAS BASED
ON PREMISES WHICH NOW ARE IRRELEVANT

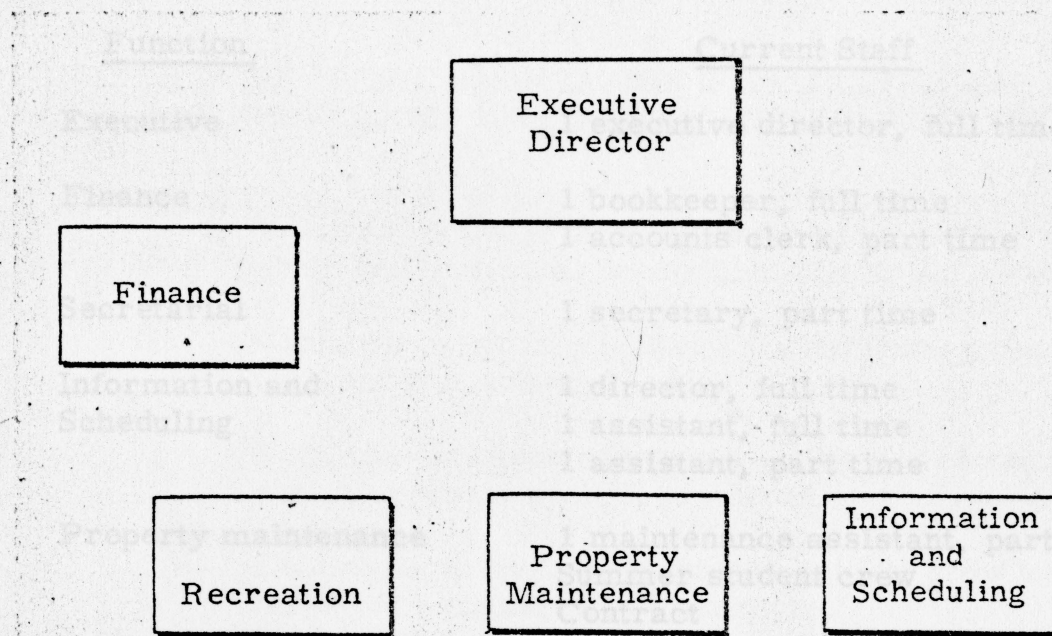
- . Development was to begin in two locations.
- . The type development was to vary considerably between the two locations.
- . The Lake Ann Development was to be highly experimental and represented a risk.
- . The developer moved to protect Hunters Woods by creating two associations.
- . Today, Lake Ann has been extremely successful; obviating the need to protect Hunters Woods, rather, as planned, the same concept will be applied there.

PROFESSIONAL STAFF FUNCTIONS

THE ASSOCIATIONS PARTICIPATE JOINTLY IN THE EMPLOYMENT
OF A PROFESSIONAL STAFF

- Initially this function was performed by the developer.
- In February of this year, an executive director and staff was employed.
- The staff presently provides basic support functions.

PROFESSIONAL STAFF FUNCTIONS



PROFESSIONAL STAFF MANPOWER

<u>Function</u>	<u>Current Staff</u>
Executive	1 executive director, full time
Finance	1 bookkeeper, full time 1 accounts clerk, part time
Secretarial	1 secretary, part time
Information and Scheduling	1 director, full time 1 assistant, full time 1 assistant, part time
Property maintenance	1 maintenance assistant, part time Summer student crew Contract
Recreation	Contract Volunteer

VOLUNTEER WORK IN THE ASSOCIATION IS DESIRABLE AND CAN BE EFFECTIVE; HOWEVER, ITS LIMITATIONS SHOULD BE RECOGNIZED

- Volunteer work is most effective where a title is given and individual recognition can be achieved.
- Volunteer work is effective on a temporary short-term project oriented basis.
- Volunteer workers cannot always be relied upon and can present control problems.
- Especially in Reston, tasks can quickly grow too large to be managed by volunteers.

THE CURRENT MULTIPLE ASSOCIATION FRAMEWORK HAS
SOME FAVORABLE ASPECTS

- Provides for a form of neighborhood program planning and participation
- Provides for more extensive citizen participation and identification

HOWEVER, WEAKNESSES ARE INHERENT IN THE MULTIPLE
ASSOCIATION FRAMEWORK

- Hinders coordination of policy and planning on a community-wide basis
- Presents potential of misrepresentation of Reston and Reston homeowners
- Presents complicated ownership problems or, could prohibit ownership of community facilities entirely

Provides a mechanism for minority veto

Contributes to staff problems in terms of duplication and cost

In the future, would waste the assessment dollar due to multiple staffs and further could diminish the potential quality of staffing

A MORE WORKABLE MECHANISM FOR THE HOME OWNERS
ASSOCIATIONS SHOULD BE ESTABLISHED

The mechanism should provide for effective
neighborhood/village orientation and participation.

The mechanism should provide for improved
community-wide coordination and effectiveness.

PROVIDING THE SPECIFIC SERVICES OUTLINED IN THE ARTICLES
OF INCORPORATION AND DEEDS OF DEDICATION SHOULD BE OF
PRIMARY EMPHASIS

II. RECOMMENDATIONS

To designate property as
public, or other
facilities, and to enforce the protective covenants
and restrictions

To do other lawful things for the benefit of the land
owners, and inhabitants thereof

NEW COMMUNITY-WIDE SERVICES AND PROGRAMS SHOULD BE
APPROACHED WITH CAREFUL CONSIDERATION

PROVIDING THE SPECIFIC SERVICES OUTLINED IN THE ARTICLES
OF INCORPORATION AND DEEDS OF DEDICATION SHOULD BE OF
PRIMARY EMPHASIS

Services and programs should make maximum use
To operate and maintain designated properties as
parks, open spaces, paths, streets, or other
facilities, and to enforce the protective covenants
and restrictions with caution.

To do other lawful things for the benefit of the lands,
owners, and inhabitants thereof

Operations and budgeting should provide funds for
return to investment.

NEW COMMUNITY-WIDE SERVICES AND PROGRAMS SHOULD BE
APPROACHED WITH CAREFUL CONSIDERATION

- . Services should not duplicate or replace County services.
- . Services and programs should make maximum use of existing Reston and County facilities.
- . Construction and capital equipment expenditures should be viewed with caution.
 - Debt financing
 - Maintenance costs
- . Operations and budgeting should provide funds for return to investment.

	<u>Estimated Revenue</u>	<u>Potential Revenue For Investment</u>	<u>Cumulative</u>
1970	\$ 230,000	\$ 34,500	\$ 34,500
1971	346,400	51,960	86,460
1972	524,400	78,660	165,120
1973	643,000	96,450	261,570
1974	796,400	119,460	381,030
1975	946,200	141,930	522,960
1980	1,815,400	272,310	

ORGANIZATIONAL RECOMMENDATIONS

The key recommendation of this study relate to the organization of the existing two Home Owners Associations. In that regard, we recommend that these associations be consolidated.

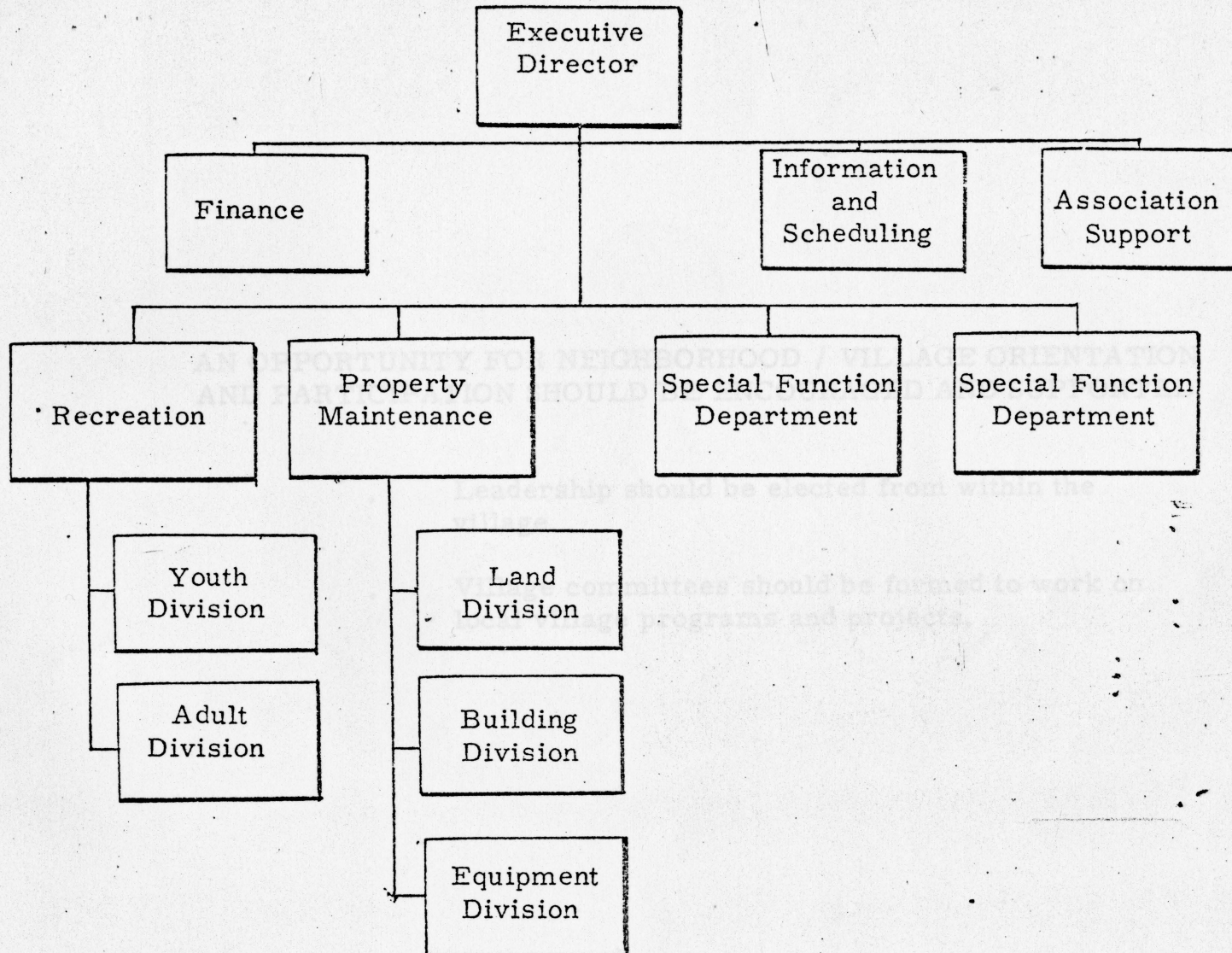
The remainder of this presentation deals with organization considerations associated with this recommendation.

ORGANIZATIONAL RECOMMENDATIONS

- . Executive director and professional staff
- . Local neighborhood/village organization
 - Elected leadership
 - Village committees
- . Executive council of vice presidents
- . Community-wide committees
- . Board of directors
- . Reston Home Owners Association

THE ROLE OF THE EXECUTIVE DIRECTOR SHOULD BE STRENGTHENED
AND CONSIDERATION SHOULD BE GIVEN TO FUTURE GROWTH OF THE
PROFESSIONAL STAFF

- • The executive director should have a stronger role in policy formulation and administration.
- Attention should begin to focus on the potential growth of the staff in response to operational requirements.



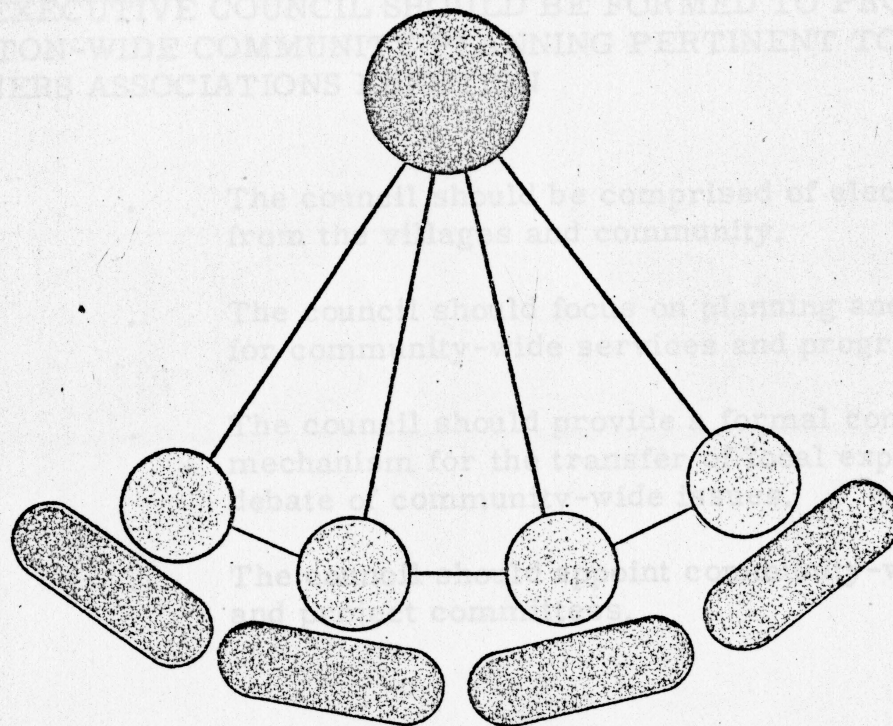
NEIGHBORHOOD / VILLAGE STRUCTURE

AN OPPORTUNITY FOR NEIGHBORHOOD / VILLAGE ORIENTATION
AND PARTICIPATION SHOULD BE ENCOURAGED AND SUPPORTED

- Leadership should be elected from within the village.

- Village committees should be formed to work on local village programs and projects.

NEIGHBORHOOD/VILLAGE STRUCTURE



AN EXECUTIVE COUNCIL SHOULD BE FORMED TO PROVIDE FOR
RESTON-WIDE COMMUNITY PLANNING PERTINENT TO THE HOME
OWNERS ASSOCIATIONS FUNCTION

- The council should be comprised of elected leaders from the villages and community.

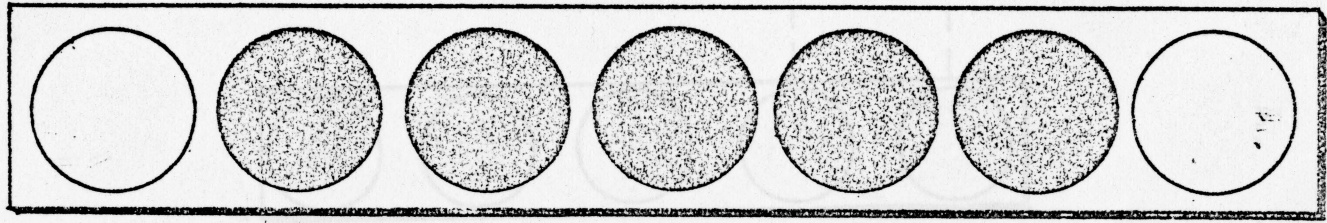
- The council should focus on planning and budgeting for community-wide services and programs.

- The council should provide a formal communication mechanism for the transfer of local experience and debate of community-wide issues.

- The council should appoint community-wide program and project committees.

COMMUNITY-WIDE COMMITTEES

EXECUTIVE COUNCIL

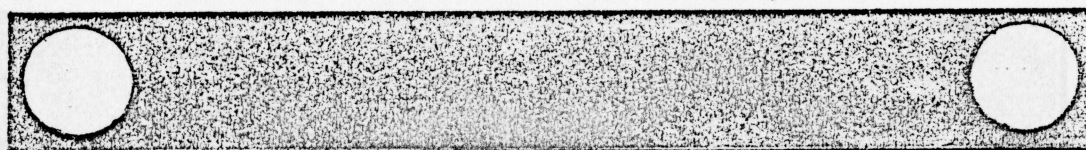


Environmental Management

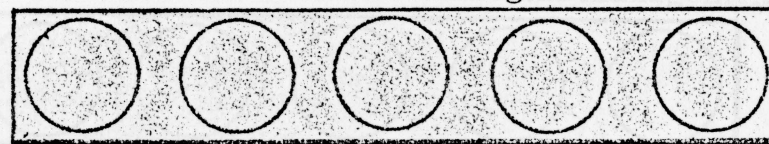


COMMUNITY / VILLAGE INTERFAC

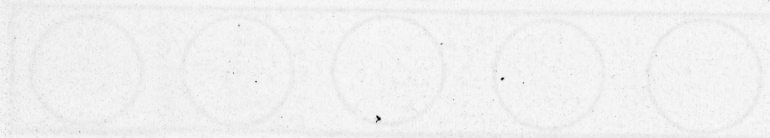
COMMUNITY-WIDE COMMITTEES



Environmental Management



Youth

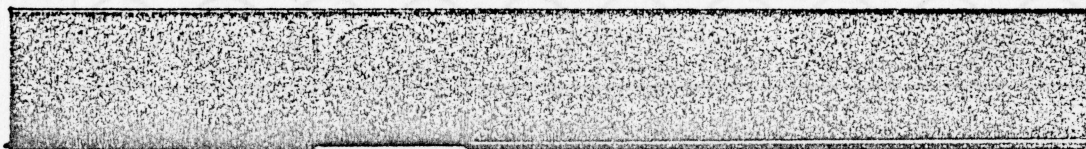


Information

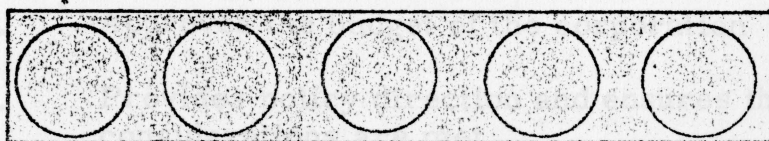


COMMUNITY / VILLAGE INTERFACE

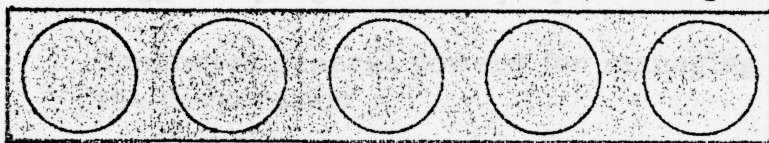
Executive Council



Recreation



Environmental Management



Youth



Information



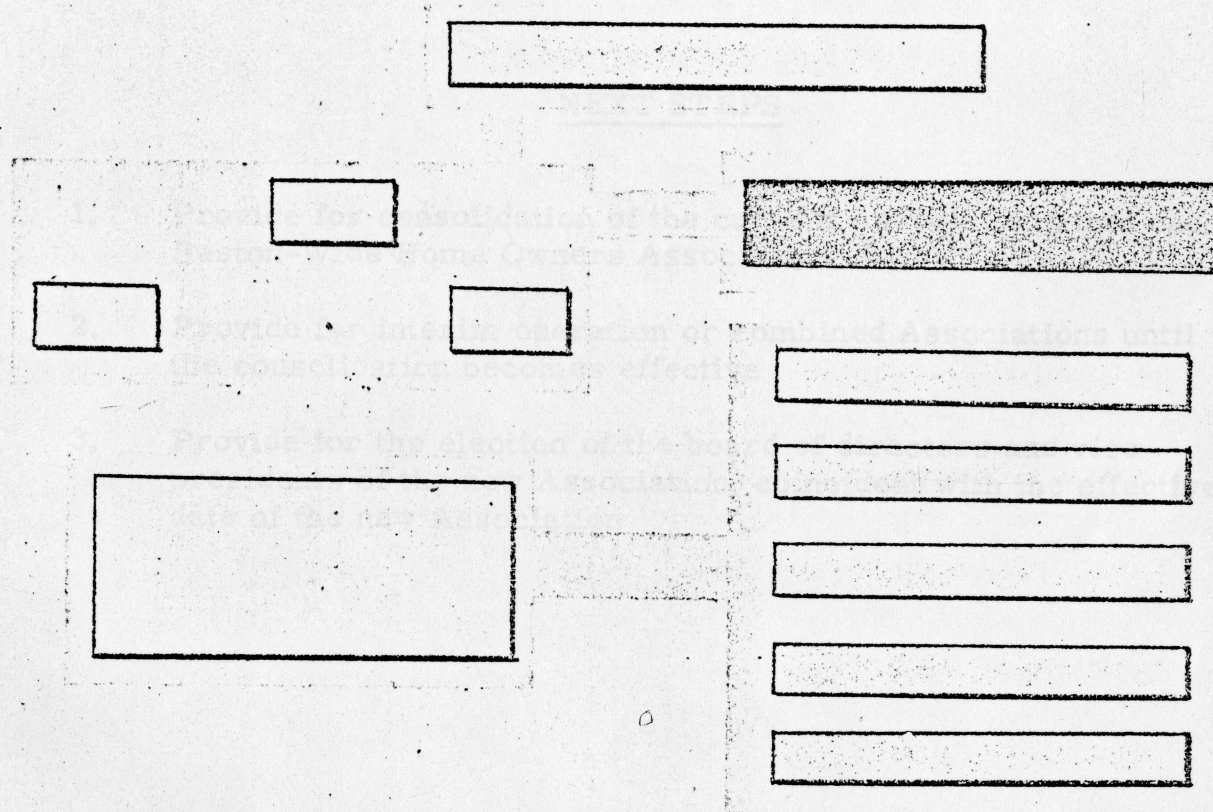
BOSTON HOME OWNERS ASSOCIATION

BOARD OF DIRECTORS



- . Appoints the president, treasurer, and secretary of the corporation
- . Approves the budget of the corporation
- . Provides policy direction and ensures that long-range considerations are met
- . Suggests programs and projects
- . Embodies general powers for managing the affairs of the corporation

RESTON HOME OWNERS ASSOCIATION



NEXT STEPS

1. Provide for consolidation of the current Associations into one Reston-Wide Home Owners Association
2. Provide for interim operation or combined Associations until the consolidation becomes effective
3. Provide for the election of the board of directors and vice presidents of the new Association; coincident with the effective date of the new Association