

Bentana Woods West

Issue 3

March 2009

Annual General Meeting Sunday, April 26 @ 7:30pm 1542 Scandia Circle

Elections are held each year at the Annual General Meeting on the last Sunday of April at 7:30pm.

There are a total of seven directors elected for overlapping terms of two years. Three are elected in one year, the other four the following year and continuing on in alternating fashion. A household quorum is required for voting.

Officers are elected by majority vote of the Board Directors at the first monthly meeting following the Annual General Meeting.

As of March 30th, declared candidates for election to the four vacating seats in the first group above are:

Michael Healy 1550 Scandia Circle
Jane LeGros 1504 Scandia Circle
Bill Wagner 1527 Scandia Circle

Any other persons wishing to be a candidate may contact a Board Member or may be nominated from the floor at the Annual General Meeting. ❖

Covenants Walkthrough

In conjunction with the Reston Association, the Board is conducting its annual walkthrough, with its focus being primarily on maintenance of property, stain/paint colors and general architectural considerations.

We have noticed many unburied drainage pipes – see the articles on the next page – and exposed trash bins/garbage, both of which is frowned upon.

Heat pump units need to be screened by foliage or a low fence, whether it is placed at the front or the rear of the house. ❖

BWWCA DIRECTORS, ELECTION AND TERM EXPIRATION DATES

BOARD DIRECTOR	ELECTED	TERM ENDS
TOM BODINE	APRIL 2007	APRIL 2009
AMY BOSSIE	DECEMBER 2008*	APRIL 2009
JANE LEGROS	APRIL 2007	APRIL 2009
MARTIN DAPOT	APRIL 2008**	APRIL 2009
JOHN BRIGHAM	APRIL 2008	APRIL 2010
EILEEN DUBOSE	APRIL 2008	APRIL 2010
JONATHAN KRENTEL	APRIL 2008	APRIL 2010

Landscape Committee

At the last regular Board meeting, a five member landscape committee was formed to tackle any issues concerning Cluster common areas:

Susan Dapot, Chairperson
Amy Bossie
Victoria Healey
Jane LeGros
Bill Wagner

If anyone has ideas or suggestions for cluster landscaping projects, please feel free to contact any of the above committee members. ❖

Burned Out Street Lights

Is there a street light burned out near your house? All it takes to fix this is a simple phone call.

If you can locate it, get the ID number from the lamp post (something like BB81, or AB92, stamped on a metal plate at eye level) or at the very least, the number of a house that the street light is closest to.

Call Dominion Virginia Power at 1-888-667-3000 with your information and hopefully things will be brighter within a few business days. ❖

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House Colors

SIDING Olympic Solid Color Stains from the following color palette have been approved by the DRB for use in our cluster: Beachwood, Butternut, Beige Gray, California Russet, Chamois, Cocoa, Fawn, Monterey Gray, Russet, Sage, Sandstone, Taupe and Willow Mist.



TRIM Oxford Brown and Mahogany are the only two Olympic Color Solid Stains approved by the DRB.

DOORS Duron Glossy Enamel paint in the following color palette: Amber White, Bertram, Basil, Carolina Slate, Chadwicke Tan, Cobblestone Gray, Foxhall Green, Farm House Red, Incense, Mahogany, Oxford Brown

Storm doors should be painted to match the door or the house trim and front door and closet doors should be the same.

Note that Duron has changed the color names of most of our door colors. We will be posting a revised list as soon as it becomes available. ❖

Gutters and Downspouts

With spring rains anticipated, this is a good time to consider how you are managing storm water runoff. Your system should not cause drainage to run off onto a neighbor's property or Cluster common property. The Reston Design and Review Board suggests installing an underground drain pipe that ends in a French drain – see following article – to collect and direct storm water. If you're just adding a short downspout extension, the DRB states that it should be hidden within plant material.

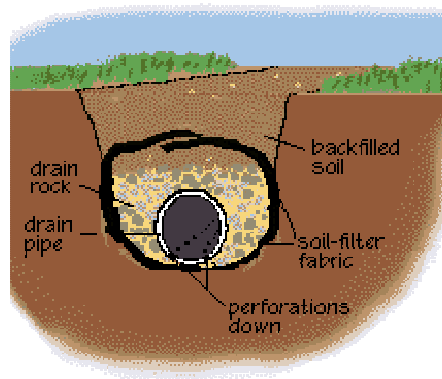
The colors of gutters and downspouts should match the color of the surface to which they are attached (i.e. – siding), or match the color of the existing house trim. Note that home improvement stores customarily stock a brown color that should meet this requirement without the need for repainting. ❖

French Drains

A French drain is little more than a trench filled with gravel or small stones. The trench needs to have a slope of at least 1% – a one foot drop for every hundred feet – so that water will flow down its length and not just pool up in one place.

The idea is to disburse the rain water into the landscape, so the trench needs to be dug to a depth of at least 12 to 24 inches. It should then be lined with landscape fabric to keep dirt out of the gravel and hold the filtering material in place. Shovel coarse gravel onto the landscape fabric so that you essentially have a tube of stone-filled fabric.

For aesthetic purposes, you should cover the drainage field with a layer of sand or soil, dress it with landscaping stone, or lay sod on top – or even all three. It's a simple exercise for an afternoon, but can be hard on the back. Be careful.



Alternatively, you can bury a length of perforated plastic drainage pipe that leads water away from the downspout and into a disbursing field. Or you can, as illustrated, combine the two. It's the same principle, and almost as much work. ❖

Founder's Day

Community Celebration of Reston's 45th & Robert E. Simon's 95th Birthdays



Saturday, April 18, 2009

12:00pm – 3:00pm at Lake Anne Village Center

Free for party-lovers of all ages!

Join your friends and neighbors and bring the family to a party you won't forget. Reston's favorite local entertainment groups and special guests will perform. There will be lots of fun for everyone on the plaza at Lake Anne Village Center. Enjoy music from groups like the Reston Chorale, Audubon Quartet, Reston Community Players, dancers from around Reston and much more!

Be part of Reston's history by participating in Reston's very own "Video Story Telling Project."

Music and Dancing

7:00pm – 10:00pm at Lake Anne Plaza, 1609 Washington Plaza

Tickets are \$30.00 and available online at www.restonmuseum.org

Join us later in the evening for a Champagne Toast and Birthday Cake as we celebrate our founder Robert E. Simon and his 95th Birthday!

This community event is sponsored by Reston Community Center, Reston Historic Trust, Reston Association and Friends of Lake Anne. ❖

Reston Association Headquarters Referendum

The Reston Association Board of Directors has approved the wording of the question and extended the timeline for members to vote on the issue of a new headquarters building for the association.

Should the Reston Association Board of Directors be authorized to finance and expend, as determined by the Board of Directors, an amount not to exceed \$15,000,000 to purchase a commercial office building or condominium space, or interest therein, or, in the alternative, to purchase property and to construct a building thereon for future use as the Association's headquarters?

Following a series of community-wide meetings, the following Top Questions and Answers" were developed.

In the coming weeks, expect to see volunteers at town centers, in neighborhoods and community centers, sharing this information and encouraging Members to vote.

Why the Referendum?

The RA headquarters building no longer meets the needs of the Association to provide services to the members and support the work of the staff.

There is a finite timeline to make a decision. The current lease expires in spring of 2010 and professional real estate consultants have indicated it will take 12 months to secure and prepare a new facility. Therefore the window closes in spring 2009.

Leasing has costs \$6 million with no return on the investment. Further, because RA is a not-for profit organization, there is no tax benefit to leasing.

With the advent of the Metro Transit stops in Reston, the cost of leasing will continue to rise as new infrastructure is built to support the system. Therefore, the cost to

Members will also continue to rise.

Building is not an option in Reston due to the lack of appropriate land.

Buying a facility will provide an investment and maintain the costs at a consistent level, thus saving Members money and bringing an ROI.

See the Reston Association's website (www.reston.org) for key dates, questions and answers and much more detailed information.



Reston Association, the DRB and BWWCA

From the many questions we, the BWWCA board of directors, receive from homeowners regarding the relationship between the Reston Association and the Cluster, it appears that a few words on the organization of Reston and the Cluster might be of some help.

When Reston was first developed, in common with later areas such as Ashburn, Lansdowne and many other planned communities, certain Deeds and Covenants were legally established to govern future land use. As part of those Covenants, an Architectural Design Review Board (DRB) was established to control all building design and use in residential Reston. Initial building plans and subsequent modifications all need to be approved by the DRB.

Bentana Woods was also established with Deeds and By-Laws to govern the administration and use of the Cluster's common areas such as roads, sidewalks, and open space. However both the Cluster common areas and individual properties

are still controlled by the Reston Association's DRB. What does this mean to Cluster Residents?

When our sub-division was built, the exterior design, which was approved by the DRB nearly 40 years ago, automatically became the "cluster standard". Any changes to a property's exterior that alters its appearance from the original standard must be reviewed and approved by the DRB before construction may commence. The only exception is that approval is not necessary when maintenance is performed, provided there are no exterior changes. Maintenance would include re-stained a house the exact same colors; repairing a deck while retaining the design and size as the original; replacing windows and trim so no exterior change is apparent; landscaping that does not change the "run-off" pattern or involve structural elements that include walls over 18 inches high. For any other changes such as house color; siding material change; additional decks, patio construction; a different front door – for anything that alters the exterior appearance, DRB review is required.

Before contemplating any change, please talk to a Cluster Board member who can assist you in filling out the necessary DRB application form and directing you to the RA Covenants administrator who handles our cluster. In many cases, if the proposed change meets cluster standards, the RA staff can approve it without a DRB review. If any proposal involves a departure from or addition to cluster standards, then a DRB review meeting will be held and the Cluster Board will be asked if any of the standards should be modified. Your Board of Directors is constantly evaluating new construction materials, different paint colors, replacement windows and doors, etc as they become

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available and when existing materials become obsolete. Over the years, we have approved vinyl siding, fiber-cement siding and certain multi-paneled door and window varieties to help residents upgrade their homes with modern available products.

Please make sure you obtain DRB approval when necessary before any changes are carries out. The Reston Association to compel the removal of unapproved changes, place liens on property and even begin foreclosure proceedings on those that have violated the Design Covenants. We do not want to see any of our Cluster members put in that position of violation and the Board can help you avoid that. So do talk to any board member or Eddie McEver at the RA office in the center of Isaac Newton Square. ❖

This is YOUR Newsletter

If you have a special event in your household such as a birth, wedding, graduation, book published, etc. we can mention it in our newsletter. We gladly accept suggestions, articles, or any other informational tidbit that you would like to see in the BWWC Newsletter.

If you have questions about anything concerning our cluster, our Board or how we allocate the dues, please come to a Board meeting. We hold a Resident's Forum each month for this purpose.

Comments and editorials are always welcome. This newsletter is for YOU. ❖

About Our Neighborhood

Developed by Bennett of Virginia in the 1970's, our Cluster of 108 "California Townhomes" at the southern end of North Shore Drive is in the Tall Oaks section of Reston. The community lies on a total of 17 acres, 10 of which are common areas with open grass, tot lots and stands of trees, which are certified as a Backyard Wildlife Habitat by the National Wildlife Federation.



Recommended Contractors

DON TAYLOR HOME SERVICES

ALL HOME REPAIRS AT VERY REASONABLE PRICES
703.216.6516

RECOMMENDED BY JANE LEGROS

TK's HOME IMPROVEMENTS

TOM KOSTEN, OWNER
703.508.8018

RECOMMENDED BY JANE LEGROS

Calendar of Events

APRIL IS KEEP AMERICA BEAUTIFUL MONTH

CLUSTER BOARD MEETING

APRIL 7
7:30PM @ 1529 PARK GLEN COURT

EASTER

APRIL 12

RESTON ASSOCIATION ANNUAL MEETING

APRIL 14
7:00PM @ SHERATON RESTON HOTEL
RSVP BY MONDAY APRIL 6

RESTON FOUNDER'S DAY

APRIL 18
12:00PM-3:00PM @ LAKE ANNE VILLAGE

EARTH DAY

APRIL 22

CLUSTER ANNUAL GENERAL MEETING

APRIL 26 @ 1542 SCANDIA CIRCLE

April Cluster Board Meeting

Board meetings always begin with a Resident's Forum.

Want to say something? You can!

The next Board meeting will be held on Tuesday, April 7 at 7:30pm at 1529 Park Glen Court.

If you have any documents requiring Board Member discussion or signatures, this would be a great time to get them!

<p>Cluster Management TWC Association Management Kim Hendon phone 703.437.5800 fax 703.471.6578 email twcmanage@aol.com</p> <p>Reston Association Eddie McEver Covenants Counselor phone 703.435.6527 fax 703.435.6516 email eddie@reston.org</p>	<p>Cluster Board of Directors</p> <table border="0"> <tr> <td>Martin Dapot, President 1529 Park Glen Court 703.435.8521</td> <td>Jane LeGros, Vice President and Secretary 1504 Scandia Circle 703.787.8388</td> <td>Tom Bodine, Treasurer 1525 Scandia Circle 703.708.7176</td> </tr> <tr> <td>Amy Bossie, Member 1531 Scandia Circle 703.318.8231</td> <td>Eileen DuBose, Member 1510 Scandia Circle 703.435.1738</td> <td></td> </tr> <tr> <td>John Brigham, Member 1533 Park Glen Court 703.787.8084</td> <td>Jonathan Krentel, Member 1528 Scandia Circle 703.975.6791</td> <td></td> </tr> </table> <p>Newsletter Editor ❖ Tony Chang ❖ bwwnews@gmail.com</p>	Martin Dapot, President 1529 Park Glen Court 703.435.8521	Jane LeGros, Vice President and Secretary 1504 Scandia Circle 703.787.8388	Tom Bodine, Treasurer 1525 Scandia Circle 703.708.7176	Amy Bossie, Member 1531 Scandia Circle 703.318.8231	Eileen DuBose, Member 1510 Scandia Circle 703.435.1738		John Brigham, Member 1533 Park Glen Court 703.787.8084	Jonathan Krentel, Member 1528 Scandia Circle 703.975.6791	
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Our Cluster is a Certified National Wildlife Federation Habitat