



Country Walk Cluster Association, PO Box 1592, Herndon, VA. 20172-1592

FOR REFERENCE ONLY

Contact Management Co. for Approved Copy
at time of Closing.

Country Walk Cluster Association Disclosure Packet for New Homeowners

Prepared for:

Name:	
Address:	
Parking Space Number:	
Mail Box Number:	

REFERENCE

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Attachments

- VA Real Estate Board Association Disclosure Packet Notice & Form
- Budget Summary
- Inspection Report
- Certification of Annual Report Filed with the VA Real Estate Board
- Country Walk Cluster Association Bylaws
- Country Walk Cluster Association Articles of Incorporation

Introduction

Welcome to your new home in Country Walk! We hope you find the information in this packet helpful. Here you will find information that is required by the Virginia Property Owners' Association Act as well as other useful information. Please feel free to participate in making our neighborhood a nice place to live; be sure to take advantage of all the amenities that Reston has to offer; and feel free to contact any one of your Country Walk Cluster Association board members if you have any questions.

VA Property Owners' Association Act Information

Pursuant to Section 55-512 of the *Virginia Property Owners' Association Act*, our homeowners' association is furnishing the following information: (The item numbers below correspond to the paragraph number in Section 55-512.)

Item 1 – Name & Registered Agent

Name of Association: Country Walk Cluster Association

State of Incorporation: Virginia

Registered Agent: Chadwick, Washington, Olters, Moriarity & Lynn, P.C.
9990 Lee Highway, Suite 200
Fairfax, VA 22030-5293

Item 2 – Special Assessments

Although there are provisions for special assessments in the Association bylaws, there are none as of this writing.

Item 3 – Statement of Regular Assessments & Fees

See the attached *VA Real Estate Board Association Disclosure Packet Notice & Form* for the statement of regular assessments and fees.

Quarterly Assessments, or “Dues”, are necessary because trash pick-up, common ground maintenance, street lighting, snow removal and other aspects of the community are not the responsibility of Fairfax County or the Commonwealth of Virginia. These necessities are the responsibility of the homeowners via their neighborhood association.

Late fees are assessed against any dwelling unit whose owner fails to pay in full any dues or other authorized charges within a thirty (30) day grace period. See the Association bylaws for more detail.

Item 4 – Other Entities & Fees

The town homes of Country Walk Cluster are also part of the larger entity of Reston Association. Reston Association has its own assessments and fees separate from the Country Walk Cluster Association.

Your Reston Association annual assessment pays for the upkeep of swimming pools, tennis courts, pathways, picnic pavilions, ball fields, and other amenities that are at your disposal in Reston. For information on the facilities, programs and services available to RA members visit www.reston.org.

Item 5 – Reserve Study & Reserved Funds

Our most recent Reserve Study was performed by FEA (Facility Engineering Associates). As a result of this study, our parking lot was replaced in June 2003 at a cost of approximately \$90,000. See the enclosed budget report for the amount set aside annually for our reserve fund. Our next Reserve Study will be conducted in 2007.

Item 6 – Budget

See attached budget summary.

Item 7 – Suits or Unpaid Judgments

Country Walk Cluster Association is not the subject of any pending suit or unpaid judgment that could have a material impact on the association or its members.

Item 8 – Insurance

Country Walk Cluster Association maintains the insurance policy listed below for common grounds within the Association. It is suggested that each lot owner obtain insurance covering property damage to his/her home and the personal property contained therein (which is not covered by the association policy) as well as insurance covering personal liability. Homeowners are encouraged to consult with their insurance agent. A copy of the insurance policy currently held by the association is available for inspection.

Liability Insurance: State Farm Insurance Co.
Agent: Mr. Greg Hutton
11250 Roger Bacon Drive, #3
Reston, VA 20190

Item 9 – Covenant Violations

Improvements or alterations made to the lot by the previous owner that may be in violation of the covenants of Reston Association are noted on the attached inspection report(s). There may be two (2) inspection reports for your property. One report is based on a visual inspection of the referenced lot and is performed by a management agent employed by Country Walk Cluster Association. The other inspection is performed and reported by a representative of Reston Association. Any covenant violations noted in these reports must be rectified prior to settlement.

Item 10 – Signs

All signage within the community shall comply with applicable local zoning ordinances, governmental guidelines and Reston Association rules.

Item 11 – Flags

All flags within the community shall comply with applicable local zoning ordinances, governmental guidelines and Reston Association rules.

Item 12 – Bylaws, Articles, Covenants, etc.

A copy of the *Bylaws* and the *Articles of Incorporation* of Country Walk Cluster Association are attached.

Whenever a homeowner plans to make any alterations or improvements to their home, they should contact our Covenants Counselor at Reston Association. Our Covenants Counselor will be able to guide the homeowner through the Reston Design Review Board (DRB) process. This process includes:

- Reviewing the current covenants for the neighborhood and for Reston – both of which are on file at Reston Association
- Completing a DRB application form.

Our Covenants Counselor at Reston Association is given below:

Covenants Counselor: Lisa Melendez
Reston Association
1930 Isaac Newton Square
Reston, VA 20190-5093
Phone: (703) 435-6563
LisaM@Reston.org

Maintaining your home in a manner consistent with the covenants of Reston Association will avoid costly re-work and should make the selling process more straightforward when your home is eventually sold. So, homeowner compliance with these covenants is strongly urged.

Item 13 – Inspection Notice

Attached. (See Item 9.) There may be two (2) inspection reports, one from a management agent representing Country Walk Cluster Association and one from a representative of Reston Association.

Item 14 – Real Estate Board Notice & Form

Attached.

Item 15 – Certification of Annual Filing

Attached.

Board of Directors

The members of the present Board of Directors for the Country Walk Cluster Association are given below. Please feel free to contact any of us with any questions that you may have about our community.

President: Melissa Utzinger
1659 Sierra Woods Drive
Reston, VA 20194
(703) 435-7123
Mel_Utz@yahoo.com

Vice President, Secretary: Amelia Logan
1630 Sierra Woods Drive
Reston, VA 20194
(703) 707-0173
amelialogan@aol.com

Vice President, Treasurer: Jitin Singhal
1608 Sierra Woods Drive
Reston, VA 20194
(703) 435-5936
jitinsinghal@msn.com

Vice President: Rhonda Stiver
1665 Sierra Woods Court
Reston, VA 20194
(703) 925-0598
irisgirl1@cox.net

Vice President: Open

Note that the board of directors is an elected body that acts as a project management team with decision and signature authority for the neighborhood. If an issue concerns you as a homeowner, we would encourage you to help form, or participate in, a neighborhood committee that addresses that issue. The committee then reports its findings to the board of directors. We encourage you to actively participate in making Country Walk a nice place to live by volunteering for the board of directors or on one of our committees.

Emergency Information

In case of emergency, dial 911.

Police

Fairfax County Police Department
Reston District Station
12000 Bowman Towne Drive
Reston, VA 20190-3307

Phone: (703) 478-0904
Information: (703) 691-2131
Emergency: 911

Fire and Rescue

Fire and rescue services are shared among Herndon, Reston and Great Falls.

Local Hospitals

Our local emergency centers are:

INOVA Emergency Care Center

Baron Cameron Avenue & Fountain Drive
(703) 471-0175

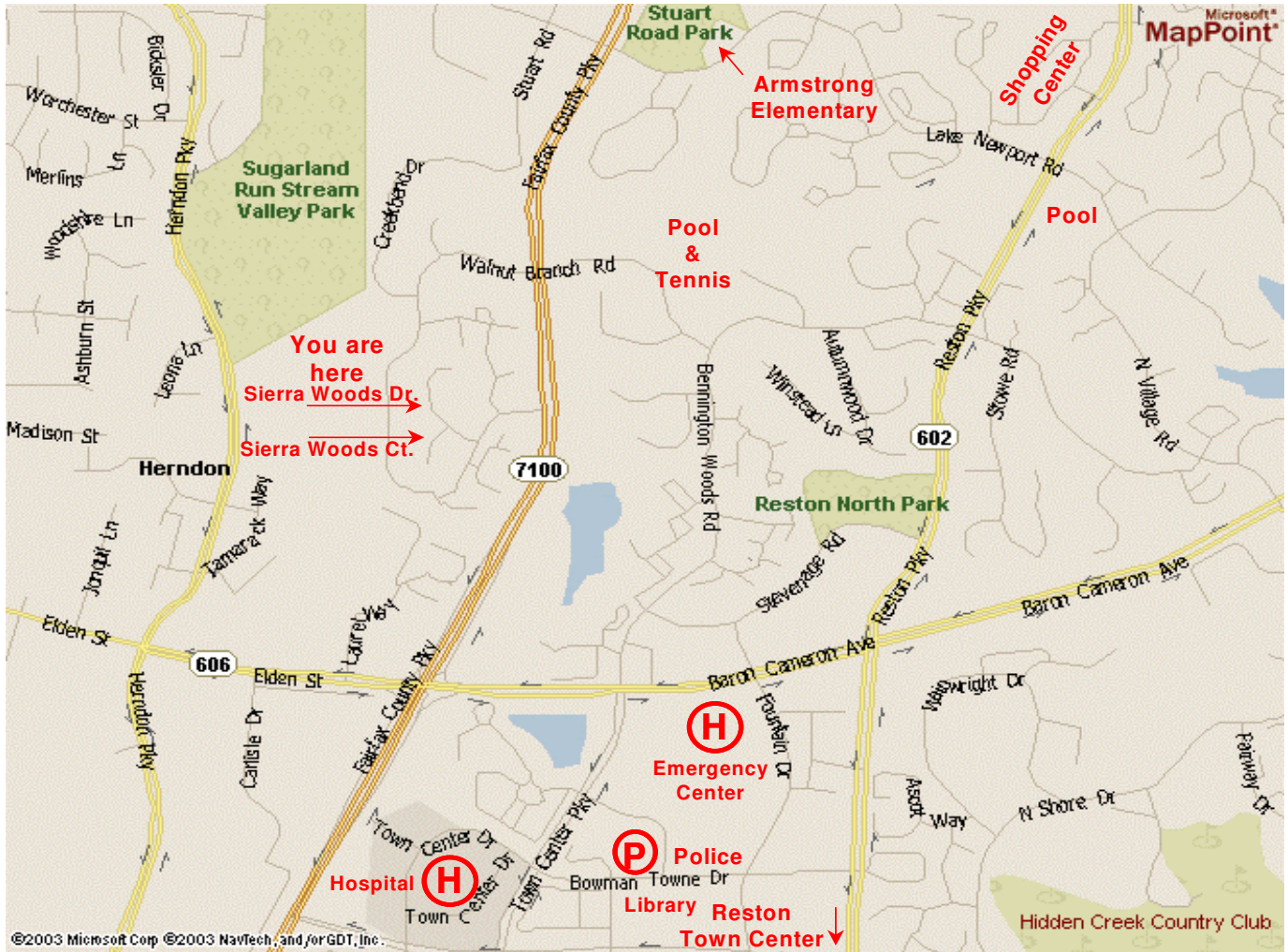
Reston Hospital

Town Center Parkway & Bowman Towne Drive
1850 Town Center Parkway
(703) 689-9000

A map is given below. It contains the locations of the following:

- Reston Hospital and INOVA Emergency Care Center
- Fairfax County Police Station
- Armstrong Elementary School
 - This is where we usually hold our annual meeting,
 - And our voting facility for national and local elections.
- Two pools and one set of tennis courts – a few of the many in Reston.
- North Point Shopping Center
 - Giant Food Store
 - Blockbuster Video
 - Etc.
- Reston Town Center
 - Shopping
 - Movies
 - Restaurants

For clarity, not everything is shown; but hopefully this will help get you started.



Map of Local Area

Trash & Recycling Collection

American Disposal Services (ADS) is our trash & recycling company. The following is a schedule of their pickup days for our neighborhood:

Trash: Tuesday & Friday

Recycling: Friday

Yard Debris: Friday

Bulk Items: Friday (must call for appointment)

Trash Guidelines

Trash is to be household waste only. **No** construction or remodeling waste. **No** Household Hazardous Waste (paint, pesticides, oil, gas, antifreeze, corrosive chemicals, ammunition, etc.).

For more information on Household Hazardous Waste contact the Fairfax County Office of Solid Waste at (703) 324-5068.

Please have all items at the curb by 6:00 AM on the day of pickup but not before 6:00 PM the day before. *We would like to avoid having trash containers left out for several days because it detracts from the cleanliness of the neighborhood. So, please try to retrieve your trash containers and recycling bins promptly.*

Trash Containers & Recycle Bins

Residents must either provide their own covered trash container and recycle bin or order one from ADS. This is to avoid the mess that birds and stray animals make by tearing into trash if it is left unprotected. The ADS container from the previous homeowner should transfer with the home. If not, either the new homeowners must supply their own, or they can request one from ADS. However, ADS may charge \$10 for a recycle bin and \$75 for a trash tote if one was already supplied for that address.

Recycling Items

Acceptable recycling items include newspapers, magazines (bundled, in paper bags, or in a separate recycling container – ***not in plastic bags***); glass food & beverage containers; aluminum & steel cans; #1 & #2 plastic bottles and jugs.

Not acceptable: Plastic bags; plastic containers used for insecticides, herbicides, petroleum products, or automotive fluids.

Yard Debris Guidelines

For yard debris, leaves should be bagged; brush and limbs should be bagged or tied in bundles less than 6 inches in diameter and 4 feet in length; otherwise, they will not be picked up.

Bulk Items

Bulk items (e.g., appliances, furniture, and other large items) will be picked up on Fridays by appointment. Any resident putting bulk items curbside for collection must *call ADS Customer Service at least 24 hours in advance* to schedule an appointment. The number is (703) 368-0500.

Holidays

American Disposal Services does not operate on Thanksgiving, Christmas or New Years Day. Also, Fairfax County may not allow Waste Disposal vehicles on icy roadways. In any of these cases, our trash and/or recycling will be collected on the next scheduled collection day.

ADS Contact Information

Please contact ADS Customer Service at (703) 368-0500 if you have questions or to schedule a bulk item pickup.

Utilities

This section contains information regarding our local utilities. These services are billed to homeowners directly.

Telephone

Verizon provides local telephone services. To set up a new account, call (703) 954-6222.

Electricity

Dominion Power provides electricity. To set up a new account, call (888) 667-3000.

Water

Fairfax County Water Authority provides water. To set up an account, call (703) 698-5800.

Cable Television

Cox Communications provides cable television. To set up a new account, call (703) 378-8422.

Parking

Each townhouse within Country Walk is assigned two (2) parking spaces. The numbered space that corresponds to your home is noted on the cover page of this document. Unfortunately, there are only three (3) visitor spaces within Country Walk. You will note in our bylaws that these spaces are reserved for visitors only, not residents; and any vehicle parked in a visitor spot for more than 48 continuous hours will be subject to towing. For other parking restrictions within Country Walk, please see the bylaws. Note that additional parking for visitors and residents is available on Walnut Branch Road. Double parking is prohibited since it restricts the access of emergency vehicles. Double-parked vehicles are subject to towing without notice. Note: Road Runner performs periodic patrols through the neighborhood to scan for parking violations.

If towed, the affected party should call **Road Runner Towing at (703) 450-7555** or the police non-emergency line at (703) 691-2131. Currently, Road Runner charges \$100 to retrieve

vehicles from their impound lot (and an additional \$20 if retrieved after hours). This payment is strictly for Road Runner's services and is between the towed party and Road Runner.

Renting Your Property

Should homeowners decide to rent their town home in Country Walk, they are required to give the information in this packet to their renters. Also, the homeowners are required to inform the Country Walk Cluster Association board of directors as to the names of the renters.

Pool & Tennis Passes

To take advantage of some of Reston's amenities, Pool and Tennis passes are available from Reston Association for a small fee. Any resident (i.e., homeowner or renter) is welcome to use these facilities. Proof of residency (like driver's license with your Reston address) is required.

Pets

All dogs and cats on Country Walk property must be under leash control of the owner or other responsible person. All state, county, and municipal laws governing animal control in the community of Reston remain in effect on Country Walk property.

Owners are responsible for cleaning up after their pets, which includes the prompt removal of animal waste. Remember: children play in our common areas and all of us walk through the common areas.

The feeding of stray dogs or cats that come through the neighborhood is prohibited. This is due to the difficulty in controlling the behavior and health of stray animals, both of which can have a detrimental impact on the community.

Cluster Email List

Please feel free to join our cluster email list. This is a great way to stay in touch with what's happening in our community. To sign up, please send an email to:

countrywalk-subscribe@yahogroups.com

You can unsubscribe at any time.

Cluster Website

Our community website is www.CountryWalkCluster.com. The website is a resource which contains information on monthly meetings, ongoing activities, trash policy, parking policy, cluster contact information, useful documentation, etc.

Conclusion

Once again, *Welcome to your new home in Country Walk!* Please keep this packet for future reference and feel free to contact any one of your board members if you have any questions.

Attachments

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