

**Timberview Cluster Association**  
**Special Meeting on Landscape Maintenance**

**6:30 pm March 08, 2010**  
**Aldrin Elementary School**  
**11375 Center Harbor Road**  
**Reston VA 20194**

A Special Meeting of the Membership was held on Monday, March 08, 2010 for the purpose of obtaining homeowner approval for Timberview Cluster Association to use common funds; i.e. membership assessment revenues, or dues, for the performance of landscape maintenance work to include work on privately owned property.

At the Special Meeting, 55 (fifty-five) of Timberview's 72 (seventy-two) homeowners were represented either in person or by proxy for a 76% (55 of 72) quorum, and all voted in favor of the Timberview Cluster Association, based on the authority granted in Section VII.1 (d) (2) (d) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston, providing landscaping and tree services on those parts of the exterior grounds on the Lots in the Timber View Cluster, which are visible from the streets, and for using Timber View Cluster Association funds to pay for such services.

Specific Landscape Maintenance services to be provided include:

- 1) Continuation of Timberview's standing practice of providing grounds maintenance services for private property as well as common areas; e.g. lawn mowing, weed treatment, fertilization, mulching, leave removal, etc.
- 2) Implementation of a tree care plan to protect and extend the lives of community streetscape trees, those on private property and those on common property, to include:
  - a) Regular pruning and elevation of branches to maintain clearances above streets, sidewalks and buildings.
  - b) Various arborist-recommended treatments; fungicides, fall nutrients, air-spading of roots, growth regulator, etc.
  - c) Replacement of trees that die or become damaged or diseased.

## **Timberview Cluster Association Special Meeting Notice**

This is an official notice to reconvene the Special Meeting of the membership regarding Landscape Maintenance on Monday, March 8, 2010 at 6:30 pm at Aldrin Elementary School, 11375 Center Harbor Road, Reston, VA, 20194. The Special Meeting was originally held on January 11, 2010, however, there were not enough members represented in person or by proxy to meet the 2/3 majority requirement (48 or 72 homeowners) to conduct the meeting and approve any actions.

In addition to the 34 proxies that were collected from those in attendance on January 11, 2010, proxies have been subsequently collected from 21 other Timberview homeowners, for a total of 55 proxies for 75% representation. All 55 proxies received to date have been for approval. t the continuation of the Special Meeting on March 8, the proxies will be recorded for purposes of convening the special meeting and voting to authorize the use of common funds (dues) for landscaping and tree care work on private property.

While all homeowners are always invited and welcome to attend all meetings, PLEASE note that in-person attendance at the continuation of the meeting March 8<sup>th</sup> is NOT REQUIRED by any of the 55 homeowners who have already provided signed proxies. Directly after the brief Special Meeting, the Board will conduct its regularly scheduled Board of Directors meeting.

Sincerely,

Justin McGahan, CMCA(R), AMS(R)  
Portfolio Manager, Community Manager  
Loudoun Management Associates, Inc.  
Agents for Timberview Cluster Association