



## Hillcrest Cluster Association Annual Meeting December 12, 2024

Dear Hillcrest Cluster Owner/Resident,

Our Hillcrest Cluster Association (HCA) annual meeting will be held on Thursday, December 12, 2024, at 7:00pm in the Lake Anne Community Center. You are encouraged to attend in person and enjoy the food that will be provided, but you will have the option of attending virtually via Google Meet. The schedule of events is shown below and note that there will be time for an open Q&A forum for all residents.

The HCA annual meeting is required by HCA By-Laws and is our main social event of the year. It offers everyone the opportunity to meet new residents, hear what the Board of Directors has been working on during the past year as well as plans for next year. All owners and residents are welcome to raise matters of general concern. At least 35 households must be represented at this meeting in order to have a quorum or the meeting will be adjourned and rescheduled.

### Agenda

- 7:00 – 7:30 Dinner & Socialization (Meet your neighbors)
- 7:30 – 7:35 Welcome and Call to Order
- 7:35 – 8:15 Board Presentation and Budget Presentation with vote for approval
- 8:15 – 8:30 Announcement of Election Results
- 8:30 – 9:00 Discussion & Q&A
- 9:00 Meeting Adjourns

The Lake Anne Community Center is very convenient at 1609-A Washington Plaza North in Reston (at the entrance from the parking lot to Lake Anne Plaza. To join the meeting virtually, you may use any device (computer, tablet or smart phone) and just dial in using the number below for audio only attendance, or click on the link below to join with video and audio.

**To join the video meeting, click this link: <https://meet.google.com/kos-umce-emk>**

**Otherwise, to join by phone, dial +1 814-430-3039 and enter this PIN: 315 420 207#**

**To view more phone numbers, click this link: <https://tel.meet/kos-umce-emk?hs=5>**

This year introduces a new methodology for electing new members to the HCA Board of Directors in that rather than an all-paper package being mailed out to homeowners, all information will be distributed via email. Voting will be accomplished online using a new application, ElectionBuddy. Information enclosed in this packet includes an explanation of how online voting can be accessed. Additional information will be emailed to all homeowners as the dates for voting get closer.

We look forward to seeing everyone at the meeting.

Thank you,

Ben Miller  
President



## Board Election

Each year, HCA members elect volunteer members of the community to serve on the Board of Directors, which is the decision-making authority for the cluster. These individuals are volunteers, who work to resolve problems, improve the common property of the community, and keep our cluster a great place to live. Individuals elected to the board this year will each serve 3-year terms from January 2025 through December 2027. Although renters are not eligible to vote unless given the proxy of the property owners, they are welcome to attend the dinner and meeting.

For 2024, there are three vacancies on the board that must be filled, two positions up for election and one upcoming resignations. There is an open call for candidates to fill these positions. If interested in becoming a member of the board, please state your intent in an email to '[info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com)' and attach a short biographical statement **BEFORE 10 NOVEMBER 2024**. Two incumbent board members are running for reelection and we need at least one new candidates to fill upcoming vacancies.

New this year homeowners (voters) will be able to vote online between 20 November and 10 December 2024. Each homeowners, or their proxy, will receive an email before 20 November 2024 with a unique identifier for their household and a unique password to access the voting application. Votes submitted will be collected and tabulated automatically by the application and delivered to the current board members on the day of the annual meeting (12 December) so results can be announced that evening. Each household gets one online vote with which you may vote **for as many as three (3) candidates**, which may either be selected from the candidates listed, or by write-in vote. Absentee homeowners may delegate their property manager or tenant as proxy for their vote using the HCA Proxy Form which can be found on the HCA website ([www.hillcrest-cluster.com](http://www.hillcrest-cluster.com)). Proxy delegations must be completed and submitted by 19 November 2024. Homeowners who do not receive an email with detailed information regarding their voting process by 19 November should reach out to the board secretary by sending an email to '[info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com)' or by USPS mail to HCA, P.O. Box 3256, Reston, VA 20190.

### **2024 Hillcrest Cluster Board of Directors**

President: **Ben Miller** (11119)  
Vice President: **Amir Golalipour** (11014) - Running for reelection  
Treasurer: **Rick Stevens** (11170) - Running for reelection  
Secretary: **Harvey Kammerer** (11013) - Resigning effective 31 December 2024  
Directors at Large:

- **Alexandra Schlesinger** (11162)
- **Fritz Diefenderfer** (11104)
- **John Koebert** (11068) -

Immediately after the annual meeting the newly elected Board of Directors will meet at the Lake Anne Community Center to elect new board officers from among board members, schedule board meetings for 2024 and address any other pending or urgent cluster business.



## CANDIDATE STATEMENTS

### **Amir Golalipour**

My name is Amir Golalipour and I have been living in Hillcrest Cluster since 2016. This is my first home and I loved choosing this neighborhood for my residence because of its great urban design and peaceful environments. I am proud to be serving on the Hillcrest board since 2020 and currently as the vice president of our HOA. During my tenure on the board, I've been involved with civil engineering projects to utilize my expertise to ensure our infrastructure assets are in good condition. My recent projects were the installation of ADA ramps for our cluster sidewalks and road crack sealing preservation project.

I am a Program Manager with Federal Highway Administration. I am managing projects related to infrastructure design, construction, and maintenance. Beside serving public as a federal civilian employee, I am always enthusiastic about doing volunteer activities. I am very passionate about community development and children education, so I also have been spending some of my time to organize and help cultural and educational events as well as collaborating with local college student groups in the DMV area.

I am running again for the board position, and I would be honored to continue serving our cluster's residents. My goal is to utilize my experiences to maintain healthy infrastructure for the Hillcrest community.

### **Richard Stevens**

I currently hold the position of Treasurer on the Hillcrest Cluster Association Board of Director. I am a long time resident of Hillcrest Cluster whose children grew up here and went to the local schools. I have served on the Cluster Board on three occasions. The first was for 8 years in the late 1980s to the early 1990s; I returned to the Board in 2015; and then again in mid 2023 as a replacement for a Board member who was relocating. I have seen the cluster change and age over the years and believe we must preserve the character of the cluster's infrastructure (roads and sidewalks) and common property, as well as the condition of our homes. These amenities, taken together, help to preserve and increase the value of our homes in which we all have an invested interest. In conjunction with the Board, I developed and implemented an asset management plan to improve Saffold Way and its sidewalks. I also work with other Board members to implement the findings of the Common Property Management Plan which is designed to improve the Clusters common grounds to prevent erosion and to address other landscaping issues such as aging trees and shrubs. As Treasurer, and in conjunction with other Board members, I develop expenses and revenue for our calendar year budget, and coordinate with Capital Property Management on a monthly basis to evaluate the performance of our budget. I



will continue to work on these and other efforts to ensure Hillcrest Cluster is one of the most desirable places to live in Reston.

**Dan Cwieka**

My name is Dan Cwieka and I reside at 11183. My wife Kaitlyn and I have been calling Saffold Way our home for about two and a half years now. While this may not sound like a long time, I like to think that I can bring a young, fresh perspective to the mix. I have enjoyed every day that I have lived on Saffold Way and I do not plan on moving any time soon.

A few of my interests are outdoor activities: namely biking, gardening and walking. It is very possible that many of you have seen Kaitlyn and I walking around our neighborhood since it is one of our favorite after dinner activities. For those of you we have seen out and about, I have enjoyed how outgoing and friendly many of you are. I would also like to share that recently, Kaitlyn and I have celebrated our one year wedding anniversary. While we currently do not have any children, it's great seeing how family friendly our cluster is. If elected to the Board, I would like to support initiatives that continue the tradition of Hillcrest being a well run cluster. I would also like to encourage more communication. I think that hearing more feedback from residents is beneficial for us all and can address any issues the Board may not be aware of otherwise. In closing, I appreciate your consideration for this position.

**Zack Fink**

My name is Zack Fink and I'm running for the board because I don't want to see the management of our neighborhood handed to a for-profit company with no interest in our community. I was born and raised in Reston and moved to Hillcrest with my wife Francesca Cervero in 2021. Our son Max (he's 2) joined us here in 2022. I work as an ecologist and I'm most happy when I'm engaged in landscape architecture and environmental restoration (including wetland and stream restoration and stormwater management). Aside from being a father and husband, my interests are hiking, photography and cars.

As a member of the board, I'd work to keep our common areas safe and beautiful by focusing our resources on maintenance, planting trees/shrubs and adding speed bumps. And that's about it. Other than being a steward for our common areas, I'd make sure our HOA stays in the background.