

NEWBERRY STATION HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JUNE 16, 2010

I. Roll Call and Certification of Proxies

Board Members in Attendance: Brandon Farlander, Michael Miller, John Saulsbery, and Todd Austin.

Cardinal Management Representatives: Brandi Langeneck, Community Manager, and Jessica Perez, Management Assistant.

Quorum and Call to Order: The meeting opened at 7:40 PM. The Management Agent, upon completion of the roll call and certification of proxies, announced a quorum.

II. Proof of Notice of Meeting

A mailing specifying time and place of the annual meeting was sent on June 3, 2009.

III. Approval of Minutes of June 10, 2009 Annual Meeting

Mr. Farlander moved to approve the minutes as written, Mr. Miller seconded the motion, and the attendees approved the motion by unanimous consent.

IV. Reports of Officers and Other Board Members

Mr. Austin reported that the Board had worked hard this year on the roads, studies, and other issues, always mindful of residents' concerns that the Board take care before considering any further increases in monthly assessments. He said invited residents to attend monthly meetings and suggest improvements to how we manage the community and mitigate costs.

Mr. Miller remarked how this had been an interesting past several years what with ash tree infections, blizzards, pool and club house vandalism, pool redoing, street changes, and reserve studies. He told residents that the Board is also beginning to work with Newington Association on rezoning manners. In particular, the Board is concerned about the Metropolitan Area Transit Authority's plans to relocate its bus garage from its Glebe road property to Cinder Bed road. The Board will join the Association in working with County and the Congress on alternative sites for the Garage.

The Vice President, Mr. Saulsbery, talked about the traffic issues. [Note: Before the Board meeting commenced, Mr. Miller took an informal poll of residents in attendance regarding support for three traffic calming measures recommended by the Newington Civic Association for consideration by the County: (a) Watch for Children signs on Newington Road,

(b) Multi-Way Stop Signs at the intersection of Newington Road and Hamilton Court, and (c) “\$200 Additional Fine For Speeding” signs on Newington Road. By a show of hands, the residents in attendance signaled their approval of the Board’s proposal to send a like letter to the County recommending all three measures (with caveats that the County move the crosswalk to the Park opposite Hamilton Court and extend the sidewalk fronting the Park to the new crosswalk.) Mr. Sauslbery stressed that, signs notwithstanding, our own residents are too often the ones who pay no attention to our signs and drive the wrong way, fail to stop, and drive too fast. In his words, “think about your neighbors and think about your kids.” He also asked residents to attend our meetings and participate.

The President, Mr. Farlander made the following points (among others).

- The Treasurer, Mr. Simcic, has resigned from the Board; and that Mr. Simcic had done a great job in helping us handle financial issues.
- The Board raised the monthly fee to \$127 a month, for the most part to further augment our reserve funds (noting that actual income per household per month is \$129 thanks to other sources of income, such as interest and fees.) \$82 per month goes for operating expenses; \$47 a month for the reserves. A little over \$100,000 a year going into reserves.
- The reason for putting so much into reserves is that we are playing catch-up, what with the coming \$400,000 plus that we will need for repairs to roads and retaining walls. When he first joined the Board, the Association had only \$15,000 in reserves – the latest reserve study said that we need about \$500,000 to cover expected expenses over the next decade. [As of the date of the meeting, reserve funds stand at \$175,720.]
- We solicited bids from 14 companies for the road repairs and have received three bids; all substantially lower than expected (\$327,000 to \$380,000). The sooner we award and have the roads rebuilt the better; before asphalt prices soar.
- The Board will task Greg Budnik to review the bids against our specifications and to also review the reputations of the bidders. In this, he will be joined by one of our residents, Dexter Johnson (who works at VDOT on road construction projects.).
- We are close to obtaining approval for a loan from MB&T Bank to cover the costs of road repairs; perhaps repaying over ten years with the roads lasting twenty (and redoing the roads twenty years from now will cost substantially less than the current project, since we will only have to remill the top surface instead of rebuilding from the base up).

V. Old Business/Community Forum

Delinquent Accounts

Several residents expressed concerns about whether the Association was getting its money’s worth from having lawyers chase dead beat accounts and whether the Association was placing liens on foreclosed properties. Ms. Langeneck reported that the first set of reminder letters come from Cardinal (e.g., 10 day demand letters), not the lawyers, and that we do place liens on foreclosed properties.

Inspections

Several residents wondered when inspections will take place, given such violations as corn fields in some front yards, auto repairs being done on the streets, and overgrown grasses in others' back yards and the like. Mr. Miller reported that he will work with the usual crew to begin the annual inspections the following week.

Tot Lots

Several residents noted the derelict condition of the tot lots .

Signs. After much discussion —

- Mr. Miller and Mr. Johnson will work together on obtaining one way street and do not enter signs, no left turn, and do not enter signs that meet VDOT specifications; along with 12 foot posts. Mr. Johnson and Mr. Dawson also volunteered to map out the best sites for those signs.
- Mr. Dawson volunteered to provide the Board with the language used by a prior Board to authorize police enforcement of the one way street signs and also a statement for a letter to the community regarding police enforcement of the signs and the legal consequences of ignoring the signs.
- Mr. Dawson reported a new County law that prohibits work trucks over eight feet in height from parking on state maintained roadways, such as Ona Drive.

Trash

Several residents reported that a number of residents are putting trash out on the wrong days and the wrong times (and that a white pickup truck has been entering the community and depositing trash on our streets even though the drivers do not live here). One of residents reminded the Board that prior Boards had contracted with a company to actually search trash for the addresses of violators and recommended that the Board do the same now.

Several residents also reported trash in the swamps adjacent to the playing field; one of the residents volunteered to arrange for dumpsters for a community cleanup.

VI. Election of Two Directors

By acclamation (given that there were no other candidates), the community re-elected Mr. Farlander to another two year term and elected for a two year term Mark , replacing Mr. Simcic.