

NEWBERRY STATION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

June 2, 2010

I. Call to Order

A. The meeting was called to order at 7:14

B. Roster

Board Attendees      Brandon Farlander  
                                 Michael Miller  
                                 Todd Austin  
                                 John Saulsbery

Management              Brandi Langeneck, Community Manager

II. Approval Of Minutes

Mr. Austin moved to accept the minutes of the May 2010 meeting. Mr. Saulsbery seconded the motion. Passed unanimously.

II. Community Forum

The question: Why can't a resident rent both the pool and the clubhouse for a party? The answer from Ms. Langeneck : That's pretty much is the policy of all communities which have both a clubhouse and a pool. Liability. Because kids can run in and out of the clubhouse unattended (the life guards cannot be expected to patrol both the pool and clubhouse). You can rent the pool afterhours (e.g., from 8:00 PM to 11:00 PM) for a party if you are willing to pay the guards and control who attends the party (only your own guests). You would have to contract with Continental depending on how many guards you would need and how many people you plan to invite.

Another question: What can be done about residents who put trash on the curbs on the wrong days or at the wrong times? This is especially a problem at the upper end of Stationhouse Court (at the corner nearest the easement through Raceway Farms). Ms. Langeneck invited residents to phone or email her if they can identify the names and addresses of those who violate Association policies on trash pickup. The Board could also have a trash picker open bags to identify violaters. (The problem, said the questionner, is that she never actually sees who is doing it.)

Ms. Langeneck noted that we would have to bring violaters to a hearing before we can fine them.

Ms. Langeneck will send a courtesy letter to the owners of residents near the upper end of Stationhouse reminding them of our policies on trash pickup. The Board also asked that this issue be on the agenda for the annual meeting June 16.

III. Grass Cutting

Mr. Brugman had sent the Board the following message.

“There was recently a call out from VDOT to get Homeowners, civic groups, etc, to cover the mowing of roadsides. Due to budget cuts, many of the roadsides will only be mown one time this summer. Would the board be interested in investigating the cost of have the mowing service, mow from the bridge to the Bus stop along Newington Road?

I see two significant benefits, first is safety. We have a number of our folks that walk to the bus stop and all that long grass along side the sidewalk harbors ticks. Keeping it mowed down 2 - 3 feet along either side would greatly decrease the potential of ticks and specifically Lyme Disease. On the second front, keeping it mowed helps keep it from being a trash dump. If people do not think anyone cares, they throw out bottles, cans and other trash. This would help keep the entire area cleaner.

I think that additional cost would be negligible compared to the benefits.”

The Board concurred. Ms. Langeneck will ask Professional Grounds to do this mowing at no additional cost.

#### IV. Professional Grounds; Inspection of Work

Mr. Miller reported to the Board on his joint inspection of the property with Ms. Langeneck and Mr. Zalewski of Professional Grounds, Inc. Based on that inspection, Professional Grounds will (among other things):

- Prune dead branches near the pool.
- Provide a proposal to plant Hosta and ivy adjacent to 6920 Trestle Ct.
- Clear the mud and debris from the concrete drains behind Trestle Ct., in the Commons, and adjacent to Shannons Landing.
- Seed the sites of the former ash trees.
- Remove the dead bush near the Hamilton Court entrance to the development.
- Remove dead branches from trees behind Trestle Ct.

Mr. Saulsbery noted that the Professional Grounds crews are using weedeaters rather than lawnmowers on the median strip in the Shannons Landing parking lot (near the head of the easement, where sits a fire hydrant and fire lane sign). The result — cars covered in grass. Ms. Langeneck will advise Professional Grounds to use lawnmowers in that area.

A resident had expressed concerns about the abandonment of gardens planted at the direction of prior Boards, especially the garden above Ona Drive. Given that the Board has not funded any flowerbeds or gardens this year (to save money for rebuilding roads and retaining walls), Mr. Saulsbery moved, and Mr. Austin seconded, to not spend money on the garden near Ona Drive.

The Board asked Ms. Langeneck to invite ProGrounds to brief the five year plan to residents at the annual meeting.

#### V. Street Signs

Ms. Langneck reported that County code for residential streets calls for stop signs that are 24” by 24”, but were silent on height. Mr. Farlander has measured the signs and reports that the signs are the right size but that the height varies from 4 feet to five ½ - six feet. Mr. Miller reported that his contact with Hyland’s office didn’t work at all; according to Hyland’s aide, the County cannot enforce signs on private property, period. Mr. Farlander reported that a friend of his, having moved to a different community, claims that there is a specific form for requesting police enforcement of signs. Mr. Miller said that Hyland’s aide said no letter, no form, cannot enforce. Mr. Saulsbery pointed out that every form has a number; Mr. Farlander said that he could ask his friend for the form number; and that his friend was surprised that Hyland’s office had no knowledge of the form.

Ms. Langeneck will talk to Nate at the sign shop, who supplies signs to many a Fairfax County community, to see what his specifications have been. Another question is whether VDOT’s signage specifications apply to residential private roads.

Mr. Farlander wondered whether we could do more to alert drivers, such as painting directions on the roads. Mr. Saulsbery wondered whether the signs are doing any good, that they may help us for legality purposes but people know the rules and violate them anyways.

Mr. Austin made reference to the proposal at the last meeting for amending the road construction RFP to add speed humps. Ms. Langeneck said that that had not yet been done but could be done before award. (Editor’s note — this would probably best be done after briefing the community at the annual meeting and verifying that there is a favorable view by the community of having speed humps.)

## VI. Update On Road Construction

Ms. Langneck reported receipt of proposals from the following companies.

- “Dominion Paving & Sealing” at a cost of \$354,717.00.
- “Commonwealth Paving Inc.” at a cost of \$384,573.75.
- “Brothers Paving & Concrete Corporation” at a cost of \$327,772.00.

In all proposals, time and material charges could apply if additional work is required.

Mr. Miller moved that the Association task Greg Budnik to review the proposals from both compliance with specifications and qualifications – which of these companies can we trust to do the work well (and invite the offeror in line for award to brief the Annual Meeting on its proposal). Seconded by Mr. Farlander. Passed unanimously.

M&T Bank is still working on our loan application. Ms. Langeneck reported that Cardinal has a 10:00 AM conference call with the bank’s representative on June 3, and — given the prices bid, we will ask for \$400,000 instead of \$500,000. In response to a query from Mr. Farlander, Ms. Langeneck noted that we would not be obliged to borrow that entire amount — that, as with most construction contracts, we would only draw what is needed (and only pay interest on the amounts drawn). If the work is completed for less than \$400,000, we would borrow only the lesser amount.

Mr. Miller requested that, pending approval of the loan, that Cardinal invite a representative of M&T Bank to brief residents at annual meeting June 16.

The Board discussed the possibility of revisiting the amount of the monthly assessment in view of the possibility that dollar amounts bid for the road construction are considerably less than expected. The consensus is that the Board in its July or August meeting should look at the loan schedule (assuming we obtain a loan) and review our financial situation at that time, including a redetermination of what the Association needs by way of monthly assessments from its residents.

## VII Pool Party

Mr. Saulsbery moved to authorize \$300 for the annual pool party. Seconded by Mr. Farlander. Passed unanimously.