

NEWBERRY STATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

October 5, 2011

I. Call to Order

A. The meeting was called to order at 7:00

B. Roster

Board Attendees Brandon Farlander
 Michael Miller
 Mark Sajbel
 John Saulsbery
 Todd Austin

Management Brian Cramp, Community Manager

II. Approval Of Minutes

September minutes were not available.

III. Community Forum

A. Commercial Vehicles

Several residents complained that commercial vehicles are parked in violation of HOA rules. Mr. Cramp reminded the residents that the current policy is to put warning stickers on said vehicles, notifying their owners that they have 72 hours to remove the vehicles; after which the vehicles will be towed if parked again. Mr. Cramp made the stickers available to Board members (the stickers having a tear off piece that is sent to Mr. Cramp as a record of exactly when the vehicle was stickered).

B. AER Violations

Several residents reported AER violations by neighbors. Mr. Cramp will meet with Mr. Miller 8:00 AM Friday to investigate. Note, however, that Mr. Cramp only inspects curb appeal violations; the Board, he said, needs to plan a spring inspection that fully covers all AER requirements.

C. Garbage

Several residents reported that garbage continues to be put out on the streets on days and/or at times other than those established for pick up. Mr. Sajbel reported that the Association in earlier days had a no cost contract with a company which would investigate such garbage and report violaters to the Management Company, with fines for violating Association policies on the matter going to the contractor. He will search his files for further information on the contract and the contractor. Mr. Cramp will include a reminder of the proper days and times for depositing garbage on the streets for pick up in the next letter conveying the budget to owners (along with a reminder about policies on pets).

D. Signs.

Mr. Miller met with Master Police Officer Jim Reid, Crime Prevention Officer, Franconia District Station 6121 Franconia Rd, Alexandria, Va 22310, (703) 922-8263, Email James.Reid@Fairfaxcounty.Gov

After the meeting, Mr. Reid sent Mr. Miller the following message on September 17 —

“I have done some research. We can enforce any traffic law on your property as long as we have an enforcement letter on file. The signs must be properly posted. It appears that the “one way” arrow signs are correct and can be enforced. Some of the other signs that you ordered from a sign shop would not be enforceable. It also helps that you were ordered by the fire marshal to do this. Having said that, we would be unable to do a major enforcement campaign in your neighborhood. Please let me know at what times you have the most severe problems with the one way traffic. I will give you some time to announce that enforcement will begin. I can then come down at those times and issue warnings. If I catch someone a second time they get a real ticket. I can’t find your letter. I can fax you a sample.”

Mr. Miller will follow up with Mr. Reid to obtain the sample letter; Mr. Cramp will meet with Mr. Miller on Friday to determine what additional signs and poles need to be acquired. Once this is done, Mr. Cramp will solicit bids for the additional signs and poles.

E. Ona Road

Several residents requested an update on Ona Road.

On September 1, Mr. Miller send the following email to Supervisor Hyland’s office.

“We have learned that VDOT owns an easement that connects the current southern terminus of Ona Drive with Raceway Farms, behind the fence lines of our townhomes on Stationhouse Court. This strip of land has long been neglected. The anti-dumping sign once installed by VDOT has long since vanished, and the easement has seen dumping. Moreover, it is poorly lit and we have had complaints about drug users congregating in that area (as exemplified by occasional finding of syringes and other drug paraphernalia). As importantly, the easement includes a wide strip of mud flats right behind our townhomes; which is eroding badly and affecting our neighborhood.

“We would appreciate an opportunity to meet with VDOT to learn their plans for managing the easement.”

On September 8, Mr. Miller received the following message.

“Good Morning Mr. Miller,

“I am the liaison person for VDOT. I will forward your concerns over to them and see about setting up a meeting with VDOT on site. I will get back to you soon as possible.

“If you have any questions please feel free to contact me anytime.

“Thanks,

Latrice Wallace
Senior Staff Aide

Gerry Hyland's Office, Mount Vernon District Supervisor Fairfax County
Board of Supervisors
2511 Parkers Lane
Alexandria, VA 22306
Main # (703) 780-7518
Fax # (703) 780-1491
Latrice.Wallace@fairfaxcounty.gov

To date, the meeting has not occurred. Mr. Miller will send a follow up email.

F. Pool

Several residents reported that the pool leaked water all through the summer, even after KR Jenkins had repaired the seal around one of the lights. Mr. Cramp will renew our dialogue with Mr. Jenkins about this problem.

G. Edging

Several residents wondered why the current landscaping contract does not require the contractor to edge both sides of the sidewalk. Mr. Miller reminded residents that the Association does not own the plots immediately adjacent to the sidewalk. Nonetheless, Mr. Cramp will request a quote from ProGrounds to determine what the additional cost would be to resume edging on both sides.

H. Damage To Community Center

One of the walls in the community center were damaged by a recent renter. Mr. Cramp will investigate.

IV. Fort Belvoir Campus

The Fairfax County Planning Commission will hold a public hearing on October 12, 2011, for a “Belvoir Corporate Campus” RZ 2011-LE-008. The property at issue is 24 acres bordering Loisdale Road just north of the Hunter Motel, bordered by Newington Road on the South and the Schaffer Industrial Park on the north. 15 of the 24 acres would be developed, as a 200,000 square foot office park. The applicant would contribute money to widen the Loisdale Road interchange with the Parkway and traffic calming measures on Newington Road along our property. The applicant also argued that the traffic generated by the site would amount to no more than 10% of projected traffic from all sources once the entire stretch of Loisdale (including the GSA warehouse) has been developed as anticipated in the County’s Comprehensive Plan.

After the presentation, one of the residents expressed concerns that the planned retention pond for storm water would be alongside the CSX tracks, which may very well upset CSX.

The Board discussed the application; the main concern is that, according to Cindy Smith (President, Newington Civic Association), the applicant would not provide more than about half of the funding necessary for road improvements, leaving the County to pick up the rest of the tab — and if the County cannot come up with the money, then what. Mr. Miller will draft a letter expressing this concern for consideration by Board members.

V. New/Old Business

A. Roads

Mr. Miller reported the results of his walkthrough with Mike Kuhn, Commonwealth Paving; and Brian Cleary and Greg Budnik, GJB Engineering. Pursuant to the warranty provisions of the contract, Mr. Kuhn agreed to remilling and repaving various spots (see chalk marks on the pavement), to convert the pipe under the community center parking lot into a drain for water that collects on the grassy area to the immediate east of the lot; to raise the curb on the community center access road, and reasphalt parking areas where necessary to improve drainage. All this will be documented in a letter from GJB Engineering to Cardinal Management for conveyance to Commonwealth. Mr. Budnik also stressed that we determine the exact duration of the warranty period and do a re-inspection prior to the termination of the warranty.

B. Grounds

Mr. Sweigart, Chair of the Grounds Committee, reported that we are responsible for repainting light poles that are owned by Vepco. Mr. Cramp will solicit quotes. Also, several of the lights (e.g., near the bottom of Trestle Court) that are Association property need repair.

Mr. Cramp reported the results of solicitation for nine flowering and thirteen shade trees to replace trees lost to the emerald ash borers. After discussion, Mr. Miller moved to award the contract for the trees to Advantage Landscaping for an amount not to exceed \$7,640. Seconded by Mr. Austin; approved unanimously.

C. Snow Removal

Mr. Cramp recommended that we renew the contract with LCB, Inc., inasmuch as the LCB price was much better than prices from offerors for other of his properties; and LCB as the incumbent has done excellent work. Mr. Miller moved to award to LCB. Inc. Mr. Sajbel seconded; approved unanimously.