

NEWBERRY STATION HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

July 6, 2011

**I. Call to Order**

A. The meeting was called to order at 7:10 pm

B. Roster

Board Attendees      Brandon Farlander  
                                 John Saulsbery

Management              Brian Cramp, Community Manager

Guest Speaker            Officer Reid, Fairfax County Police Department, Franconia District

**II. Miscellaneous issues**

- Landscaping issue: A resident asked why the board not approved the three landscape projects submitted by ProGrounds several months ago? One project was \$850 for mulching and cleaning out the beds behind the houses on upper Stationhouse Court, near the vacant lot on Raceway Farms. Based on information from Greg Budnik, it is the board's understand that this property (where the mulching and cleaning up would take place) is not Newberry Station's but belongs to the owner of the lot behind 8301 Stationhouse Court, continuing up the hill. In response to the resident, the board members present were concerned about maintaining property which did not belong to Newberry Station. In response, the resident noted that, several years ago, the board had approved mulching and putting in plants in these beds and, therefore, in order to maintain the beauty of our neighborhood, still wants this particular project approved. In addition, there was another project to install large stones near 6920 Trestle Court to prevent soil erosion. When it rains, a small steam of water has formed a path and begun eroding the soil and mulch in the area. This project is estimated to cost \$955. However, because only two board members were present at the meeting (and not a majority (at least three present), the board was unable to conduct business and vote on these two projects. These landscaping projects will be discussed at the board's August meeting.
- Pool issue: This same resident asked why the board has not fixed the pool leak, which has been ongoing for several years. The board stated that it was not certain that the water leaking from the area near the pool's deep end where the diving board was previously located, was from the pool or from rainwater coming from under the pool and exiting near the top of the pool's cement area near the deep end. However, it was noted that ProGrounds did repair a much more significant pool leak near the lifeguard's chair. The board stated that it could either get ProGrounds or another pool company to do a pressure test and maybe a dye test to determine whether the leak is pool water or underground water. However, the board would need to get proposals for these projects.

- Sign issue: This same resident expressed frustration at the board's inability to install adequate one way signage in our community, despite being approved several years ago at the 2009 annual meeting. The board stated that some additional one way signs were installed in June and that the board was working with several other residents on where additional signs were should be installed.
- Sidewalk issue: Board member Farlander asked Cardinal Management to cite the owner of 8362 Stationhouse Court for replacing a piece of the cement sidewalk, which is now defective. For example, the replaced piece of cement is much lower than the the attached sidewalk and is a potential tripping hazard. Because this owner did not properly replace the cement, this owner is now responsible for replacing the cement again but to be certain that the replaced cement is at the same height level as the rest of the sidewalk.

### **III. Officer Reid and a neighborhood watch program in our community**

Office Reid, at the board's invitation, attended our July meeting and presented information on neighborhood watch programs and other information to prevent crime in our neighborhood. He also provided a print-out of the web site for Franconia district, which is <http://www.fairfaxcounty.gov/police/stations/franconia>. From this website, he noted that residents can add their e-mail address (under the FranconiaStationCPO Email Subscription title) and get updates on the crime in our area as well as other areas. Officer Reid said that our police service area is 631. He stated that if anyone notices any suspicious activity, to please call the Fairfax County Police non-emergency phone number at 703-691-2131.

Officer Reid also asked whether the our community would be participating in the national night out event on August 2, 2011, because if the community participates, the police department would provide anti-crime material as well as send several officers to our community on August 2 to speak to residents about how to prevent crime in our neighborhood. (In a vote by e-mail after the July meeting, the board approved \$200. to be spent on this August 2, event for the purchase of drinks and ice cream to draw residents and as a community outreach.)