

**February 2, 2021 Meeting  
Of The Board Of Directors  
Newberry Station Homeowners Association, Inc.**

**I. CALL TO ORDER 7:02 PM**

Board Attendees: Susy M. Mikhail  
Steven Dorrity  
Michael Miller  
Alana McCullough  
Brandon Farlander

Management: Fred Bell

**II. MINUTES**

Mr. Miller moved to accept the minutes of the December 2, 2020, Board meeting; seconded by Ms. Mikhail. Passed unanimously.

**III. FORUM**

A complaint was again raised regarding the removal of the parking space at the head of the staircase from Shannons Landing Way to Hamilton Court. Ms. McCullough moved to revisit the issue at the March meeting. Mr. Farlander seconded the motion. All voted in favor except Mr. Miller (Mr. Dorrity was absent for this part of the meeting). Ms. Mikhail further moved to post a drawing and statement of a motion to remove the last parking space on the web site notice of the March meeting; Mr. Miller seconded. Passed unanimously.

**IV. FINANCIAL MANAGEMENT**

**A. Resolving The Unappropriated Members' Equity Deficit**

At the December meeting, the Board approved a proposal from the auditor to resolve the deficit of \$183,933 via a journal entry. Mr. Bell reported that Sentry's accountants balked at making such an entry. The Board charged Mr. Bell to arrange a meeting by phone with the auditor, Sentry accountants, and Ms. McCullough to determine whether a journal entry can resolve the deficit. Mr. Miller suggested that if this resolution is not available, then the Board should ask that Sentry accountants perform a total review of the last forty years of records. The goal: Identify and correct the many misclassifications of expenditures that should have been charged all along to the Reserve account rather than operating accounts, thus resulting in false reports of operating account deficits covered by reserve funds.

## **B. Savings From Cancellation Of The Pool Management Contract.**

Mr. Miller moved to transfer to the Reserve Account \$32,500 budgeted in 2020 for the pool management contract that was never awarded. Seconded by Ms. Mikhail; passed unanimously.

## **V. CONTRACTS**

### **A. K.R. Jenkins Contract**

Mr. Bell reported that Mr., Jenkins pledged to remove the construction debris by the end of February. The Board charged Mr. Bell to contact Mr. Jenkins about the schedule for sewing the flap on the pool cover for the steps.

### **B. Pool Erosion Contract**

Mr. Bell reported that both Ridge Limited Co. and Professional Grounds. Inc. reaffirmed their quotations. Mr. Miller moved to accept the \$9,185 proposal from Ridge Limited Co. Seconded by Ms. Mikhail; passed unanimously.

### **C. Erosion Control at 8229 Shannons Landing Way**

Professional Grounds, Inc., had submitted several proposals to deal with erosion in the area immediately north of 8229 Shannons Landing Way. This was prompted by complaints from the owner of that property, Mr. Evan Martucci, who petitioned the Board at this meeting; his property is downstream from properties to the south of his lot and consequently water from those properties pools in his backyard and spills over into a hollow on Association property from which there is no outlet.

As requested by the Board at its December meeting, Mr. Bell met with two other contractors to solicit additional proposals. They recommended that the Association hire a civil engineer to examine the water flows all along the row of lots ending at 8229 Shannons Landing Way. The Board tasked Mr. Bell to have Mr. Budnik to perform that service.

### **D. Proposals From Professional Grounds, Inc.**

Based on recommendations of the Landscaping Committee, Professional Grounds, Inc. had submitted the following.

1. Erosion Control Proposals for areas at or near the southern end of the dry pond: 45777 for \$1,544 to extend the pipe into the woods that now dead ends in the Ornamental bushes. 46179 for \$2,339 for extending the swale south that borders the asphalt trail on the ridge above the dry pond, to better drain the southern end of the dry pond. The Board tabled both of these proposals pending a review of drainage in that area by Mr. Budnik.
2. 46281 for \$3,200 to cut flush the large dead tree that had fallen on the top of the hill separating Newington Road from Stationhouse Court (opposite the model row); cut flush another

large tree overrun with vines in that same area with debris to be left in the woods; remove two dead limbs off of the pine tree (over cars) across from 6926 Hamilton Court; remove two large limbs off of the Red Maple tree located on the opposite side of the asphalt path near the pool; remove two small trees as well, with debris put deeply in the woods. Mr. Miller moved to accept this proposal. Seconded by Ms. McCullough; passed unanimously.

3. 46280 for \$660 to cut down and haul away sumac trees at the edge of the wood line near 8375 Stationhouse Court; cut down other saplings and vines growing behind the sumac and down the slope; large debris hauled offsite and small debris left in place. Mr. Miller moved to accept this proposal. Seconded by Ms. Mikhail; passed unanimously.

4. 46282 for \$559.51 to extend pipes into the drain behind 6932 Hamilton Court; add 21A stones to refresh the bed behind the fence line in that area where thinned and where the fabric is showing. Mr. Miller moved to accept this proposal. Seconded by Ms. McCullough; passed unanimously.

### **E. Clubhouse Repairs**

Status of solicitations:

1. The Board elected to refer the water heater and electrical proposals to the Clubhouse Committee for award recommendations.
2. The Board tasked Mr. Bell to obtain an additional proposal to replace the electrical panels in the pump room.
3. The Board tasked Mr. Bell to obtain an offer from KR Jenkins to move the pump for the wading pool.

### **F. Swing Sets**

Mr. Bell reported that Virginia Playground will fix the loose pylons but said that children could use the swings prior to the fix. The representative of Virginia Playground also claimed that the gap in the enclosures is due to a requirement of the Americans With Disabilities Act. Finally that representative also claimed that the swings are at the standard length; but it was not clear whether the “standard” is a Fairfax County code requirement or that company’s standard. If the latter, the Board directed Mr. Bell to require that the swings be lengthened.

### **G. Curbs and Striping**

1. Mr. Bell reported that USA Contractors agreed to repaint any curbs that have faded; arrows and words on the street.
2. The Board has not yet awarded the contract to restripe parking bays, in part because the contract work would have to wait until the Spring. The Board tasked Mr. Bell to obtain a third proposal; and also to see if a contract could be designed with options or other language to provide

for continuing maintenance of the paint on both curbs and streets

#### **VI. DRAFT RESERVE STUDY**

The Board tabled discussion of the study until the next meeting.

#### **VII. ENFORCEMENT OF PARKING AND TRAFFIC POLICIES**

Mr. Bell is working on renewing the letter previously filed with the Fairfax County Policy Department regarding enforcement of County laws on Association private streets. Mr. Miller has contacted the County regarding photo enforcement of those laws.

#### **VIII. INSPECTIONS**

Mr. Miller volunteered to review Mr. Bell's spreadsheet to determine priorities for zoom hearings; he will share that review with Board members prior to Mr. Bell's scheduling the hearings.

#### **IX. CLOSE**

Ms. Mikhail moved to close the meeting; Ms. McCullough seconded. Passed unanimously.