

**March 2, 2022 Meeting  
Of The Board Of Directors  
Newberry Station Homeowners Association, Inc.**

**I. CALL TO ORDER 7:05 PM**

Board Attendees: Brandon Farlander  
Mario Alberto Rivera  
Michael Miller

Management: Lisa Horton

**II. MINUTES**

Mr. Miller moved to accept the minutes of the December 1, 2021 Board meeting. Mr. Farlander seconded the motion. Passed unanimously.

**II. BUDGET**

Ms. Horton reported that Sentry has modified the 2022 budget to establish a new line item under the classification 8000 Administrative and Management for "Miscellaneous Board Expenditures" for \$2,000 and lower the amount planned for line item 6202 "Landscaping" from \$8,125.80 to \$6,125.80. Ms. Horton will email the revised 2022 budget to Board members. Ms. Horton also reported that Sentry has reclassified the Reserve items as directed by the Board at the December meeting.

**III. ONA DRIVE**

Mr. Miller noted that Ona has been repaved and will contact Supervisor Stork's office to determine whether VDOT or the County paid for the work and prepare a letter of thanks to relevant parties for the President's signature.

**IV. CONTRACTS**

**A. CAR THEFTS**

Ms. Horton had obtained an offer of \$121 per sign from Signs By Tomorrow to warn intruders of the existence of a Neighborhood Crime Watch Program. The Board tasked Ms. Horton to change the order to also acquire replacements for stop and other street signs that have faded to the point of not being recognizable. Mr. Farlander volunteered to inventory all signs that need replacing and report the findings to Sentry.

At the December meeting, the Board tasked Ms. Horton to investigate the costs of putting a solar powered camera with a motion detector at each entrance to the community, installed on the school bus stop building on Stationhouse Court and on posts at the Hamilton Road entrance off Ona Drive and on the Shannons Landing Way entrance off Newington Road. The Board also tasked Ms. Horton to contact the Board's attorney to ascertain whether there are privacy issues to installing such cameras. Ms. Horton has received a reply from the attorney and will forward that to the Board for consideration at its next meeting.

## **B. POOL/CLUBHOUSE CONTRACTS**

The Board tasked Ms. Horton to begin the search for a pool management company for the 2022 season. Mr. Farlander provided her with a bidder's mailing list.

Ploutis Contracting has finished reconstruction of the pump room.

The Board at its September meeting had accepted an offer of \$980 from All Plumbing to remove the electric hot water heater and reconfigure the water supply under the pantry sink. All Plumbing will furnish and install a new #226; #128: #157; copper hot water line the from new existing hot water heater located in the half bath with full port drain and shut off valve. At the October meeting, the Board deferred implementation of the contract until the Spring. The Board directed Ms. Horton to now proceed with the contract.

## **C. RETAINING WALL REPLACEMENT**

Last September, Professional Grounds, Inc., submitted proposal 48131 at a price of \$6,269 to do the following:

- 1. Demo existing failing split rail fence and timber wall located behind 6919 Hamilton.*
- 2. New wall will be constructed using 6x6 pressure treated timbers and be approximately the same height but 25' long.*
- 3. First course of timbers will be 1/2 sunken and secured using 24" Rebar. Five subsequent course will be stacked on top of the first course and secured using 8" Landscape spikes*
- 4. IMPORTANT-We will installed drainage behind the wall consisting of geotextile fabric, #57 gravel and perforated pipe.*
- 5. Area behind the wall will be backfill as needed and new split rail fence will be installed. New 2 rail split rail fence will then be installed consisting of 4 posts and 6 rails. Post will be set in concrete.*

At the October meeting, the Board tasked Ms. Horton to refer this proposal to Mr. Budnik and obtain his advice on how to replace the retaining wall in question. Ms. Horton reported that Mr. Budnik inspected the area and stated that the limits Professional Grounds had marked seemed appropriate from what he could determine solely from a visual review. Mr. Miller moved to accept

the offer from Professional Grounds to be paid out of Reserves. Mr. Farlander seconded the motion. Passed unanimously.

#### **D. REPAIRS TO SIDEWALKS AND ASPHALT TRAILS**

Ms. Horton will continue to seek a copy of the RFP from Mr. Budnik for review by the Board.

#### **E. ARBORIST**

Ms. Horton will solicit for the services of an arborist.

#### **F. STREET LIGHTS**

The Board tasked Ms. Horton to have Power Systems Electric remove the bulb from the street light in the middle of the woods to the East of the Clubhouse and replace all remaining incandescent bulbs in other poles owned by the Association with LED lights.

#### **G. FREE BOOK CABINETS**

The Board tasked Ms. Horton to determine the price per stand for one or more free book cabinets.

#### **V. PET WASTES**

The Board has received more complaints about dog owners failing to retrieve excrements from their pets. **Section 41.1-2-6 “Animals causing unsanitary conditions” of the ANIMAL CONTROL AND CARE ORDINANCE OF FAIRFAX COUNTY** states that “It shall be unlawful for the owner of any animal or animals to keep such animal or animals in such a manner as to cause unsanitary conditions. The owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on the property of another, including public places.” Mr. Miller volunteered to research the penalties for violating this section of the ordinance and also where and how to report violations, for incorporation in a new version of the flier last distributed by the Board in 2020 as part of the 2021 budget mailing. Mr. Farlander will also look for lawn signs.

#### **VI. CLOSE**

Mr. Miller moved to close the meeting; Mr. Farlander seconded. Passed unanimously.