

**AUGUST 5, 2020 MEETING OF THE BOARD OF DIRECTORS
NEWBERRY STATION HOMEOWNERS ASSOCIATION, INC.**

I. Call To Order 7:02 PM

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

Pool/Clubhouse Committee Attendee: Sean Carey

Communications Committee Attendee: Steven Dorrity

Management: Fred Bell

II. Minutes

Ms. McCullough moved to accept the minutes of the July 8, 2020 Board meeting; Mr. Farlander seconded. Passed unanimously.

III. Annual Meeting Postponement

In view of the continuing problems posed by the Pandemic in scheduling a safe place for the annual meeting and obtaining proxies door-to-door prior to the annual meeting, Mr. Miller moved to postpone the meeting to October 7, 2020. Ms. McCullough seconded the motion. Mr. Miller pledged to revise the annual meeting package to reflect the new date and also determine if the County bus garage training room would be available for an October session. The Board tasked Mr. Bell to immediately send an email confirming the October 7 date and soliciting applications for the two vacancies.

In view of the postponement, Ms. Mikhail moved that the Board exercise its authority under Article V Section 6 of the Association By-Laws, to select Mr. Dorrity to fill the vacancy left by the expiration of Mr. Dalton's term of the Board for the period that expires on the date of the annual meeting. Seconded by Ms. McCullough; passed unanimously.

IV. The Pool

Mr. Farlander reported that, as of the date of the Board meeting, Paradise Pools had failed to submit a revised proposal for operating the pool that would bind Paradise Pools to implement the Phase III Guidelines of the Commonwealth of Virginia. Absent a proposal from any pool management company, Ms. McCullough voted to not open the pool this year; Ms. Mikhail seconded. Passed unanimously.

The 2020 Budget for “Contracted Pool Service” had been set at \$39,870. However, that includes the opening and closing costs for K R Jenkins Pool Service, which are still necessary. The pool management contract was estimated at \$35,000. The Board has considered repurposing the monies set aside for the pool management company in part for Reserve expenses.

V. Curbs And Street Signs

Mr. Bell provided the offer from USA Contractors to:

A. Curbs

- *Scrape and clean all painted yellow curbs around the property, including Shannons Landing Way.*
- *Pick-up and dump debris.*
- *Power wash all curbs.*
- *Apply 1st coat of Traffic Yellow paint.*
- *After drying, apply 2nd coat of paint.*
- *Final clean-up and dump debris*

B. Street Signs

- *Install 5 new “DO NOT ENTER” signs with posts on concrete base.*
- *Clean and prepare street/asphalt areas to be painted.*
- *Paint 17 arrows on asphalt, using designated stencils.*
- *Paint 9 new “DO NOT ENTER” signs on asphalt, using designated stencils.*
- *Paint 12 white lines on asphalt (2 – new and 10 – old ones - repaint).*

Total Price: \$11,595.

Ms. Mikhail moved to accept the offer, to be financed out of Reserves. Ms. McCullough seconded; passed unanimously.

VI. Trees

One of the residents complained that the tree near 8359 Stationhouse Court had been planted to near the sidewalk and had damaged both the sidewalk and the resident’s dwelling. Several Board also noted that the trees adjacent to the pool needed further trimming. The Board tasked the Landscaping Committee to review both problems; the Board further tasked Mr. Bell to obtain proposals from arborists for a new review of all trees on the property, both those on Association property and also on the properties of lot owners.

VII. The Barn On Raceway Farms

Nazim T. Arda, owner of the property on 6752 Blanche Drive, has filed a request with the Fairfax County Board of Zoning Appeals, for a special permit to permit his shed to remain 1.3 feet from the rear lot line and 1.5 feet from the west side lot line. This shed is 13.8 feet high; a shed of that height under County Code should have been set back from the rear lot line by 13.8 feet

and 8 feet from the west side lot line. If the shed had been 8.5 feet high, a special permit would not have been required. Mr. Arda had requested that the Board support his request for the special permit, promising to pay for half the cost of bushes that the Board might plant on Association property to screen the shed from view by Association members.

However, the several residents of Newberry Station lots that are immediately behind 6752 Blanche Drive oppose the special permit; noting that even with bushes screening view of the shed from ground level, the shed still would be an eyesore when viewed from their second story decks and windows. The Board had therefore sent the following letter to the County opposing the special permit:

“As President of the Newberry Station Homeowners Association Inc., I am writing to report that our Board of Directors opposes the special permit as “detrimental to the use and enjoyment of other property in the immediate vicinity”; namely, that of our Association and of the residents of 8331, 8337, and 8355 Stationhouse Court, Lorton, the latter finding the 13.8’ height of the shed and its placement an objectionable intrusion both visually and on their property values. Per County Code: “A shed that exceeds 8 ½ feet in total height cannot be located closer to the rear lot line than a distance equal to its height”. This requirement must not be waived.”

The Board of Zoning Appeals has delayed consideration of the Special Permit until September 30, 2020.

At the Board meeting, Mr. Arda proposed reducing the height of the shed to ten feet and requested that the Board rescind its opposition to the Special Permit contingent on acceptance by the Board of Zoning Appeals of that plan. Afterwards, the residents of the adjacent lots expressed their continuing opposition to that proposal. The Board tabled consideration of further action on this matter until the September meeting.

VIII. The Clubhouse

The Board tasked Mr. Bell to award contracts for updating the electrical panels in the clubhouse; one to move the water heater from the pump room to one of the restrooms in the clubhouse (which would be repurposed as a storage room for the water heater and cleaning supplies); one to move the wading pool pump into the space vacated by the water heater and thus away from the electrical panels; and one to replace the panels.

IX. Contracts

A. Proposals For Pool Erosion

The Board tasked Mr. Bell to expedite the efforts by Mr. Budnik to negotiate contracts with Ridge and Professional Grounds.

B. Landscaping Proposals From Professional.

1. 45247: Grind 7 stumps location between Trestle and Shannon's Landing Way. \$630.
2. 45246: Install buried pipe and pop-up drain emitter with elbow to prevent erosion from water flowing out of the yard at 8279 Shannons Landing Way. \$727.62; to be paid out of Reserve Funds as an erosion control project.
3. 44576: Redo the flower bed at the intersection of Newington Road and Hamilton Court \$1,740.48.
4. 44576: Create a flower bed at the entrance to Shannons Landing Way to mimic the flower bed at the Hamilton Court entrance. \$3,048.96

Mr. Miller moved to approve proposals 45247 and 45246. Ms. Mikhail seconded. Passed unanimously. The Board tabled consideration of the flower bed proposals until the September Board meeting; pending more details regarding the option in 44576 for boulders.

X. New Business

A. Status of Audit Report

Ms. McCullough is working with the auditor to clarify issues raised in the report.

B. Proposed revisions to the By-Laws regarding financial transactions.

C. Review of the draft 2020 Reserve Study update.

D. Updates to the Newberry Station web site.

E. Proposed revisions to the Covenants regarding parking, fines, and other matters.

Mr. Miller moved to again table items B through E.

XI. Closing

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