

*Newberry Station Homeowners Association, Inc.*  
*8300 Ainsley Ct., Lorton, Virginia 22079*

**NOTICE OF ANNUAL MEMBERSHIP MEETING**

May 22, 2023

Dear Newberry Station Homeowner,

In accordance with the Association By-Laws Article V, you are hereby notified of the 2023 Annual Membership Meeting of the Newberry Station Homeowners Association, Inc.

Date: Wednesday , June 14, 2023

Location: Fairfax County Newington Maintenance Facility (aka school bus garage) Training Room\_ 6900 Newington Road, Lorton, VA 22079.

Time: Registration begins at 6:30; the meeting convenes at 7:00 pm.

The purpose of this Annual Membership Meeting is to elect three (3) members in good standing to two (2) year term positions on the Board of Directors. There are two (2) declared candidates for election: Michael Miller and Mario Alberto Rivera.

If you are a Member in good standing and wish to join the Board of Directors, complete the enclosed Candidacy Declaration Form; then submit the form by the close of business Monday, June 5, 2023 to Newberry Station HOA C/O Sentry Management Inc. 7619 Little River Turnpike Suite 210, Annandale, VA 22003 or email it to Ike Lartey at [ilarley@sentrymgt.com](mailto:ilarley@sentrymgt.com).

We welcome your participation in the meeting. If you are unable to attend, please complete the enclosed proxy and return it in the enclosed pre - addressed return envelope or email to [lhorton@sentrymgt.com](mailto:lhorton@sentrymgt.com). Your Proxy must be completely executed, signed and dated to be valid. Please return your proxy by the close of business June 9, 2023.

If you have questions concerning the meeting or the materials enclosed please contact Ike Lartey, the Associations community manager at 703-642-3246 or by emailing [ilarley@sentrymgt.com](mailto:ilarley@sentrymgt.com).

Sincerely,

The Board of Directors

Enclosures: 2023 Annual Meeting Agenda  
2022 Draft Annual Meeting Minutes  
Proxy Form & Return Envelope  
Candidacy Declaration Forms

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**ANNUAL MEMBERSHIP MEETING AGENDA**  
**WEDNESDAY, JUNE 14, 2023**

- I. ROLL CALL AND CERTIFICATION OF PROXIES
- II. PROOF OF NOTICE OF THE ANNUAL MEETING
- III. PROOF OF QUORUM
- IV. APPROVAL OF MINUTES FROM THE 2022 ANNUAL MEMBERSHIP MEETING
- V. OFFICERS' REPORTS
- VI. INTRODUCTION OF CANDIDATES
- VII. APPOINTMENT OF INSPECTORS OF ELECTION
- VIII. ELECTION OF DIRECTORS
- IX. NEW AND UNFINISHED BUSINESS
- X. HOMEOWNER OPEN FORUM
- XI. ADJOURNMENT

**NEWBERRY STATION HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JUNE 23, 2022**

**Board Members in Attendance:** Brandon Farlander, Michael Miller, and Mario Alberto Rivera.

**Sentry Management Representative:** Lisa Horton, Community Manager.

**I. Quorum and Call to Order:**

The meeting opened at 7:00 PM. Ms. Horton, upon completion of the roll call and certification of proxies, announced a quorum (55 members by person or proxy).

**II. Proof of Notice of Meeting**

A mailing specifying time and place of the annual meeting was sent on May 23, 2022.

**III. Board of Director's Report**

Mr. Farlander, Mr. Miller, and Mr. Sweigart (chair of the Landscaping Committee) summarized the past several years via a slide show (available for viewing at [newberrystationhoa.com](http://newberrystationhoa.com), HOA Government, Videos), covering:

- Financial Management and Accounting Matters.
- Landscaping Accomplishments.
- Clubhouse and Pool Improvements.
- Road Improvements.
- The Great Wall of Newberry Station.
- Street Light Issues.
- Fairfax County Relations.

**IV. Approval of Minutes of June 9, 2021 Annual Meeting**

Mr. Farlander moved to approve the minutes as written; Mr. Little seconded the motion. The attendees approved the motion by unanimous consent.

**V. Election of Two Directors**

Absent any other candidates, the Association by acclamation re-elected Mr. Farlander and elected Michael Bauer.

**VI. Community Forum**

A number of residents lodged complaints regarding the Association's the landscaping contractor. The Board pledged to investigate and follow-up on those complaints.

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**PROXY FORM**

**FOR THE ANNUAL MEMBERSHIP MEETING TO BE HELD ON  
WEDNESDAY, JUNE 14, 2023**

(I) (WE) \_\_\_\_\_  
(Owner(s) Printed Name(s))

\_\_\_\_\_  
Lorton, VA 22079  
Owners Property Address

CHECK THE APPROPRIATE BOX (A, B, C or D)

A.  **this proxy is directed to the Secretary of the Association for purposes of establishing a quorum only.**

**Or**

B.  **this proxy is assigned to the person listed on the line below and voted at their discretion.**

\_\_\_\_\_  
(Print assigned proxy holder name and address)

**Or**

C.  **directed to the Secretary of the Association to be assigned to an attendee at the Secretary's discretion (no more than 10 proxies may be exercised by any one attendee).**

\_\_\_\_\_  
(Owner(s) Signature(s)) (Date)

This Proxy must be completely executed, signed and dated to be valid. This proxy is valid for the Annual Membership Meeting on June 14, 2023 and any adjournment thereof.

*Newberry Station Homeowners Association, Inc.*

**CANDIDACY DECLARATION FORM**

**ANNUAL MEMBERSHIP MEETING**

**Wednesday, June 14, 2023**

I am willing to serve on the Newberry Station Homeowners Association Board of Directors. Please include my name on the ballot for this election.

**PLEASE PRINT OR TYPE ALL INFORMATION:**

CANDIDATE:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME/BUSINESS PHONE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CANDIDATE

DATE

**QUALIFICATIONS: (Pertinent Biographical Information)**

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*Attach additional pages if needed.*