

NEWBERRY STATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

February 5, 2020

I. Call to Order

A. The meeting was called to order at 7:12 PM.

B. Roster

Board Attendees Brandon Farlander
Michael Miller
Mark Dalton

Management Fred Bell

II. Approval Of Minutes

Mr. Dalton moved to approve the minutes of the January 8, 2020 meeting. Mr. Farlander seconded. Approved unanimously.

II. Contracts

A. Swing Sets

Mr. Bell reported the findings of All Recreation of Virginia. The findings: The swing set is out of compliance with County Code . . . the upper set is too close to the fence line and would have to be moved for compliance; the swings' fasteners to the upper bar are suspect; the seats are suspect; in short, the swings sets would have to be rebuilt. The Board tasked Mr. Bell to solicit an offer for rebuilding the swing sets from All Recreation (just to obtain some sense of the cost of rebuilding the swing sets) and invite a representative from All Recreation to the March meeting to discuss the offer; with the notion that the next step would be to bring the matter to the attention of the Association at the next annual meeting (and announce that as a topic in the mailing to the Association setting up the meeting).

B. Steps In Pool

Mr. Farlander reported the results of the bidding for steps in the pool and also entertaining an alternative to KR Jenkins for pool opening and closing. With respect to the latter, the only alternative offer for opening and closing was \$1,500 higher than KR's price. With respect to steps, three other companies priced outside steps at \$24,000, \$25,000 and \$33,000 respectively. Mr. Jenkins confirmed his offer of \$22,000.

However, Mr. Miller suggested that award be postponed until we can ascertain from KR Jenkins whether time permits construction of the pool steps this Spring or whether construction would have to be postponed until the Fall of this year or Spring of next year. The Board tasked Mr. Farlander to contact Mr. Jenkins with this question; if construction is possible this Spring, the Board would entertain an email vote on award.

C. Guard Rails On The Retaining Wall

Mr. Bell received three bids for the rails; from

- USA Contractors — \$11,580 for a black aluminum fence with 4' high and 6' long panels.
- Lazo Fence — \$11,500 for 6' high; 3 rails black aluminum fence.
- A third bidder offered to build a fence for only \$8,000 but would subcontract the work.

Fairfax County code requires that guard rails be at least 42" high; a six foot high fence would be more of an eyesore.

Mr. Bell reported that Sentry has used USA Contractors in the past with good results. Given that the \$8,000 bid seems unreasonably low and that the Lazo Fence at six feet is higher than necessary, Mr. Miller moved to accept the offer from USA Contractors. Mr. Farlander seconded the motion; passed unanimously.

D. Landscaping Contracts

1. Invasive Vines.

When Mr. Farlander, Mr. Miller, and MS. McCullough met with Jon Zalewski of Professional Grounds to review invoices after the January Board meeting, Mr. Miller asked Mr. Zalewski to consider an amendment to the landscaping contract which would set a fixed price for the ongoing battle with invasive vines in the Resource Protected Area (RPA) behind Shannons Landing Way and elsewhere throughout the Association property. The County has approved cutting the vines growing into trees in the RPA, noting that vine cutting would be a perpetual necessity to protect the trees.

Mr. Zalewski submitted a proposal for this amendment. The amendment obligates Professional Grounds to brushhog the vines behind Shannon's Landing and within the woodline at the end of Trestle Court behind the Stormwater Management Pond one time per year in July; and manage/trim the vines within the woodline along Newington Road 3 times per year. This at fixed price of \$2,045 for 2020, billed in 12 monthly payments; and continue doing so through 2025 at a rate of 2% per year increase in the base price.

Mr. Miller moved to approve the offer, with the caveat that the line item budget for trees would be reduced by \$2,045 for fiscal year 2020. Mr. Dalton seconded; passed unanimously.

2. Scale Treatment.

Pursuant to a recommendation of the Landscaping Committee, Mr. Zalewski proposed that the Board spend \$348 to perform basal trunk spray using systemic insecticide to control/suppress scale in six infected maple trees. This treatment will help control/suppress scale and other inspect pests. Mr. Miller moved to accept the offer. Mr. Dalton seconded; passed unanimously.

3. Timber Restoration.

Pursuant to a recommendation of the Landscaping Committee, Mr. Zalewski proposed that the Board spend \$1,426 to demolish the timbers lining the sidewalks at the upper corner of Stationhouse Court, closest to the southern border of the Association property. Following that, Professional Grounds would

provide and install one 1/2 Sunken Course (secured with 24" rebar) and one stacked course along the sidewalk and curb similar to what is currently there. No timbers would be installed in the front of the tree. See photo below.



The Board deferred action on this proposal until the March meeting.

4. Stepping Stones and Weeds.

The Board noted that Mr. Farlander had approved two invoices on February 3, 2020. The first was to install stepping stones in front of the retaining wall just to the east of where the sidewalk below the retaining wall ends. This is a Reserve Item; recommended by Mr. Budnik as the most cost effective solution to the mud patch that otherwise cannot support grass or other such vegetation. The cost: \$475. The second invoice had to do with work recommended by the Landscaping Committee to trim weeds, remove saplings, and remove lower pine limbs on slope in front of pool and prune burning bush in front of 8219, trim vines as hilltop, and fill a hole on the hilltop that posed a danger to pedestrians. All that for \$455.

E. Clubhouse Internet

Mr. Bell reported that the cost of Verizon Fios internet service and phone is \$125 a month. The Board questioned whether the Fios phone line can be a replacement for the current land line or whether a hard wired land line is a County requirement for a pool. The Board referred this issue to the Clubhouse Committee and the March meeting.

III. Street Lights

Mr. Bell reported that he had scheduled Systems Electric to fix the lights in Shannons Landing Way on February 4. He will forward the company's report to the Board for its March meeting.

IV. Inspections, Hearings, and the AECC

Mr. Miller gave Mr. Dalton a CD with the unit records, copies of the AER, templates, and other such information for conveyance to Annette Dalton, Chair of the AECC.

Mr. Bell announced that he intends to do the annual inspections and complete them by the end of March. As part of that effort, he will revisit lots whose owners have failed to provide responses to past violation notices.

Mr. Bell had called several lot owners to a hearing before the Board for being more than three months in arrears; none failed to show. The Board authorized Mr. Bell to pursue the administrative remedy of denying access to common areas, including parking.

V. Executive Session and Closing

A. Mr. Dalton moved to enter Executive Session, Mr. Miller seconded. Approved unanimously.

B. Mr. Dalton moved to close the meeting; Mr. Miller seconded. Approved unanimously.