

NEWBERRY STATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

February 1, 2017

I. Call to Order

A. The meeting was called to order at 7:07 PM.

B. Roster

Board Attendees Brandon Farlander
 Michael Miller
 John Saulsbery
 Thomas Little
 David Simcic

Management Michael Prutz

II. Approval Of Minutes

Mr. Little moved to approve the minutes of the December 7 meeting; Mr. Simcic seconded. Approved unanimously.

III. Utility Problems

Management contacted Dominion Power again on the status of the repairs to the pole lights at 8271 Shannon's Landing Way; 6910, 6919, 6934 Hamilton Court; and 8207 Stationhouse Court. Dominion Power sends trucks to make the repairs; the poles are so old that the repairpersons never seem to have the right replacement parts; problems persist despite repeated calls from Mr. Prutz.

There has been no fix of the FIOS line that is hanging dangerously low parallel to Newington Road; Mr. Prutz will again contact Verizon to remedy the problem. [After the meeting, Mr. Miller investigated the line; which is hanging low because the wooden pole at the junction of Hamilton Court and Newington Road to which the FIOS line is affixed is at a rather dangerous angle and needs to be pulled upright -- a job for Dominion Power which owns the pole?]

IV. VDOT Briefing

Mr. Farlander briefed the Board on a VDOT meeting regarding plans to replace the bridge on Backlick Road at the CSX railroad crossing. The project is scheduled to start Fall of 2017, at which time all traffic from Cinder Bed Road and Backlick Road going West would be routed through the one lane underpass on Newington Road. Our concerns are that some of the Cinder Bed traffic, including heavy trucks and other such vehicles, will illegally use Newington Road to Telegraph Road; will need to work with the police to guard against that. Another issue not addressed: the WMATA buses, who are forbidden to use any passage but the Backlick bridge (no evidence that WMATA has been informed of the VDOT plans). Unfortunately there is no money to widen the underpass (even though the bridge at its top will have to be widened to accomodate a third track). Mr. Miller volunteered to relay such concerns Dan Stork, our Mount Vernon Supervisor.

V. Curb Painting

Mr. Prutz contacted Acme Parking Lot Maintenance to arrange for repainting curbs that had not been properly scrapped before painting; Acme will repaint next April (when the weather will be more favorable for painting).

VI. Swing

A resident reported that a swing needs repair. Mr. Prutz will have a Sentry maintenance crew fix the swing and do any other maintenance on swing sets to assure their safety and functioning.

VII. Trees and Leaves

Mr. Prutz reported that Don Zimmer of Proper Tree Car has started the new survey and is two-thirds done; a final report is expected within the next two weeks and will be emailed to Board members.

He reported that that Professional Grounds has completed all three of the scheduled leaf blowings.

VIII. Rats

Mr. Prutz reported that Connor's Pest Protection has installed the rat control boxes and warning signs; Professional Grounds has not yet removed the stumps [stumps removed as of the date of these minutes].

IX. Retaining Walls

Mr. Prutz has found at least one contractor not on the original bidder's list who has expressed an interest in bidding. He will contact Mr. Budnik for a revised RFP with a new schedule for bidding and construction.

X. Inspections

The final revised Architectural And Environmental Regulations (AER) were mailed with the resolution policy mailing to all owners of record on 12/15/2016.

After consulting with the Board, Mr. Prutz will send round about ninety notices of violation next week (with a pdf copy to the Board's secretary), with a requirement to complete work or respond by April 30, 2017. As part of the requirement in the AER to maintain fences in good repair, Mr. Prutz will in these notices insist that powerwashed fences be coated with water seal or stain in one of the approved colors; absent that, the powerwashing will have been worse than useless in preserving the appearance of the fences within a year after washing.

The eight lot owners who had failed to attend hearings last year and made no repairs subsequently will be sent certified letters for a hearing.

Mr. Prutz will re-email his draft of a door knockers for consideration by Board members.

XI. Contracts

A. Status:

- Landscaping Contract: Current Contract Pro Grounds for 4 years 11/2014 to 11/2018.
- Snow Contract: Current Contract Pro Grounds 1 year 10/2016 to 3/2017
- Trash — Current Contract Nightingale Trucking 3 year 4/2014 to 4/2017, contact will automatically renew in 4/2017 unless declined.
- Pool Management: The 2017 Contract is up for renewal with Continental Pools.
- Pool Opening & Closing Maintenance Contract: Current contract is with K.R. Jenkins 2016 pool closing and 2017 pool opening (\$4,500 per year).

B. Renewal of Pool Contract: Mr. Miller moved to approve the proposal submitted by Continental Pools, Mr. Simcic seconded. Passed unanimously.

C. Towing Charge: Mr. Farlander moved to approve the A-1 towing bill of \$1,800 incurred when we had to tow cars in the path of the curb stripers; Mr. Miller seconded. Passed unanimously.

XII. Adjourn

Mr. Miller moved to close the executive session and adjourn; seconded by Mr. Little. Approved unanimously.