



**Tunbridge Station Civic League
Community Meeting Agenda
October 29, 2024
7pm to 8pm**

Board Members Present: Rob Mulvihill, Jim Hintze and Kelly Martinec

Board Members Absent: none

Meeting Called to Order: 7:09pm

I. Welcome

II. Minutes – July 2024 (attached) – approved – ☒ yes or no – Mark Simmons 1st / Doug Lowrey 2nd the vote – all attendees confirmed.

III. President's Report

- Irrigation System –
 - Changing irrigation company's
 - See map attached for more detail of the irrigation system
 - Update on irrigation system, zones, etc.
 - Cost to date of work

Meeting notes:

- We are changing irrigation company from Daniel's Irrigation to All Things Green
- Cost of work for irrigation system by All Things Green, \$481.00. This amount included initial searching of all zone's heads, positions of watering, discovery of issues, and the work needed to fix the zones. There is work to still be completed. See entrance map for details.
- ALM Fall Fertilization,
- Justin Lindemeyer Fall Aeration
- Sprinklers run at 4:30am and 12pm
- Cul-de-sac rounds – neighbors near the rounds have been maintaining. The board would love to include the rounds in DPS Lawn Care, unfortunately we do not have enough funds to support adding the additional costs. We currently pay \$50/week for the front entrance mowing, edging, and clean up. This is an extremely great deal we are fortunate to have with DPS Lawn Care. No one else can beat his pricing. If we included the four (4) rounds the cost would be \$150/per week. If mowed all five (5) pieces (entrance and four (4) rounds) all 52 weeks a year it would cost the community \$7,800/year.
- Elections: positions up for election
 - President – re-elect or new bid for position – Rob was voted to in to continue the role – Mark Simmons 1st / Doug Lowrey 2nd the vote – all attendees confirmed.
 - Secretary – Celene Long has put in her bid – did not attend the meeting and the board has not heard anything further. Position is still open available by appoint of the President.
 - 2nd V. President – open position open for bid – Mark Simmons? – Mark accepted the bid for this position – Amiee Mulvihill 1st / Doug Lowrey 2nd the vote – all attendees confirmed.

IV. Board Report

Treasurer:

- Changing banks once all items have cleared with Atlantic Union Bank to ABNB. The reason is no fees and only have to keep a minimal amount in savings \$5.
- New fiscal year September 1 to August 31 every year. The reason for this change is the Fall has the most activities, winter, and fund drives break between Oct – April each year.

Financial report: all bills are paid to date

- General fund (checking) balance: \$2,516.69
- Emergency fund (savings) balance: \$330.47

2024 Membership - closing out the fiscal year August 31, 2024

- 51 homes out of 239
- 20.32% participation

2025 Membership – fiscal year started September 1, 2024

- 41 homes out of 239
- 16.33% participation



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Resource Officer: Was not able to attend due to scheduling – Rob and Officer Saburn will connect before the next meeting.

- Officer Saburn will be moving over to teach at the academy, and we welcome our new resource officer.
- **We THANK YOU Officer Saburn for your time and support of our neighborhood!**
- Open Questions from Neighborhood on safety

V. Committee Reports –

- Events Committee – Catherine – update on Welcome Letters/gifts, Community Yard Sale, Fall Festival, upcoming events, and Q&A from attendees.
 - 1 new neighbor to welcome
 - Turn out for the Fall event was one of the largest numbers and it was a great event!
 - Santa event up next – looking for a Santa – Kelly will ask if last year’s Santa would still be available.
- Garden Committee – Pam - looking for volunteers to assist – Q&A from attendees
 - We need three-way stop sign at the Back Road bend turning in/out of Downing Dr into Tunbridge Station.
 - Adopt a tree front entrance – white lights – Amiee & Catherine to work out details to coordinate with Pam and get approval from Board.
- Social Media Committee – Amiee - nothing new to report – Q&A from attendees
 - Will update website with meeting notes, financials, events, etc.
 - Passcode to the Civic League Matters Tab changes January of each year.

VI. Announcements:

We need to add a Sheriff representative to our community meetings – Mark Simmons to reach out.

Jeff Eaton – as a FB admin he let everyone know that he / Abbey (both admins of the Tunbridge Station/Back Road FB page) have opened the “Old” Neighborhood – now Chapel Hill Estates to join if requested. They are the neighborhood on the back side of Downing.

VII. Old/New Business:

Always looking for volunteers to help in any capacity.

Cathy – asked a question about the Back Road development will there be a sidewalk? Everyone confirmed there will be a sidewalk on the side of the development to the Raquet Club.

Jeff offered to reach out to the Developer.

Update: The original builder sold project to D.R. Horton; this was a recent acquisition. Jeff emailed the new developer regarding commencement of construction and whether or not the community will be a 55+ Community.

The developer seems not to want to communicate with anyone and their website is not user friendly. Jeff did receive a text from the someone named Kat at D.R. Horton advising him, Riverview Landing will not be a 55+ Community and they are getting up and running and won’t open for about 6 months.

2025 Calendar and Budgets will be put out for review / vote at the January Community Meeting.

Meeting Adjourned: 7:45pm



INCOME - BASED ON DONATIONS OF THE NEIGHBORHOOD		
MEMBERSHIP	\$	11,950.00 239 members @ \$50
Total Income Needed:	\$	11,950.00

****EXPENSES - ESTIMATES - THESE ADJUST BASED ON WHAT IS NEEDED OTHERS ARE LOCKED IN AGREEMENTS FOR 2024**

Company	Service Provided	Annual Costs	Current Funds	What is needed
TowneBank Hall	Use of hall for quarterly community meetings - bank waived \$150/meeting fee	\$ -	\$ -	\$ -
ALM - Lawn Care	Lawn Treatment - 7 treatments/year	\$ 500.00	\$ -	\$ 500.00
DPS Lawn Care	Lawn mowing + leaf removal/clean up + end of year gratuity	\$ 3,200.00	\$ -	\$ 3,200.00
K&D Rounds	Planting twice a year (\$400-500 each planting session)	\$ 1,000.00	\$ 500.00	\$ 500.00
Dominion Energy VA	Pump Station / Holiday Lights	\$ 180.00	\$ 180.00	\$ -
Daniel's Irrigation	Irrigation annual agreement start up/winterization + per service calls charges and materials + end of year gratuity	\$ 1,000.00	\$ 260.00	\$ 740.00
WIX Website	Website \$192.00 and Domain Name \$27.25	\$ 219.25	\$ 219.25	\$ -
USPS - PO Box Yearly Fee	TSCL P.O. Box	\$ 195.00	\$ 195.00	\$ -
SCC	Annual Reporting - Articles Incorporated	\$ 25.00	\$ 25.00	\$ -
Spring Event		\$ 500.00		\$ 500.00
Fall Event		\$ 1,000.00		\$ 1,000.00
Santa Event		\$ 500.00		\$ 500.00
Garden Committee		\$ 300.00		\$ 300.00
Incidentals	Printing / Stamps / Yard Signs / Etc.	\$ 500.00		\$ 500.00
Total Expense:		\$9,119.25	\$ 1,379.25	\$ 7,740.00



Budget	Fall Festival 2024		1,000.00	Notes
	Date	Store	Purchased	
	9/25/2024	Jump Alot	Bounce house deposit	\$51.50 paid by TSCL
	10/13/2024	Michael's	DIY masks craft	\$10.59 Event Chair - Cat paid - TSCL to reimburse
	10/24/2024	Kroger	Amazon \$25 individual halloween costume winner / Amazon \$50 family halloween costume winner gift cards	\$75.00 paid by TSCL
	10/24/2024	Sam's Club	Food, drinks, condiments	\$247.01 paid by TSCL
	10/24/2024	Jump Alot	Bounce house final pymt	\$264.70 paid by TSCL
	10/25/2024	Dollar Tree	Glow bracelets, party favors	\$22.53 Event Chair - Cat paid - TSCL to reimburse
	10/25/2024	Dollar Tree	Halloween cellophane bags 80 ct	\$5.30 Event Chair - Cat paid - TSCL to reimburse
	10/25/2024	Tractor Supply	Straw bales for photo back drop	\$19.70 Event Chair - Cat paid - TSCL to reimburse
	10/26/2024	ABNB Bank	w/d for change during event	\$100.00 from TSCL account
	10/26/2024	Kroger	Ice, burger toppings, buns	\$61.49 Event Chair - Cat paid - TSCL to reimburse
	10/26/2024	Kroger	Amazon \$25 chili cookoff winner	\$25.00 paid by TSCL
	10/29/2024	Atlantic Union Bank	Deposit back change for event	-\$100.00 to TSCL account
			Total Remaining	\$217.18

TSC Front Entrance & Pump House

New Irrigation company has confirmed nothing wrong with system or the pump whatsoever.

Zone 1

- **Location:** Front of island. Position on side of island coming into the neighborhood. It runs from the brick signage going into the neighborhood.
- **Status:** as of 10.29.2024 – Line got cut with new sidewalk. Zone 1 and Zone 5 were connected to one another.

Zone 5

- **Location:** Front of island. Position on side of island leaving the neighborhood. It runs from brick signage to the front of the island coming into the neighborhood.
- **Status:** as of 10.29.2024 – head broken, not working and Zone 3 is covering that section.

Zone 4

- **Location:** Midway down island near Dominion Pole. Position on side of island leaving the neighborhood.
- **Status:** as of 10.29.2024 - Not working at all. Very old valve looks like it came from Home Depot very cheap. Solenoid needs to be evaluated.

Zone 2

- **Location:** Midway down island near Dominion Pole. Position on side of island coming into the neighborhood.
- **Status:** as of 10.29.2024 - working fine

Zone 3

- **Location:** Towards end of island. Position on side of island coming into the neighborhood.
- **Status:** as of 10.29.2024 - working fine. Heads adjusted to water on both sides.



Tunbridge Station Civic League					
Residents Sign in Sheet October 2024					
ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN
BACK RD					
1002	OLD Enterprises Ltd Partnership				
1004	OLD	Michael			
	CHAPEL HILL ESTATES - Residential - Single Family Homes				
1007	HUFFMAN	Bryan A. & Jacquilus			
1008	CHAPEL HILL ESTATES - Common Area Residential				
1010	CEMETERIES				
1011	BRADSHAW	Debbie			
1017	WALKER	Brian & Karen			
1021**	HADDOCK	Robert James			
	(Renters) POWERS	Beau & Malia			
1025	SMITH	Tina & Eric			
1029	FLYNN	Bradley Morse / Brittany			
1033	WEISGERBER	Fred & Vickie			
1037	PARKER	Cornell & Jennifer			
1041	JOHNSON	William & Karla			
1045	McLENON	James & Karen			
1049	McNEILL	Douglas & Becky			
BAKERLOO COURT					
900	GUISEPPE	Frank & Sophia			
901	SCHERRER	Robert A.			
905	LAUMANN	Jerry & Linda			
BAYWATER COURT					
900	COKLEY	Rodney & Loretta			
904	DIMMICK	Mike & Margaret			
905	GARCIA	A. J. & Christie			
BERKELY COURT					
904	WILSON	Glenne E & Shelby			
905	HORNE	Walter &Tiffany Claire			
908	EFIRD	Patricia A			

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Residents Sign in Sheet October 2024					
ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN
CHARING CROSS					
900	GREGORY	Anthony & Andrea			
904	BAKER	Arthur Odean & Pamela			
905	COHEN	William & Randie			
907	WOOD	Brittany & David			
908	FISHER	Eddie & Abbey			
909	SULLIVAN	Joe & Mimi			
911	ABBOTT	Joel & Kimberly			
DOWNING DRIVE					
100	BLAIR	Don & Teresa			
101	WATERMAN	Scott & Tavia			
104	GOUGHENOUR	Eric & Debbie			
105	GORDON	Vince & Darlene (City Records - William & Judith)			
108	RUMPF	Alma W.			
112	CARROW	William			
116	HILL	Greg & Gina			
117	CARPENTER	Leslie			
121	BRAUN	Deborah & Steve Whitaker			
124	ASBELL	Greg & Jodie			
125	KENNEDY	Bobby & Jackie			
128	WILSON	Dave & Heidi			
129	EDWARDS	Chuck & Jean			
132	MULVIHILL	Robert & Amiee			
133	COGSWELL	William & Jenny			
135	DELISE	Marisa & Nick			
136	WOODARD	Gary & Christine			
139	DUNAWAY	Mark & Denise			
140	LINDEMEYER	Shaun & Sarah			
143	SAVOPOULOS	George & Carol			
144	WERTZ	Christopher & Kathy & Michael			

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ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN
DOWNING DRIVE					
148	ELMORE	Mark & Cynthia			
149	DEMEYERS	Michael & Lisa			
151	GILES	James R. & Deborah E			
152	PERRY	David & Susan			
155	KEOWN	William & Donna			
156	SEIDEL	Steve & Elizabeth			
201	EDWARDS	Glen & Tracy			
204	STYRON	Adam & Christine			
205	KOCSIS	Shelley L.			
208	BOYD	Robert & Teresa			
209	STALNAKER	Justin & Kimberly			
211	SIMMONS	Mark A			mls
212	GROSSMAN	Angelo & Linda			
213	LUTHER	Joe & Nadia			
215	JONES	James & Sharon			JF
216	HERRING	Daniel & Rachel			
217	LEWIS	Jim & Janis			
220	WADE	John & Linda			
224	BLAKE	John & Tanya			
225	AUTEN	John & Dorothy			
228	(Currently for Sale) O'CONNELL	George & Rita			
229	OLLER	Rolando & Aravel			
231	MIZELL	Tim & Teresa			
232	VERDESCHI	Peter & Suzette			
233	SAEGER	Elden & Cindy			
236	SMALLACOMBE	Leonard & Taylor			
237	BLAIR	Ramona			
240	ELLEN	Dottie			
241	HINTZE	Jim & Belinda			gh

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ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN
DOWNING DRIVE					
244	Longbottom	John & Maureen			
245	Coston	Ken & Nancy			
248	Willis	Michael & Patricia			
249	Hans / Magnuson	Sara & Janet			
251	Scholtes	Dan & Cheryl			
252	Buck	Joe & Karen			
253	Husnay	Joseph & Leah			
256	Buck	Joe & Karen			
257	Wicker	Nick & Emily			
258	GOV'T - EXEMPT - PUMP STATION JOLLIFF STATION SEC				
261	Jones	James			
265	Halvorsen	Bill & Anne			
300	Bryant	George R III			
304	La Platney	Christopher			
305	Severns	Derek & Kelly			
308	Croyder	Harry & Joan			
309	KekliK	Askel & Shannon			
312	Robinson	Rodney & Bianca			
313	Earley	Steve & Elizabeth			
316	Thorsten	Jon & Katrina			
320	Brooks	Scott & Michelle			
324	Wade	Vincent & Carol			
328	Patterson	Karen			
329	Gillis	Gary & Debbie			
332	Foss	David & Connie			
401	Sheats	Clarence & Lolita			
404	Hess	Carl & Lisa			
405	Harris	Cecil & Virginia (Ginny)			
408	Belarmino	Rafael & Miqueila			

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DOWNING DRIVE					
409	LIJO & ANCHU	George & Tom			
412	ZANER	Gerry & Kim			
416	GREGORY / CARDONA-GREGORY	Anthony & Rosalyn			
417	HINSON	Matt & Maria			
420	MUNDEN	Micah & Renee			
421	XIE	Tsui			
424	GAUTHIER	Zachary			
428	SMITH	Susan			
429	WORRELL	Frank & Kiz			
432	PETERSON	Mark & Alissa			
433	O'SHEA	Ed & Nancy			
436	HARVEY	Paul & Barbara			
500	CORNELISSE	Nicolaas & Melanie			
501	KENNY	Mike & Jackie			
504	BARGER	Fred & Janet			
505	HYDE & HARRISON	Mark & Melissa			
508	FISHER	Chris			
509	LOGAN	Josh & Lindsay			
512	WADLEY	Cathy			
513	SVINGOS	Ryan & Catherine			
516	GUERTIN	Art & Aurelia			
517	LAWRENCE	Mark & Dawn			
DRURY LANE					
904	MAUSER	Thomas			
906	MARTINEC	Rick & Kelly			
908	CURRY	Mark			
910	HELTSLEY	Patricia & Chuck			

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Residents Sign in Sheet October 2024						
ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN	
EDGEWARE COURT						
100	CHRISTIAN	Mark & Sherry				
101	DIRICKSON	Jordan T. & Andrea N.				
102	BARNES	Hal & Dawn				
104	CLEMENTS	Richard & Erin				
105	STEINMAN	Daniel & Beatriz				
108	POLLESEL / YORK-WHITLOCK	Kenneth (Martin) & Sheila				
109	DORR	George & Persia				
111	BRADY	Frederick "Skip" & Holly				
113	KAKOL	Steve & Karen				
KENSINGTON CT						
264	LINDSEY	Wayne & Sherrie				
265	RETHMAN	Rosemary				
268	VARONE	Frank & Carin				
269	PLEDGER	Mike & Faye				
KENSINGTON WAY						
200	McLACHLAN	Bruce & Sherry				
201	LEE	Bill & Cathy				
204	STOTT	Timothy & Mary				
205	CLARK	Robert & Jennifer				
207	HODNETT	Alex & Jean				
208	ESHNAUR	Matthew & Andrea				
209	LONG	Celene				
211	MILLER	Ron & Debbie				
212	HARRIS	Geoffrey & Lee				
215	DEMBER	John & Rose				
216	SPENCER	Jeff & Jane				
219	TODD	Donald & Kristen				
220	DANLEY	Russell & Sophie				
225	RAULERSON	Daniel & Susan				

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ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN	
KENSINGTON WAY						
229	BEASLEY	Jason R. & Emily				
231	VOLK	Steven & Alexandra				
232	PORTER	Peggy				
233	BLAKE / SEGURA	Roger & Sharon				
236	JERNIGAN	Marilyn				
237	BARKER	Jason & Sarah				
240	LINDSEY	Troy & Trish				
241	CARDIFF / NEWMAN	Mark & Serena				
244	ANDERSON	Adam & Dustyn				
248	BENNETT	Terry & Sharon				
249	McDOWELL	Antoinette				
252	TRUEBLOOD	Bradford & Tonya				
253	LUCKIE	Chris & Connie				
256	SOUTHERLAND	Steven L				
260	BROWN	Antonius & Diane				
MARBLE ARCH						
904	ASBELL	Samuel H & Jessica G				
905	HART	Richard & Beth				
908	SALLEY	Penny				
909	MOSS	Sandra				
912	JACKSON	Gary & Donna				
913	SWEENEY	Bill				
916	RICHARDSON	Stephanie & Gary				
917	LOWREY	Chris & Shelby				
920	DURHAM	Jonathan & Tane				
924	OWENS	David				
925	MONAGHAN	John & Joyce				
928	TROSKY	Steve & Pantaleona				
929	FISCHETTI/PEACE	Tom & Kathy & Rachel				

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MARBLE ARCH						
933	STANHOPE	James & Mary				
937	BLUMENTHAL	Shirley				
940	OSBORNE	Michael & Beth				
941	ZIEGENFUSS	Robert C & Amanda				
MOOREGATE COURT						
200	WIGGAN	Paul & Patrice				
201	WEIDNER	John & Crystal				
204	DARNELL	Shawn & April				
205	HARRIS	Craig & Sarah				
209	BICKLEY	Michael "Mike" & Lisa				
213	MOSHER	Douglas R				
216	KALLNER / BANDA	Sharon & Samantha				
217	SAYOC	Robert & Sally				
220	ALLEN & COSTELLO	William & Stephanie				
221	MILLER	Joshua & Lisa				
224	LOWREY	Douglas / Barbara				
225	PUSZCZALO	Marcin & Joanna				

Tunbridge Station Civic League

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ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN	
NORTHWOOD DRIVE						
900	BRUNELLE	Cynthia				
901	HARDY-MIDDLETON	Sheila Darlene				
904	MANN	Ryan B. & Katie L.				
908	SANKER	Jason & Jennifer				
909	SHEPHERD	James & Kelly				
912	Unkle & McCallister	Eric & Ashli				
913	DOREN	John & Kathy				
916	CARLIN	Tyler & Emily				
917	BEST	Stan & Cheryl				
919	PEARCE	James & Mary				
920	HARRISON	James & Donna				
921	EHRET	William (Bill) & Danielle				
928	STEADMAN	Lonnie & Barbara				
931	PRICE	Richard & Nancy				
932	HEINZ	Patrick & Karen				
933	HADLEY	Gerald (Jerry) & Stephanie				
936	BARNES	Ken & Vicky				
PADDINGTON COURT						
900	FALKENSTEIN	David & Sandy				
904	Coons Carter Trustee (?)					
905	ROBERTS	Emanual & Ann				
908	SPINLER	Clarence & Loretta				
909	ABSHEAR	Alan & Veronica				
PICCADILLY COURT						
904	NICHOLS	Donald & Jane				
905	DOSS	Ronnie & Sue				

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ADDRESS	LAST NAME	FIRST NAME(S)	PHONE	EMAIL	SIGN-IN
PICCADILLY COURT					
1001	MANIACE	Ryan & Renee			
SAINT MICHAELS COURT					
904	PESSETTO	Chad & Janis Ruth			
905	CAWRSE	Jim & Susan			
908	FULCHER	Steven & Kelly			
909	EATON	Jeff & Pam			Pam + Jeff Eaton
TRAFALGAR COURT					
900	PROVOW	Kevin & Pam			
901	BALLANCE	Craig & Ruth			
902	KEILHOLTZ	James H.			
WHITEHALL COURT					
900	HIPPENSTIEL	Ryan & Amanda			
901	PRICE	Donald & Kim			
902	ADKINS	Joe & Brenda			
904	VALLE	Pete & Kim			