

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – February 3, 2016  
Minutes of the Meeting – NCA Pool House Meeting Room**

At 7:03 pm President Beth Rodriguez called the meeting to order. Board members present were President Beth Rodriguez, Secretary Chris Hammel, and Director Mark Polansky were in attendance, Director Florence Smoczynski was present on the phone. Treasurer Louise Whitt, Vice President Kevin Benore was not in attendance.

**PRESIDENT'S COMMENTS**

Had some general comments on the snow response, she thought that the snow removal contractor did a good job despite the amount of snow that we received.

**APPROVAL OF MINUTES**

Approval January 6<sup>th</sup> minutes tabled until March meeting not a majority of members that were present at January 6<sup>th</sup> meeting.

Approval of January 13<sup>th</sup> minutes tabled until March meeting

Meeting minutes for December 14<sup>th</sup> incomplete needs to be updated; will be presented at March meeting.

Meeting minutes for September 14<sup>th</sup> are in-complete and needs to be updated.

Meeting minutes for September 30<sup>th</sup> are in-complete and needs to be updated.

**HEARINGS**

No hearings.

**COMMUNITY FORUM**

Residents commented that there seems to be a lack of transparency with the Board and historically the meeting minutes are used by the community to keep up with the actions of the Board.

A resident told the Board that his car was towed after his car registration expired. He informed the Board that he had moved back to his parents' house and had problems getting his car reregistered with the DMV. He was informed that the community parking rules provide for one calendar month grace period after the car registration before the car will be towed.

A resident felt that a home on her street is being leased and the house is not being taken care of very well.

A discussion about how the snow contractor handled the removal and some felt that the contractor could have done a better job; others thought that this was an unusual amount of snow. Discussion also on whether the snow contractor could remove snow from sidewalks.

Director Polansky made a motion to have the Board review the snow contract. President Rodriguez seconded the motion. Vote: 4 yes.

Discussion on the newsletter letter to the editor policy and civility in letters to the editor.

Resident felt that the Board needed to do better to communicate with the Community.

Comments were made that the website could be better used to communicate with community.

**COMMITTEE/BUSINESS REPORTS**

Treasurer's Report, Louise Whitt (Not Present)

Community Manager (CM) Report

### General

- *Disclosure Packets*
- *Asphalt paths/stream crossing update: Work began 11/9/15. All is completed except for trail "segment A" abandonment with signs. Requested engineer's final evaluation. He is waiting for invoice.*
- *Count informed me that there is an exposed water pipe (originally thought to be a sewer pipe) in the stream bed and that I should call Fairfax Water Authority. FCWA has been notified.*
- *Door to door architectural inspections Kitchener COMPLETE, LeMoyné COMPLETE. Durer is next.*
- *Survey response #4 needed*
- *Street light outage reported. 7705 Brandeis*
- *Community input on swim team pulled together in one report*
- *Annual Worker's Compensation Audit received and completed*

### Resident Complaints/Issues/Comments

- *Stop sign on Euclid broken and laying on ground.*
- *Erosion of common grounds behind homes in the 8350 block of Luce court. Would like gravel or asphalt in-stalled*
- *Tree fallen across path behind Moline. 8306 Moline.*
- *Snow removal was inadequate, more than a dozen call-ers*
- *Compliments on snow removal, a few*
- *Many questions about when the snow plow will be coming*
- *President called snow removal person for status and when she could get her car out, drove the streets.*

### Planning and Development, Lou Tobat

Lou Tobat and Director Polansky attended a meeting of the Rolling Road School Boundaries Committee discussing the Lee High School/Key Middle School boundaries. The Committee wants to have the High/Middle school boundaries redrawn so that this part of Fairfax County should be moved to either to South Run or West Springfield. The committee's reason was that South County or West Springfield is closer and that would align School Board Voting Districts with boundaries.

### Amending CCRs Committee, Beth Rodriguez

President Rodriguez reported that there was a special meeting of the NCA Board on January 13 2016 for the purpose of presenting the results of the committee work. She reported that the Board rejected all but 2 of the committee's recommendations. And on the remaining items the committee needed to revise the wording on the recommendations. Once these changes are presented back to the Board the committee would solicit input from the committee to gage support for the recommendations.

### Amending Bylaws Committee, Sarah Jernigan

Ms. Jernigan reported that the committee has a number of new members and that the next meeting will be on February 8<sup>th</sup> at 7 PM

### **GENERAL BUSINESS – Old**

Swim Team at NCA Pool – The Board received a good number of comments from the community about the proposal that the Saratoga Swim Team come to use the NCA pool. Director Polansky made a motion to deny allowing the Saratoga Swim Team to use the NCA pool. Director Smoczynski seconded the motion. Vote: 4 yes.

Pool Rules 2016 – Changes to the pools rules were purposed and discussion revolved around adding additional language to the disposal of baby diapers, clarification of where drinks may be

consumed, and adding the requirement that parties and private pool parties must maintain noise levels accordance with Fairfax County ordinances. Secretary Hammel made a motion to approve the pool rules for 2016 as amended and to publish in the newsletter. President Rodriguez seconded the motion. Vote: 4 yes

2016 Maintenance Plan – the 2016 Maintenance Plan was reviewed discussion included that the plan will need to be reviewed with the new CM once hired. It was also noted that the plan should be updated.

#### GENERAL BUSINESS – New

President Rodriguez report as to her discussions with the attorney answered questions from homeowners.

Newsletter Policy – Discussion on guidelines as to what is published in the newsletter. Review of Tree on LeMoyne. The tree is on Community property based on the NCA tree policy Home-owners have the right to prune any branches overhanging their property. Secretary Hammel made a motion to appoint Sarah Jernigan to the empty Board seat to expire in August 2016. Director Polansky seconded the motion. Vote: 4 yes

At 10:55 PM Secretary Hammel made a motion to convene to executive session to discuss violations and injunctive relief on two properties. President Rodriguez seconded Continued on next page the motion. Vote: 4 yes

At 11:15 PM Secretary Hammel made a motion for the Board to reconvene to the regular meeting. Director Polansky seconded the motion. Vote: 4 yes.

Regarding Lot 189, President Rodriguez made a motion that all architectural violations have been addressed and the Board will not seek injunctive relief. Director Polansky seconded the motion. Vote: 4 yes.

Regarding non-judicial foreclosure 1, Secretary Hammel made a motion that we contact the attorney instructing him that the Board will not seek non-judicial foreclosure at this time. President Rodriguez seconded the motion. Vote: 4 yes

Regarding non-judicial foreclosure 2, President Rodriguez made a motion that we contact attorney to get status on this property and find out what further action the attorney needs from the Board. Secretary Hammel seconded the motion. Vote: 4 yes

At 11:30 pm Secretary Hammel a motion to adjourn. President Rodriguez seconded the motion. Vote: 4 yes.

**NEXT BOARD MEETING:** Wednesday, March 2, 7:00 PM - NCA Pool House. All residents encouraged to attend.