



Inside Newington Station

Newington Community Association Monthly Newsletter November 2011

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2011 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, November 2
Wednesday, December 7
January, 4, 2012

*All meetings begin 7pm at NCA Pool
House and all residents encouraged
to attend!*

Fertilize in the Fall, If At All And Other Tips for a Healthy Lawn

(From Fairfax County's Conservation Currents, Volume 39, Issue 1, Fall 2011)

Fall is a good time to evaluate your lawn care program and make adjustments for the coming year, whether you do it yourself or contract it out. Here are our favorite tips:

Fertilize in the Fall. Time is everything when you apply fertilizer. Autumn is when your lawn's roots are actively growing. Not in Spring! Spring fertilizing encourages leaf growth at the expense of root development. It feeds weeds and can lead to disease and insect problems. Never in the Summer! Most lawn grasses in our area are cool season species which die back during the heat of the summer. The ideal periods for application are the first two weeks in September and between the last mowing and Thanksgiving.

Before you fertilize, test your soil to learn what, if anything, it needs. For \$10, the Virginia Cooperative Extension will analyze a soil sample for you. Soil test kits are available at any Fairfax County Public Library or at the VCE office. If your lawn needs anything, it is likely lime. Lime can be applied to your lawn at any time of the year. It is best to apply it in the fall, because it takes several months to be fully incorporated into the soil. For turf, palletized limestone is preferable to pulverized limestone.

Keep it Sharp. Sharp mower blades produce a cleaner cut that slices through grass rather than pulling it by the roots.

Cut it High. Set your blades for a mowing height that will remove only the top one third of the grass blade. Higher settings allow the grass to compete effectively with lower growing weeds species. Higher growth shades the ground from the sun, reducing moisture requirements.

Let it Lie. Turf clippings are mostly composed of the grass' leaf tissue and thus decompose rapidly which contribute nitrogen and other nutrients to the soil.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606
Fax: 703-455-0013

Hours:

Monday / Wednesday /Thursday
10:00 a.m. to 3:00 p.m.
Tuesday / Friday
9:00 a.m. to 2:00 p.m.

Community Manager: Lori Randall

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - Sarah Jernigan (Aug '13)
Email: Sarah.jernigan@gmail.com
V. President - Kirk Brustman (Aug '13)
Secretary - Mike Smith (Aug '13)
Treasurer - Louise Whitt (Aug '14)
Member - John Stiteler (Aug '14)
Member - Matthew Reid (Aug '12)
Member - Vacant (Aug '12)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - John Nolan

FINANCE COMMITTEE

Chair—Louise Whitt

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - Volunteer Needed
Liaison—TBN

MAINTENANCE COMMITTEE

Chairs—Sarah Jernigan
and Lori Randall

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
Including barking dog complaints
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Virginia Power 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov
Fairfax County Housing Authority
Selena Davis 703-704-6758
Fairfax County Storm Water
Management (not State streets) 703-934-2800
Fairfax Water 703-698-5600
Key Middle School 703-313-3900
Lee High School 703-924-8300
Lorton Fire and Rescue 703-339-5141
Lorton Landfill 703-690-1703
Poison Control 202-625-3333
Pool (emergencies only) 703-455-9873
Saratoga Elementary School 703-440-2600
Streetlights 1-888-667-3000
Summit Management 703-360-0904
Supervisor Gerald Hyland 703-780-7518
Virginia Highway Department
(Snow—State Roads Only) 703-383-8368
Virginia Railway Express 1-800-RIDE VRE
Voter Information 703-222-0776
West Springfield District Police 703-644-7377

Newsletter Distributors

Kathy Anderson	Peggy Fields	Liz Pelletier
Amanda Baird	Jennifer Firman	Sharoyne Marshall
Abdul Berlas	Arthur Kanakis	Lori Randall
Karen Chauvin	Donna Kellam	Roche Family
Stephanie Curb	William & Mary Loy	Mike Smith
Gladys Diaz	Richard Neimeyer	Spinelli Family
Robbie Douthwaite	Al Owens	Regina Watson

2012 Annual Budget Summary

Your Board has worked very hard to generate a fair 2012 budget.

Your Board is most appreciative that our Community Manager, Lori Randall, put on her hard hat and after several hours, negotiated huge reductions in the price of our grounds maintenance and trash contracts with no reduction in service.

Keeping the needs of our community in mind, as well as your pocket books, the Board has agreed they will not exceed a 2.5% increase for 2012 assessments. You should see more maintenance and improvements to the community property next year.

The hope is that this winter will be less of a burden on our budget. The Farmer's Almanac predicts a wet, stormy winter for our area.

The reserve contributions were increased because according to the 2010 Replacement Reserve Report our reserves are insufficient to meet the replacement needs of NCA facilities.

The townhouse street reserve was increased since more private road replacement is planned. Durer Court is scheduled for major repairs in 2012 and this is only the second street.

The attached budget shows quarterly 2012 dues of \$235.81 for the townhouses (a \$5.31 increase) and \$191.80 for the single-family houses (a \$.17 decrease).

The Board will adopt a final budget at its November 2nd Board Meeting. Comments and questions are welcome from homeowners before that vote.



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**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – September 21, 2011
Minutes of the Meeting – NCA Pool House
Meeting Room**

At 7:05 pm President Sarah Jernigan called the meeting to order. Other board members present were Vice President Kirk Brustman, Treasurer Louise Whitt, Secretary Mike Smith and Director John Stiteler.

A resident saw the signs and stopped in to discuss his property. He had received a letter regarding the handrail and patio on his property and received a denial on an Exterior Project Request. President Jernigan stated this meeting did not include a community forum time since it was planned to discuss the budget but would have the file pulled and discussed at the next meeting.

GENERAL BUSINESS -- New

2012 Draft Budget – The Board reviewed each section of the budget. Overall the budget showed an increase of 3.6%, the maximum allowed by CPI-U as of August 31st. The CM recommended the Board look at the YTD% of actual to 2011 budget to see how NCA has spent their budget lines so far this year. Ideally, the % of each line should be 66.7%. The Board's goal should be to create a zero balanced operating budget to avoid profitability and increased taxes. Discussion points included coverage in the pool lines for winterization and additional money in the general repairs line. There was extensive conversation on the 115% increase in the snow removal line and the CM's request for more money in the mailbox landing line. A small amount is needed in the bank services line and it was suggested that the CM payroll line and Assistant CM payroll line could be reduced to put money into the mailbox landing line. There was discussion on the income taxes line and Treasurer Whitt wanted to review the past NCA income taxes to decide if the line needed to be changed. President Jernigan discussed setting a cap of 3.6% when the Board reviews the final changes to the budget at the October meeting since this is what will be presented to the community in the November newsletter. Only if the CPI-U goes down would the Board revise the expected 2012 assessment.

\$100,000 reserve investment – The Board reviewed the interest rates provided. Treasurer Whitt made a motion to invest \$100,000 in VCB's 1 year,

no penalty 1% CD. Secretary Smith seconded the motion. Vote 5 yes. The CM recommended moving \$50,000 from one bank's .8% money market to another bank's 1.19% savings. No motion was made.

Question to Board on review of collection attorney bills – President Jernigan stated that it was brought to her attention that there needs to be a review of the attorney's status report to the attorney's invoices. She provided the Board with total fees paid to this year's attorney and last year's attorney (\$24K/\$19K) and total collected by each (\$10K/\$7K). The question to the board is do we want to review legal activity and a detailed review of legal bills. If so, how do we proceed. President Jernigan stated her concerns with going after an attorney that we have only had for six months. Treasurer Whitt stated her concerns and Secretary Smith offered to help with the review. The Board felt that a review could be done but before proceeding to the next step, there should be another discussion with the Board. Due to confidentiality issues, the CM will prepare a package for their review without names and addresses. Their goal is to present their findings at the November meeting.

The Board adjourned at 9:30 pm.

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**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – October 5, 2011
Minutes of the Meeting – NCA Pool House
Meeting Room**

At 7:00 pm President Sarah Jernigan called the meeting to order. Other board members present were Vice President Kirk Brustman, Treasurer Louise Whitt, Secretary Mike Smith and Director John Stiteler.

PRESIDENT’S COMMENTS

President Jernigan reminded the Board that they have all signed a Code of Conduct. A vendor has brought it to NCA’s attention that a Board member has acted in an unprofessional manner. This conduct could hurt NCA and reflects poorly on the community. Everyone must act professionally, courteous, upstanding, polite, etc. As a reminder the Code of Conduct states there should be no cell phone or email interruptions. She agreed she is guilty of this and will work to improve. There should be no personal conversations or distractions during the meeting. Everyone should be given ample opportunity to speak. Board members are bound by confidentiality and should respect our neighbor’s information. The actions of the Board can have a longer term affect than their presence on the Board.

APPROVAL OF MINUTES

Treasurer Whitt made a motion to accept the minutes of the September 7, 2011 meeting revising the section on Planning and Development to include more details on the concerns that Lou expressed to Vivian Watts and the correction of the typo ‘373’ with ‘375’. Vice President Brustman seconded the motion. Vote: 5 yes.

Treasurer Whitt made a motion to accept the minutes of the September 21, 2011 Board Meeting that was held for the purpose of reviewing the 2012 budget with grammatical and punctuation corrections. Vice President Brustman seconded the motion. Vote: 5 yes.

HEARINGS

Lot 124, 588, 392, and 478 were not in attendance for hearings.

COMMUNITY FORUM

A resident, Matthew Reid, who has attended the last couple of Board meetings offered to fill one of

the Board vacancies. The Board asked him questions and let him know they would vote at the end of the meeting.

A Board member asked what can be done by the community when a home has been abandoned and is deteriorating. The Board member can investigate as a resident, but not as a representative of the Board. Once a property is in foreclosure or with the attorney, the Board is limited.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

President Jernigan started with comments on the format of the Treasurer’s Report. She wanted certain interest rate and balance information presented in a manner that was more clear for the Board. It was important that the Board see timelines of investment maturity against planned needs of funds. The Maintenance Committee would have to assist with providing an updated maintenance plan. This could be done in the next six months before the savings account rate changes. The Board agreed that it was best to leave a balance in a high interest rate savings account instead of investing in a CD at this point and no motions were made. A quarterly Reserve Fund Status report was also distributed and discussed.

..... Continued on page 6



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...continued from page 5

Planning and Development, Lou Tobat

Lou provided an overview of the changes that have occurred down at the Fairfax County Parkway where it meets the Springfield Franconia Parkway.

Community Manager Report, Lori Randall

General

1. NCA Vehicle Tickets: 1 (blank space on Durer)
2. Disclosure inspection(s): 7753 Euclid Way, 8572 Gwynedd
3. Exterior Project Requests: 2, plus resident asked advice on one before submitting form
4. Path work completed.
5. Torrential downpours of 9/8 caused serious issues to bridges on walking trails. Part of path has only one foot to side of path before there is a five foot drop off. Had fence installed in this area (see pic). Trees across path will be removed. Dug some debris out to open pipe to keep water from overflowing path.
6. When moving expired CD funds to savings account, was offered a fixed rate on VCB savings of 1.19% for six months if \$10K in new money was put in. Got Treasurer and President approval and deposited money.
7. Over abundance of trash from homes after flooding. Reports of 8 feet of water in basements on Moline. Arranged for a special pick up of trash. Flyered areas and put signs out. County was suppose to give discount for flood victims but hoops were difficult to jump through. Later found there was no County fee, just \$600 contractor fee for five hours of work.
8. Health department contacted regarding trash in back yard. They visited the property and records indicate the individual has moved to North Carolina.
9. Offered better printing rate by resident and have switched printers for newsletter.
10. Deer management activity signs posted on Northumberland. Have called FCPA to express concern that these signs are posted around NCA property (not an area where hunters should go) and not very close to FCPA property where hunting is allowed. Was told signs should be moved to power lines area. Will put notice in newsletter to make residents aware of this activity.
11. Bought new copier and new phone for office. Phone is defective and will have to be returned.
12. Went to bank to get 1% CD at Board's request but rate has expired.
13. Went to 2nd bank to get signature cards.
14. Just an FYI: Since there seemed to be some question of the purpose and necessity of pulling the pool motor out and overhauling it, while the pool guy was here at the same time as me I asked him about it. After the end of the season, they can never get all the water out of the motor. The point of pulling and overhauling is to get any remaining water out so it doesn't sit there over the winter and freeze or cause

rust. When overhauled the motor is taken apart, parts are cleaned and greased and put back together. Worn out parts are replaced. He said our motor appears to be very, very old.

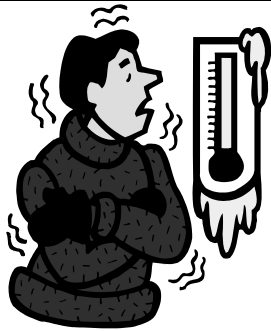
Complaints/Issues

1. Drain the resident put in on common ground behind Durer court did work. Still had back up of storm drain/ sewer drain.
2. Resident wants curb on Durer in front of their home fixed. Feels there is erosion under sidewalk from crack in curb which contributed to water in basement during flood.
3. Tree might fall on home because of the way it is leaning (Godolphin). Arborist said it is healthy but if it should fall it will take out a fence, but not the deck.
4. Tree leaning over home on Euclid. (pic)
5. Believes the association is violating the law by removing political signs from islands and between sidewalk and curb. Even if signs are in right of way, they get in the way of mowing the common grounds. Displeased and was going to write the Board. I've emailed VDOT who states that these signs are illegal.
6. Resident in hardship and will be selling home through short sale. Wanted a reprieve on assessments owed. Only Board could approve that and it has never been approved. Real estate attorney then called and was shocked that we wouldn't consider a reduction in assessments owed.
7. Two cars left for long periods of time in blank spaces. Notices on windshields.
8. Resident didn't appreciate architectural letter regarding dead trees in her back yard. NCA is not fair in the way they go after architectural violations. Her neighbor has violations and is never written up. I had just reacted to a complaint about neighbor's encroaching trees and didn't see anything else but offered to ask the architectural committee person over to do a review. When resident saw us in driveway was very short and demanding to know what we were doing.
9. Message from a resident on Brandeis that kids are still running in front of moving cars.
10. Resident wants to take down tree on common grounds at their costs. Need to attend Board meeting or provide me with all information.
11. Resident wants to change front door from brown to white. Took Architectural committee person out there to confirm white would not be acceptable but tan or beige would be fine.
12. Looked at tree behind home of another resident who wants to top or remove two trees on common area.

President Jernigan wanted to compliment Lori for using her day off while driving out of town to make phone calls to ensure NCA could take advantage of the County's disposal fee waiver for the special collection of debris after many homes were flooded.

..... Continued on page 8

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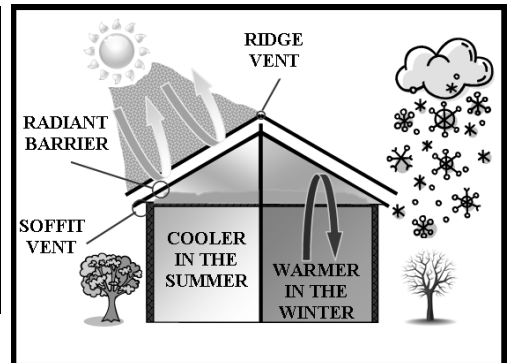
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DEER MANAGEMENT IN FAIRFAX COUNTY PARKS

Deer management activity (bow hunting) will be occurring on Fairfax County Park Authority (FCPA) land from September through February. This came to the community attention when 'authorized parking area' signs were placed on Northumberland Road around the ball field. The authorized parking area will be moved to under the power lines where FCPA land meets North-

umberland. It is very important residents be aware of this activity since FCPA land adjoins NCA property within several feet of the backs of homes on parts of Gwynedd, Marconi and Euclid. FCPA land also adjoins directly to private property in about half the homes in the single family area. When exploring in the woods this fall and winter, please be aware of the property boundaries.



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*Tuesday, November 29, 2011 * 10:00am*

& 7:00pm

*Wednesday, November 30, 2011 * 10:00am*

* Reservations required for the morning performances.

Admission: \$2.00 per person

For further information call: 202-767-2046/703-956-0447



Join us for this wonderful annual tradition at:

**Robert E. Lee High School
6540 Franconia Road, Springfield, VA 22151**





LEAF REMOVAL

NCA's grounds contract includes two leaf removals. The first will be completed by November 30th and the second before December 30th. The contractor removes leaves from common ground turf areas only.

As a reminder, **please do NOT pile the leaves from your yard onto common grounds.** Piles of leaves left for days will kill the grass. **Please do not blow or rake your leaves into the street.** The leaves get wet and slippery or can clog storm drains. All residents should bag the leaves from their property and place them out for trash removal. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Wednesday through the end of the year. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!

NCA Annual Holiday Party Coming Soon!

Free food and entertainment for kids 1 to 9. The party would not be complete without a visit from Santa.

**Friday, December 16, 2011
Saratoga Elementary School
7 pm – 8:30 pm**

NCA residents only. Further details in the December newsletter. To volunteer your time, please contact the NCA community Office at 703-455-3606.



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Reminder – Fairfax County Code of Ordinances

Section 108-5-1. Loud and unnecessary noise. It shall be unlawful for any person to make, continue to make, or cause to be made or continued, a noise disturbance within the County of Fairfax.

Section 108-5-2. Specific Prohibitions. The following acts, are declared to be noise disturbances in violation of this Chapter provided that the acts so specified shall not be deemed to be an exclusive enumeration of those acts which may constitute a noise disturbance under Section 108-5-1, and provided that the acts so specified in Subparagraph (a) below may still constitute a noise disturbance under Section 108-5-1 independently of the hours of day said acts take place. (a) Operating or permitting the use, or operation of any radio receiving set, musical instrument, television, phonograph, or any other device for the production of sound between the hours of 11 p.m. and 7 a.m. the following day in such a manner as to be plainly audible across property boundaries or through partitions common to two persons within a building or plainly audible at fifty (50) feet from such device when operated within a motor vehicle parked on a public right of way or in a public place. (b) Owning, keeping, possessing, or harboring any animal or animals which frequently or habitually howl, bark, meow, squawk or make such other noise as is plainly audible across property boundaries or through partitions common to two (2) persons within a building.

NCA would like to remind everyone to be considerate of your neighbors and that Fairfax County police are the appropriate contacts for these matters.

....continued from page 6

GENERAL BUSINESS -- Old

2012 Draft Budget – The Board reviewed the current budget with a 3.7% increase in assessments. This exceeded the CPI-U rate because the general repairs line was increased by \$500 but there was not an offsetting decrease. After reviewing the NCA income tax returns, Treasurer Whitt agreed the income tax line could be reduced to zero for next year. President Jernigan felt strongly that these are still very tough economic times and the Board needs to work harder at reducing the budget and minimizing an increase to assessments. The CM stated that contract negotiations this year resulted in \$33K in savings from last year and agreed there was lots of room to reduce the budget. After running some numbers, the CM stated that by reducing the budget another \$4K, the assessment increase could be held to 2.5%. The Board discussed reducing the snow budget line by \$3K and the Reserves Eminent Domain line by \$1K. Secretary Smith made a motion to cap the 2012 budget at a 2.5% increase. Treasurer Whitt seconded the motion. Vote: 5 yes.

GENERAL BUSINESS -- New

Proposal for Audit Services – The Board discussed the renewal of the NCA auditor for next year. The cost is \$3,500 which is \$500 more than last year. The CM noted that last year they were asked to hold their price to \$3,000 and they did. The Board wanted to get bids before the end of this year. The CM felt more time was needed and this should be planned for next year. Secretary Smith made a motion to renew audit services with Ahlberg and Company. Treasurer Whitt seconded the motion. Vote: 5 yes. The CM reminded the Board that Summit is also a yearly contract. When bids were solicited in 2009, the closest bid was \$30K to Summit's \$13K.

Engineering Services – The CM provided the Board with a list of engineering service needs. The Board had no concerns.

Pool pump – The pool contractor pulled the pool pump and is very concerned with the condition of the pump. They looked at pictures. The impeller is badly corroded and the housing has excessive rust and the bearings are grinding. He strongly recommended the pump be replaced, as well as the suction manifold. He will not charge for pulling the pump if we choose to replace it. Treasurer Whitt made a motion to spend \$8,350 for the needed repairs. Secretary Smith seconded the motion. Vote: 5 yes.

Concrete Pad Behind Home on Luce – Secretary Smith wanted to know the status of the concrete pad that was behind the home on Luce. The CM stated the last action was for her to get costs to have it removed but it hasn't been a high priority. There was concern about the encroachment on to common grounds but also concern that it serves a purpose and removing it might be a problem. John Nolan, as Architectural Committee Chairman, stated he would look at the concrete. Colored pictures will be provided when next discussed. The Board stated this could be added to the list of items the engineers looked at.

The Board adjourned to Executive Session at 9:30 pm to discuss hearings and violations at 9:40 pm. A resident on Gwynedd stopped in at the last Board meeting to ask what the next step was for his property that had a violation. He was sent a letter that his request had been denied he will be getting a violation letter.

Regarding Lots 124 and 588, President Jernigan made a motion to assess a \$50 charge for a trash violation. Treasurer Whitt seconded the motion. Vote: 5 yes.

Regarding Lots 392, President Jernigan made a motion to assess the resident \$10 a day up to 90 days starting in two weeks for trash that is on the back deck. Secretary Smith seconded the motion. Vote: 5 yes. The CM will follow up with the Health Department on what actions they have implemented.

Regarding Lot 478, Secretary Smith made a motion to waive an assessment for an architectural violation. Director Brustman seconded the motion. Vote: 5 yes. Treasurer Whitt made a motion to accept Matthew Reid as a new board member. His term will be until August, 2012. Director Stiteler seconded the motion. Vote: 5 yes.

The CM asked the Board if they wanted to consider writing off an account on NCA's records. It is causing confusion as to whether Summit should send it to the attorney or not. The amount owed is \$253.19. The property was foreclosed on but the resident still rents in the community so a previous Board kept the account active. The cost to have the attorney open the case is \$225. President Jernigan made a motion to write off the \$253.19 balance. Director Stiteler seconded the motion. Vote: 5 yes.

Treasurer Whitt and President Jernigan discussed the review of the attorney status reports against the attorney bills. The CM suggested calling the attorney if one question would help solve the problem. This subject will be discussed later.

The meeting adjourned at 10:05 pm.

Community News!

GOOD NEIGHBOR

By Bud Tyler

This article is about a good neighbor, Mike Ferraris, from Brandeis Way. He is a Fairfax County Police-man. Every other week during the summer he takes out his power lawn mower and cuts the grass around his corner unit. Then he cuts the grass for his next door neighbor, and then the next lawn, and then the next. He keeps going cutting the lawns of the six homes adjacent to his. He does it every summer, every year.

Now that is the kind of news we need in Newington Station. Thanks for being a Good Neighbor Mike!

Winter Trash Schedule



It's that time again and we want to make all residents aware of the affect of the holidays and weather on the trash/recycling pick up schedule.

Day After Thanksgiving – This is a regularly scheduled collection day.

Christmas Day – Falls on a Sunday. No interruption of service.

New Years Day – Falls on a Sunday. No interruption of service.

Yard Debris (in single family section) – Ends December 29th. Putting bags of leaves at curb prior to Tuesday evening at 5 p.m. is considered early trash.

Christmas Trees – 1st two Wednesdays in January

Inclement Weather – If roads are deemed unsafe due to snow or ice, trash collection will be suspended until next regularly scheduled collection day. Trash MUST be brought back in!

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- * Saratoga's ID is 02098,
- * Key Middle School's ID is 02072, and
- * Lee High School's ID is 02073

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Pam Boe's Newington Station Update

Available for Sale

- Four 3-level townhomes with list prices ranging from \$200,000 & \$279,000

Under Contract:

- Six 3-level townhomes with list prices ranging from \$99,900 to \$279,900
- One 2-level townhome listed at \$189,900
- One single family home listed at \$399,900

Available for Rent:

- Three 3-level townhomes listed from \$1,650 to \$1,995/month

Pam Boe, CRS

703-503-1888

boe.pam@gmail.com

www.pamboe.com



703-503-1888

Below - an 11-year history of various investments -
Real Estate has been a good investment

Return on Investment



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D.A.S.
CHILD CARE & LEARNING CENTER

7757 DURER CT SPRINGFIELD, VA 22153

PHONE **703.955.4677** || MOBILE **703.380.6479**
adeoti_adetayo@yahoo.com

D.A.S.
CHILD CARE & LEARNING CENTER

CLEAN, SAFE & HEALTHY ENVIRONMENT
DAILY CHILD RECORD SHEET
NUTRITIOUS FOOD PROGRAM
CPR/ FIRST AID CERTIFIED
TRANSPORTATION PROVIDED
BEFORE & AFTER SCHOOL CARE
EXPERIENCED PUBLIC SCHOOL MATHEMATICS TEACHER
TUTORING- MATHEMATICS & READING
FOR MORE INFORMATION CONTACT
ADEOTI ADETAYO-CARE PROVIDER@
703.955.4677 // 703.380.6479
adeoti_adetayo@yahoo.com

Account	Description	2011 Budget % Change 11 to 12	\$ Change 11 2009 actuals to 12	2010 Actuals2	2011 Actuals as of 8/31/11	YTD % Actual to 2011 Budget	2012 Budget
<u>OPERATING EXPENSES:</u>							
Swimming Pool Expenditure							
07110	Contract - Pool	0.0	\$0.00	\$42,480.00	\$29,166.64	66.59%	\$43,800.00
07130	Supplies & Exp. - Pool/Rec	100.0	\$3,000.00	\$4,623.87	\$3,938.18	127.94%	\$6,000.00
07170	Utilities-Electricity-Pool/Re						
		9.1	\$5,500.00	\$7,405.53	\$4,087.28	74.31%	\$6,000.00
07180	Utilities-Telephone-Pool/Rec	0.0	\$0.00	\$612.52	\$433.45	65.67%	\$660.00
07190	Utilities-Water-Pool/Rec						
		0.0	\$0.00	-\$8,220.12	\$2,619.20	65.48%	\$4,000.00
	Swimming Pool Expenditures			\$46,901.80	\$40,144.75		\$60,460.00
Common Area Maintenance							
07260	Grounds Maintenance Contract	-7.3	-\$7,550.00	\$103,545.72	\$69,030.48	66.66%	\$96,000.00
07220	Common Grounds Improvement	33.3	\$2,500.00	\$782.48	\$3,643.06	48.57%	\$10,000.00
07290	Materials/Supplies	0.0	\$0.00	\$364.72	\$19.52	9.76%	\$200.00
07310	New/Replacement Trees & Shrub	60.0	\$1,500.00	\$730.87	\$1,605.29	64.21%	\$4,000.00
07360	Storage Lot Lighting	0.0	\$0.00	\$426.04	\$316.75	57.59%	\$550.00
07365	General Repairs						
		28.2	\$5,500.00	\$0.00	\$1,048.27	52.41%	\$2,500.00
07370	Tree Maintenance/Labor						
	Common Area Maintenance			\$128,115.37	\$90,465.87	75.91%	\$25,000.00
	Common Area Maintenance						\$138,250.00
Street Lts/Snow Rem/Trash							
07410	Private Trash Hauling service	0.0	\$0.00	\$754.00	\$330.00	22.00%	\$1,500.00
07420	Snow Removal	53.8	\$3,500.00	\$23,612.50	\$2,406.25	37.02%	\$10,000.00
07430	Street Lighting	0.0	\$0.00	\$12,716.51	\$9,642.68	63.23%	\$15,250.00
07435	Curb Painting/Mailbox landings	118.2	\$6,500.00	\$7,500.00	\$0.00	0.00%	\$12,000.00
07440	Trash Clean up Day	0.0	\$0.00	\$181.00	\$205.62	82.25%	\$250.00
07450	Trash Collection	-20.0	-\$25,500.00	\$122,572.21	\$82,945.13	65.06%	\$102,000.00
07460	Trash-Kids Pick Up	0.0	\$0.00	\$30.00	\$6.75	6.75%	\$100.00
	Street Lts/Snow Rem/Trash			\$178,906.21	\$95,536.43		\$141,100.00
Committee Expenses							
07510	Architectural Control: Expenses	0.0	\$0.00	\$0.00	\$109.94	219.88%	\$50.00
07515	Architectural Control: Inspections	-25.0	-\$100.00	\$0.00	\$0.00	0.00%	\$300.00
07520	Publicity: Newsletter Printing	15.2	\$500.00	\$2,860.75	\$2,373.54	71.93%	\$3,800.00
07525	Publicity: Newsletter Typing/ web maintain	7.1	\$200.00	\$2,758.00	\$1,725.00	61.61%	\$3,000.00
07530	Welcoming						
		0.0	\$0.00	\$0.00	\$0.00		\$0.00
07550	Recreation: Activities	0.0	\$0.00	\$928.53	\$769.48	54.96%	\$1,400.00
07570	Recreation: Youth Activities	0.0	\$0.00	\$100.00	\$100.00	25.00%	\$400.00
	Committee Expenses			\$8,040.40	\$5,077.96		\$8,950.00

Account	Description	2011 Budget % Change 11 to 12	\$ Change 11 2009 actuals to 12	2010 Actuals2	2011 Actuals as of 8/31/11	YTD % Actual to 2011 Budget	2012 Budget
<u>Administration Expenses</u>							
07603	Accounting & Bookkeeping	3.6	\$500.00	\$14,653.00	\$12,480.00	\$9,170.60	\$14,500.00
07605	ADP Service	0.0	\$0.00	\$1,289.32	\$1,123.30	\$939.37	\$1,500.00
07607	Assistant Community Managers	60.0	\$3,000.00	\$4,425.50	\$5,122.82	\$5,357.50	\$8,000.00
07610	Audit & Tax Preparation	16.7	\$500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$3,500.00
07612	Bad Debt Expense	0.0	\$0.00	\$24,290.81	\$10,564.56	\$2,647.52	\$10,000.00
07615	Bank Service Charges	-83.3	-\$125.00	\$94.69	\$44.02	\$123.68	\$25.00
07620	Community Manager	13.0	\$3,000.00	\$24,789.63	\$27,752.17	\$14,622.47	\$26,000.00
07625	Delinquency Processing	0.0	\$0.00	\$3,550.00	\$3,130.00	\$2,030.00	\$4,000.00
07630	Insurance and Bonds	13.1	\$850.00	\$6,264.65	\$7,140.00	\$5,147.60	\$7,350.00
07632	Internet Service	-60.0	-\$600.00	\$998.28	\$888.10	\$316.98	\$400.00
07640	Collections Attorney	0.0	\$0.00	\$30,239.02	\$29,106.32	\$19,616.45	\$30,000.00
07639	General Counsel	0.0	\$0.00	\$993.76	\$3,774.99	\$2,061.50	\$4,000.00
07650	Mileage Reimbursement	26.7	\$100.00	\$307.16	\$201.54	\$362.72	\$475.00
07652	quarterly invoices	0.0	\$0.00	\$2,679.00	\$2,583.00	\$2,133.64	\$2,750.00
07655	NCA Annual Board Reg in VA	14.3	\$50.00	\$444.13	\$402.03	\$25.00	\$400.00
07660	Office Equipment & expenses	0.0	\$0.00	\$985.63	\$754.57	\$553.60	\$1,500.00
07662	Office Mailings/Postage (Summit)	0.0	\$0.00	\$1,309.78	\$1,311.33	\$1,072.74	\$2,000.00
07664	security systems	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07665	Office Security Sys Monitoring	0.0	\$0.00	\$328.48	\$328.48	\$218.96	\$340.00
07667	Office & Web Page Supplies/Ex	0.0	\$0.00	\$2,114.32	\$1,973.78	\$837.88	\$2,000.00
07670	P.O. Box	11.1	\$8.00	\$72.00	\$72.00	\$76.00	\$80.00
07672	Postage (office)	0.0	\$0.00	\$1,659.40	\$2,001.21	\$1,160.23	\$2,200.00
07674	Printing (office)	0.0	\$0.00	\$91.00	\$289.90	\$444.62	\$300.00
07675	Rent-Meeting Room	0.0	\$0.00	\$50.00	\$75.00	\$0.00	\$50.00
07677	Returned Checks	0.0	\$0.00	\$0.00	\$0.00	-\$100.00	\$0.00
07678	reserve study	0.0	\$0.00	\$2,950.00	\$0.00	\$0.00	\$0.00
07680	Taxes - Income	-100.0	-\$3,000.00	\$4,191.00	\$625.00	\$0.00	\$0.00
07683	Taxes - Other	0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07685	Taxes - Payroll	13.6	\$300.00	\$2,184.49	\$2,521.88	\$1,689.38	\$2,500.00
07687	Taxes - Unemployment	-100.0	-\$50.00	\$0.00	\$7.32	\$0.00	\$0.00
07690	Telephone (office and cell)	40.0	\$600.00	\$1,481.93	\$1,579.55	\$1,411.79	\$2,100.00
	Administration Expenses		\$120,837.00	\$134,936.98	\$118,852.87	\$74,920.23	\$125,970.00
	TOTAL OPERATING EXPENSES	-0.8	-\$3,817.00	\$500,361.86	\$480,816.65	\$306,145.24	\$474,730.00

Account	Description	2011 Budget	% Change 11 to 12	\$ Change 11 2009 actuals to 12	2010 Actuals ²	2011 Actuals as of 8/31/11	2012 Budget
Reserve Contributions							
08000	Common Area Reserve Contribution	\$25,000.00	20.0	\$5,000.00	\$30,011.52	\$12,500.00	\$30,000.00
08001	Common Area Reserve - eminent domain earma	\$5,000.00	0.0	\$0.00	\$0.00	\$2,500.00	\$5,000.00
08005	Street/Curb Reserve Contribution	\$60,000.00	8.3	\$5,000.00	\$50,010.56	\$20,000.00	\$65,000.00
	609 Residences (quarterly)	\$12.32	16.7	\$2.05			\$14.37
	524 Town homes (quarterly)	\$28.63	8.3	\$2.38			\$31.01
08010	Interest Contribution	\$0.00			\$11,249.00	\$2,772.52	\$0.00
	Reserve Contribution	\$90,000.00			\$91,271.08	\$37,772.52	\$100,000.00
INCOME:							
06000	Assessment Income	\$548,397.00					2012 Budget
	524 Town homes (quarterly)	\$230.50	2.3	\$5.31			\$559,480.00
	85 Single Family Homes (quarte	\$191.97	-0.1	-\$0.17			\$235.81
06210	Late Fees	\$6,000.00	0.0	-\$6,000.00	\$10,323.42	\$3,551.61	\$191.80
	Delinquency Admin Reimb						\$0.00
06100	Disclosure packet inspections	\$2,000.00			\$1,350.00	\$1,200.00	\$2,000.00
06212	Legal Fee Reimbursement	\$6,000.00	0.0	\$0.00	\$11,024.12	\$7,329.39	\$6,000.00
06220	Miscellaneous Income	\$1,500.00	0.0	\$0.00	\$987.36	-\$632.25	\$1,500.00
06235	Newsletter Ad Income	\$750.00	0.0	\$0.00	\$1,138.75	\$1,108.50	\$750.00
06254	Pool Fees	\$2,000.00	0.0	\$0.00	\$3,615.00	\$3,050.00	\$2,000.00
06280	Storage Lot Fees	\$900.00	0.0	\$0.00	\$590.00	\$0.00	\$900.00
06400	Interest Income, Operations Accounts	\$1,000.00	0.0	-\$900.00	\$418.55	\$69.26	\$100.00
	Total Income	\$566,547.00			\$29,447.20	\$15,676.51	\$570,730.00

Total Operating Expenses	Total NCA residences	Annual Common Operating Expenses per Residence
\$474,730.00	\$364,803.00	
- Other Income		
\$15,250.00		
- Street Lighting/curb painting		
\$27,250.00		
Common Operating Expenses	609	\$709.74
\$432,230.00	divided by	=
Quarterly Common Operating Expenses per Residence		TH
Quarterly Common Area reserve contributions (total NCA residences)		\$177.43
Quarterly Street/Curb reserve contribution (TH only)	n/a	\$14.37
Quarterly street lighting/curb painting (TH only)	n/a	\$31.01
Proposed Quarterly assessment		\$13.00
		\$235.81

Newington Community Association November 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Trash & Recycling	2 Yard Debris pick-up* 7:00pm NCA Board Mtg (pool house)**	3 White Good Removal ¹	4 Trash & Bulk pick-up	5
6	7 Teacher Workday 	8 Trash & Recycling Teacher Workday 	9 Yard Debris pick-up*	10 White Good Removal ¹	11 Trash & Bulk pick-up 	12
13	14	15 Trash & Recycling NCA Article Deadline	16 Yard Debris pick-up*	17 White Good Removal ¹	18 Trash & Bulk pick-up	19
20	21	22 Trash & Recycling	23 Yard Debris pick-up*	24 	25 Trash & Bulk pick-up	26
27	28	29 Trash & Recycling	30 Yard Debris pick-up*			

**** Board meetings are open to all NCA residents.**

* For Single Family Homes Only

¹Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up