



# Inside Newington Station

Newington Community Association Monthly Newsletter  
May 2014

### INSIDE THIS ISSUE:

Budge Committee ..... p. 1  
 Spring Clean Up ..... p. 1  
 Directory ..... p. 2  
 Minutes ..... p. 4, 6-7  
 Community Yard Sale ..... p. 7  
 Community News ..... p. 8  
 Classifieds..... p. 8  
 Exterior Project Form ..... p. 9  
 Calendar..... p. 10

### PRESIDENT’S CORNER

By Mike Smith, NCA President

This month I am pleased to welcome Kevin Benore to the board. He and his family have recently moved to our community. He attended our April meeting and expressed an interest in serving as a director. He has experience serving on a board outside of Virginia so his ideas will be welcome. Also, that fact made the board’s decision to appoint him easy. I hope that after he has time to get acquainted with everyone and familiar with NCA we will be able to encourage him to serve on a committee.

I also would like to take this opportunity to encourage other owners in this community to come forward and serve on the

Continued on Page 8

Next Board Meeting: Wednesday,  
May 7 - 7pm at NCA pool House.

## April 26th 9:00 am—12:00pm



### Spring Clean Up Day - Newington Community!

We will supply:

- Trash Bags
- Gloves (if you need them)
- Muffins
- Water

Please meet at the pool to get supplies and bring yourself and a friend to help! Please call or e-mail with questions.

[Guthrie25@gmail.com](mailto:Guthrie25@gmail.com); 703-455-6506



# 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](mailto:manager@newingtoncommunity.org)

## BOARD OF DIRECTORS

President - Mike Smith (Aug '16)

Email: [NCAPresident@cox.net](mailto:NCAPresident@cox.net)

V. President - Beth Rodriguez (Aug '15)

Secretary/Treasurer - Louise Whitt (Aug '14)

Member - Chris Hammel (Aug '16)

Member - Kevin Benore (Aug '14)

Member - Vacant (Aug '15)

Member - Vacant (Aug '16)

## 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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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

### ARCHITECTURAL CONTROL COMMITTEE

Chair - Cameron Mulloy

### FINANCE COMMITTEE

Chair—Louise Whitt

### PLANNING AND DEVELOPMENT

Chair—Lou Tobat

Liaison - TBN

### RECREATION COMMITTEE

Chair - Volunteer Needed

Liaison—TBN

### MAINTENANCE COMMITTEE

Chairs—Sarah Jernigan  
and Lori Randall

### Newsletter Distributors

Kathy Anderson	Jennifer Firman	Al Owens
Amanda Baird	Arthur Kanakis	Lori Randall
Abdul Berlas	Donna Kellam	Roche Family
Karen Chauvin	Pat Levister & Sandra Wolford	Mike Smith
Tori D		Spinelli Family
Gladys Diaz	William & Mary Loy	Regina Watson
Carolina Falaiye	Sharoy Marshall	
Peggy Fields	Richard Neimeyer	

## 10+ Years' Experience in Northern Virginia Real Estate



**LAURA ORTEGA,  
REALTOR**

**NEIGHBORHOOD SPE-  
CIALIST**



### Free Consultation

Office: 703-569-7870

Mobile: 703-582-3369

E-mail: [lauraortega83@yahoo.com](mailto:lauraortega83@yahoo.com)

### **Laura has stayed on top of the ever-changing VA market...how?**

- ⇒ Laura's strengths start with her availability and unparalleled dedication; she is exceedingly responsive and makes a client feel as if he/she is the only one
- ⇒ Laura "cherry-picks" potential properties, serving clients' interests and facilitating the process
- ⇒ Laura is diligent in ensuring that the many concurrent action items do not fall through the cracks, as they easily may
- ⇒ Laura is solution-oriented; she is forward thinking when obstacles arise
- ⇒ Laura offers her support beyond the typical constraints of an agent

**Resident of "our" Newington community for 20+ years!**

**HABLO ESPAÑOL**

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS'  
MEETING – April 2, 2014  
Draft Minutes of the Meeting – NCA Pool House  
Meeting Room**

At 7:00 pm President Smith called the meeting to order. Board members present were President Mike Smith, Vice President Beth Rodriguez, Treasurer and Secretary Louise Whitt and Director Chris Hammel. Director Charles Thomas was not in attendance.

### **PRESIDENT'S CORNER**

President Smith stated that his work arrangement has changed and he has committed to a long term, part time position which will enable him to continue to serve on the Board for longer than originally expected.

### **APPROVAL OF MINUTES**

President Smith made a motion to accept the March 5th monthly Board meeting minutes as prepared. Vice President Rodriguez seconded the motion. Vote: 4 yes.

### **COMMITTEE/BUSINESS REPORTS**

#### Treasurer's Report, Louise Whitt

No one has volunteered to join the Budget Committee.

#### Community Manager (CM) Report, Lori Randall

##### General

- *NCA Vehicle Tickets: 0*
- *Disclosure Packets: 7840 Godolphin Drive, 8430 Kitchener, 7713 Brandeis, 8451 Brainerd, 7842 Godolphin, 7717 Matisse, 8331 Moline*
- *Asphalt paths/stream crossing update: bridge drawings done. Permit filed with county. Asphalt replacement of path and stream crossing 2 should start first week of April.*
- *All phone problems have been fixed.*
- *Snow 3/17. County plowed a three foot wall of snow at yellow gate and broke lock. Contractor came out to move snow. Above ground FIOS line broken. FIOS line buried and everything connected again.*
- *Approved five tree replacements on Gwynedd after five trees removed last year. Smaller trees will be installed instead of Pin Oaks.*
- *Pool contractor is very worried about condition of white coat. He was told to look at patching problem areas this Spring when it is drained and cleaned in hopes of a full white coat replacement next year.*
- *Grounds contractor informed us that they are very far behind because of the weather. Usually they have started bed mulching/edging and spring cleanups by now. Working to meet all expectations.*
- *Getting quotes to clean tennis courts.*
- *Vandalism throughout Saratoga of truck driving on snow filled common grounds. Terra Grande soccer filed, behind Saratoga*

*pool, under power lines on Northumberland and at corner of Euclid and Northumberland.*

- *Clean Up Day has a coordinator but Egg Hunt does not. Egg Hunt cancelled.*
- *CM on vacation next month.*

#### *Resident Complaints/Issues/Comments*

- *Trash left behind by trash company. (Note: Complaint came in the week of the snow storm that resulted in recycling being cancelled. People left their recycling out and never brought it back in. When trash company came through on Friday, they did not put recyclables in with trash. They are not allowed to or can get in trouble at landfill.)*
- *Residents are putting trash out early, not securing bags properly, and not securing their recyclables by putting heaviest items on top. Need to enforce trash rules and get residents to take pride in their community.*
- *County is following up on a resident's concern and code compliance about a retaining wall between her property and her neighbors. Wall is probably owned by person who had the concerns.*
- *NCA should not tow for expired registrations.*
- *Compliments on snow plow operators.*
- *Poor drainage in low spot of common grounds on Moline. (pics)*
- *Resident on LeMoyne had packages stolen from her front stoop and reported to police. Neighbor took notes of type of car but was unable to get plates. Two days later another resident on LeMoyne saw someone trying to get into the back of her truck.*
- *Branches fell out of common ground tree from heavy snow into her back yard and branches are impeding on property.*
- *Disclosure packet receipt (\$125) does not include \$100 inspection fee associated with the resale packet.*

### **GENERAL BUSINESS – Old**

Commercial Vehicle (ladder rack, appearance, towing practices) -- The Board reviewed the commercial vehicle policy revisions. The CM will revise the weight limit, include a statement on truck plates and a statement on ladders. The Board will review next month.

Maintenance Plans for 2014 – (Table until Spring), Pool Repairs -- The pool was drained and the pool contractor expressed concern with the pool's white coat. Options include patching problem areas, white coat the diving well only, or white coat the entire pool. Vice President Rodriguez made a motion to white coat both pools and replace the vacuum fittings at a maximum cost of \$37,000. Director Hammel seconded the motion. Vote: 4 yes. After the planned path, stream crossing repairs and pool white coat, the common ground reserves will have a projected year end balance of \$118,753. The Board will look at purchasing a pool cover in the Fall to preserve the white coat longer.

... Continued on Page 6

## Budget Committee Forming

The Committee will be looking at the 2014 budget information to generate the draft 2015 budget with recommended dues amounts for presentation to the Board.

If you would like to be part of this effort, contact NCA office at (703) 455-3606 or Treasurer at:

[louisewhitt@earthlink.net](mailto:louisewhitt@earthlink.net) or  
[manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org).

## NCA's Annual Egg Hunt



**Cancelled due to lack of volunteers.**

If you can volunteer for 2015, please contact NCA Manager.

## Newington Station Update - Pam Boe & Jim Fox



### Available for Sale:

- Two townhomes listed at \$329,990 & \$398,900
- Two single family homes listed at \$475,000 & \$585,000

### Under Contract:

- Four townhomes with list prices ranging from \$269,000 to \$350,000
- Two single family homes with list prices of \$499,900 & \$509,900

### For Rent:

- One single family for \$2,900/month

### Coming Soon!

Nice 3-level townhome backing to common area



**Pam Boe**  
703-909-1663 (cell)  
Life Member,  
NVAR Top Producer  
Email: boe.pam@gmail.com



**Jim Fox**  
ABR, CRS, GRI  
703-755-0296 (cell)  
800-382-2345 (toll-free & fax)  
Email: jim@masongroup.com

Joining forces with 50+ years of experience!

Continued from page 4 ...

Review of Governing Documents –A bill was introduced in the current session of the State legislature that would have been a benefit to older associations whose governing documents are difficult to amend. After going through the House and Senate, the bill was revised so that it no longer helps the association. The Board discussed if they should have an attorney review their documents regarding violations. The CM informed the Board that NCA has an attorney’s opinion on this matter. The Board will table this subject indefinitely.

### GENERAL BUSINESS – New

Office of Secretary (Tabled from August Board Meeting for Election of Officers) – The office of Secretary and Treasurer are shared by one individual. President Smith asked Director Hammel if he had any interest in being the Secretary now that he has been on the Board for six months. Everyone agreed to continue with officer positions as they are.

Board Vacancy – President Smith asked the Board if they felt Charles Thomas’s Board position should be declared vacant due to his inability to attend meetings after his medical emergency in September. There would only be a benefit if another resident were to step forward and serve on the Board. Mr. Kevin Benore is a new owner in the community, was in attendance at the meeting, and would like to serve on the Board. Mr. Benore was asked some questions about his interest in serving. President Smith made a motion for Mr. Benore to fill the Board vacancy that expires August, 2014. Vice President Rodriguez seconded the motion. Vote: 4 yes. To avoid problems that could arise from achieving quorum with the existing count of Board members, Vice President

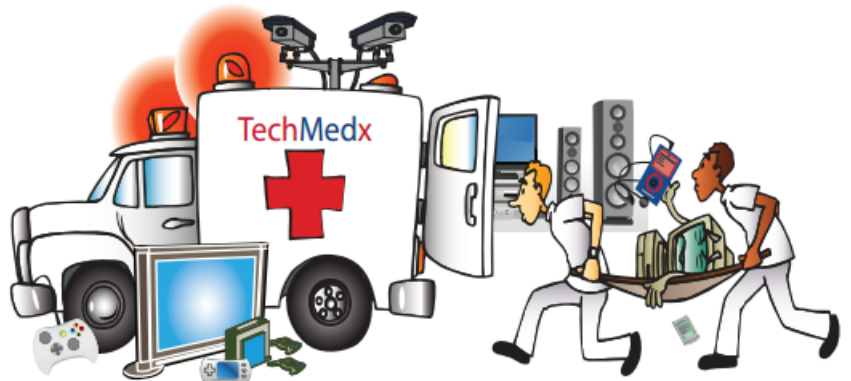
Rodriguez made a motion to declare Charles Thomas’s Board position vacant. Director Hammel seconded the motion. Vote: 4 yes. President Smith will send a letter to Mr. Thomas thanking him for his willingness to serve and leaving open the opportunity to return when he is fully recovered.

Draft Minutes in Newsletter – There was discussion on if draft minutes in the newsletter were in conflict with State statutes. The concern was that residents were seeing a draft before the Board. Draft minutes are available to everyone simultaneously when the newsletter is added to the website which is in conjunction with the newsletter being sent to the printer. Draft minutes in the newsletter encourages transparency in what the Board is doing. There was concern that amendments are made to the minutes that are not published. Going forward if there are amendments to the minutes, those amendments will be included, in more detail, in the



**(703) 250-0382**

Computer services, repairs, and upgrades  
Wireless Surround Sound Systems  
Home Theater set up • LCD / TV Mounting  
XBox, Wii, & PS3 Internet connections  
Computer recycling services ♻️



**We Make House Calls!**

www.TechMedX.com

up to **\$50 OFF**

Must present this advertisement.  
Applies to first time customers only.  
Can not be combined with any other offer or coupon.

.....Continued on Page 7



# Community News

## **PRESIDENT's CORNER**

*Continued from Cover Page*

board. We still have two vacant seats that we can appoint someone to serve the remaining term. We need more input from other owners. NCA is only as good as we make it. Even if you can't commit to being a board member start coming to the meetings and give us some fresh ideas. Also consider volunteering to be on a committee. The only requirement is that you must be an NCA owner.

## **IMPORTANT NOTICE**

Two incidents have been reported in our community of packages being stolen from front porches. Please stay alert to unusual vehicles in our community. A light green Acura was seen in the first situation. Report all incidents to the police using the non-emergency number (703-691-2131).

## **FOR SALE**

MTD – Chipper Shredder  
10HP OHV Briggs & Stratton  
3" Chipping Capacity  
w/all manuals - \$100 (CASH)

Call 703.455.2996 between 8:00AM  
– 6:00PM

## **POOL PASSES**

**Pool passes will be available for pick up on the following dates :**

**May 14 (7-9pm), May 17 (10am-12pm)  
May 22 and 29 (7-9 pm)**

**Plus passes may be picked up during regular office hours.**

## **Farmer's Markets Opening in May 2014**

Friday, May 2 - October 31, 4 to 7pm  
KINGSTOWNE: Giant parking lot, 5935  
Kingstown Towne Center

Saturday, May 3 - Nov 22, 8am to 12 Noon  
BURKE: VRE Parking Lot, 5671 Robetr's  
Parkway

Sunday, May 4 - November 2, 9am to 1pm  
LORTON: VRE parking lot, 8990 Lorton  
Station Blvd.

For more info & listings go to:

<http://www.fairfaxcounty.gov/parks/wp-farm-mkt.htm>



## **Walking The Dogs, LLC**

Your neighborhood dog walkers

We are local moms and professional dog  
walkers

We specialize in daily dog walks  
and vacation cat care

Bonded \* Licensed \* Insured  
Since 2007

We help make owning pets easier

[www.walkingdogsva.com](http://www.walkingdogsva.com)

Call Felicia at (703)473-9768 or

[Felicia@walkingdogsva.com](mailto:Felicia@walkingdogsva.com)





**NEWINGTON COMMUNITY ASSOCIATION**

\*\*\* At Newington Station \*\*\*

P.O. Box 351, Springfield, VA 22150

703-455-3606; Fax 703-455-0013; www.newingtoncommunity.org

**EXTERIOR PROJECT REQUEST FORM**

**Submit form for any exterior addition, alteration, modification or change**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Telephone #: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Owner's Signature (or authorized agent): \_\_\_\_\_

Type of Project (check one)

- Addition**
- Deck or Patio Enclosure**
- Door**
- Exterior Painting Project**
- Fence**
- Gutters/Downspouts**
- Landscaping**
- Other**
- Roof**
- Shed**
- Shutters**
- Siding**
- Walkway**
- Windows**

Description of Above Project:

Colors \_\_\_\_\_ (sample required for all requests)

Size \_\_\_\_\_

Style \_\_\_\_\_ (pictures preferred)

Materials \_\_\_\_\_

Area of house/yard where project is being done. If necessary, include a sketch or site plan with home location and indicate where the alteration will be located on the property.

**NOTE:** Deck Projects/Additions - Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

**Consult NCA Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes as they relate to drainage, etc.**

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

**ARCHITECTURAL REVIEW ACTION**

Advisory Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Holding for additional info.: \_\_\_\_\_

Forwarded date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Chairperson: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Control Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Date returned: \_\_\_\_\_

Request is: Approved/Disapproved\*

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_






\_\_\_\_\_  
(NCA Board President ) (date)

\_\_\_\_\_  
(NCA Board Vice Pres.) (date)

\_\_\_\_\_  
(NCA Board Secretary) (date)

# Newington Community Association

# May 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>Trash Timing</b> Monday & Thursday – Placed out for pick up NO EARLIER than 5PM Tuesday & Friday – Placed out for pick up NO LATER than 6AM			1 White Good Removal <sup>1</sup>	2 Trash & Bulk pick-up	3
4	5	6 Trash & Recycling	7 Yard Debris pick-up*  <i>7:00pm NCA Board Mtg (pool house)**</i>	8 White Good Removal <sup>1</sup>	9 Trash & Bulk pick-up	10
11 	12	13 Trash & Recycling	14 Yard Debris pick-up*	15 White Good Removal <sup>1</sup>  <i>NCA Article Deadline</i>	16 Trash & Bulk pick-up	17   <i>8-12 NCA Pool Parking Lot</i>
18	19	20 Trash & Recycling	21 Yard Debris pick-up*	22 White Good Removal <sup>1</sup>	23 Trash & Bulk pick-up	24 <b>11:00 AM POOL OPENS</b> 
25	26  <b>NO SCHOOL</b>	27 Trash & Recycling	28 Yard Debris pick-up*	29 White Good Removal <sup>1</sup>	30 Trash & Bulk pick-up	31

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

\* For Single Family Homes Only

<sup>1</sup>Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up. There is an additional cost to resident for this service.