



# Inside Newington Station

Newington Community Association Monthly Newsletter  
**January 2015**

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## 2015 NCA BOARD OF DIRECTORS MEETINGS

January 7  
 February 4  
 March 4  
 April 1  
 May 6  
 June 3  
 July 1

## PRESIDENT'S CORNER

By Beth Rodriguez

Happy New Year everyone! May the year 2015 be a good one for you.

Due to Mike Smith resigning from the board, during the December monthly meeting, I was elected as President of NCA's Board of Directors and Kevin Benore was elected as Vice President. Mike Smith will be missed greatly by the Board of Directors. He devoted a lot of time and energy to this community. Having said that Newington Community Association now has a HUGE need!! We now have a four member board. This means that any issue that gets a tie vote does NOT pass, and the work of the board is split by four people instead of five or six people. We now have three vacancies on the Board. According to our covenants the Board can appoint someone to fill a mid-year vacant position. We now have one vacant slot that expires in August, 2015 and two vacant slots that expire in August, 2016. As you can see becoming a board member does not require a long term commitment at this time. You can accept a short term of office and "test the waters" to see if you want to run for a full term of office during the elections at the Annual homeowners meeting. If you are interested in what commitment of time is involved, please contact our Community Manager or me at [President@newingtoncommunity.org](mailto:President@newingtoncommunity.org) or any Board member you see in the neighborhood. We will do our best to answer your questions. Just remember if you are a homeowner, you are a member of Newington Community Association and right now ----  
**-Newington Community needs YOU!!!**

## ATTENTION TEENS!!

Remember community service opportunities are here in your neighborhood. Call the Community Manager 703-455-3606 or email: [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org) for details. Feel free to suggest an idea on how to improve your community too.

# 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)

## 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	<a href="http://www.fairfaxcounty.gov">www.fairfaxcounty.gov</a>
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

## BOARD OF DIRECTORS

**President** - Beth Rodriguez (Aug '15)

Email: [President@newingtoncommunity.org](mailto:President@newingtoncommunity.org)

**Vice President** - Kevin Benore (Aug '17)

**Treasurer** - Louise Whitt (Aug '17)

**Secretary** - Chris Hammel (Aug '16)

**Member** - Vacant (Aug '15)

**Member** - Vacant (Aug '16)

**Member** - Vacant (Aug '16)

## 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	Donna Kellam	Lori Randall
Amanda Baird	Pat Levister & Sandra Wolford	Roche Family
Abdul Berlas		Mike Smith
Karen Chauvin	William & Mary Loy	Spinelli Family
Gladys Diaz	Roseanne McLafferty	Regina Watson
Carolina Falaiye	Sharoyne Marshall	
Ethan	Richard Neimeyer	
Jennifer Firman	Al Owens	

# Newington Station Update - Pam Boe & Jim Fox



## Available for Sale:

- Three townhomes with list prices of \$229,888; \$295,000; and, \$325,000

## Under Contract:

- None

## For Rent:

- Eight townhomes with rents ranging from \$1,650/mo to \$2,150/mo



**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

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Call Felicia at (703)473-9768 or

Felicia@walkingdogsva.com



## Shoveling, Raking and Lawn Mowing

Do you have lots of leaves, snow, or untamed grass? Do you not have the time or energy to take care of it? Hire us--

two responsible, able-bodied teens looking for some work. We have experience with yard work, and contribute



to the community regularly. Prices: (negotiable) town house: \$15 per yard; single family: \$30 per yard. Joseph and John Paul Spinelli 703-451-1779.

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – December 3, 2014  
Draft Minutes of the Meeting – NCA Pool House Meeting Room**

At 7:00 pm President Michael Smith called the meeting to order. Board members present were President Mike Smith, Treasurer Louise Whitt, Secretary Chris Hammel, and Director Kevin Benore.

**APPROVAL OF MINUTES**

President Smith made a motion to accept the October special board meeting to discuss the Brandeis Way street repair contract as written. Treasurer Whitt seconded the motion. Vote: 4 yes, 1 abstain. Vice President Rodriguez made a motion to accept the November 5th monthly board meeting minutes, with a correction to who opened the meeting. Secretary Hammel seconded the motion. Vote: 4 yes, 1 abstain. Secretary Hammel made a motion to accept the November 5th monthly board meeting executive session minutes. Vice President Rodriguez seconded the motion. Vote: 4 yes, 1 abstain.

**HEARINGS**

Lots 119, 113 and 189 were in attendance to discuss their violations. Lot 96 and 400 were not in attendance.

**COMMUNITY FORUM**

A resident addressed the Board to appeal the decision to assess a violation charge for putting tree stumps out on common ground. The Board stated they would discuss his request in executive session.

President Smith wanted it noted that no one should dump into storm drains.

**COMMITTEE/BUSINESS REPORTS**

Treasurer's Report, Louise Whitt  
Nothing new.

Community Manager (CM) Report, Lori Randall  
General


- Disclosure Packets: 7712 LeMoyne
- Asphalt paths/stream crossing update: waiting for county to approve bridge design that rebid path work and both stream crossings
- Brandeis Way renovation: review of contract with Fairfax Paving
- Holiday Party is scheduled for Friday, December 19<sup>th</sup>.
- Two sets of pool lights are out. Will need to have lines dug up in Spring.
- Found bridge a board member mentioned crossing stream on community property. Too big to remove.
- Intermittent problem test signal with security system.
- Working on getting four watchlights fixed by Dominion – long time at Brandeis and Lodge.
- Resident Complaints/Issues/Comments
- Some vehicles get notices about blank space parking when others don't
- Items taken from vehicle on Luce. Reported to police.

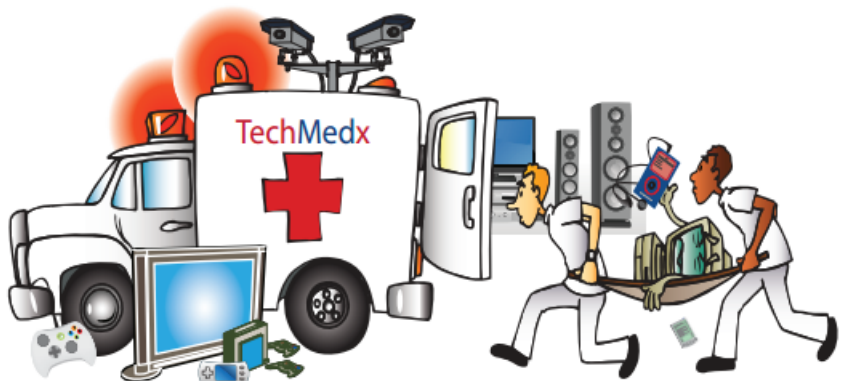
Regarding the bridge on community property, the CM will put a flyer on the area of

Continued on Next Page



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homes that may installed the bridge asking for information or the removal of the bridge.

Additionally, the pool contractor informed the CM that in 2015 there is a 15<sup>th</sup> week between Memorial Day and Labor Day that was not considered when the contract was prepared in 2012. The additional cost for the extra week this summer is \$2500. Secretary Hammel made a motion to approve the additional \$2500 for the pool contract in 2015. Director Benore seconded the motion. Vote: 5 yes.

The CM performed a rough audit of NCA's position by year end 2014 and anticipates approximately \$20,000 in net income as long as there are no surprise expenses (i.e. snowstorms). She usually has recommendations on tree removals or common grounds improvements but does not at this time. She is aware of the need for a cart and straps for the pool cover in the Spring and has asked the board to approve \$360 towards that expense. Vice President Rodriguez made a motion to purchase the cart and straps for \$360. Director Benore seconded the motion. Vote: 5 yes.

### **Planning and Development, Lou Tobat**

The opening to I-95 South regular lanes and HOV lanes will be open soon. EZpass is needed to use the HOV lanes.

### **GENERAL BUSINESS – Old**

Architectural Standards, Article VI, Section 22, Windows (include egress) – The board reviewed drafted changes to this section of the Architectural Standards. The CM shared pictures of variations to the original window styles that exist in the single family section. After a lengthy discussion the Board felt that more information and thought was needed. The subject was tabled to next month.

RFP for repair and replacement of asphalt and concrete on Brandeis Way – The Board reviewed the contract from Fairfax Paving. Vice President Rodriguez made a motion to accept the contract as long as the paragraph from the contractors email stating that the price was fixed until May of 2015 and the entire RFP were addendums to the contract. Director Benore seconded the motion. Vote: 5 yes.

Employee Compensation Committee Development – Vice President Rodriguez made a motion to establish an ad hoc committee for the purpose of developing a written employee compensation plan. Secretary Hammel seconded the motion. Vote: 5 yes. Director Benore is willing to prepare a notice to ask for volunteers for inclusion into the newsletter.

### **GENERAL BUSINESS – New**

Lee High School All Night Grad Party Donation - NCA is asked every year for a donation for Lee's annual ANGP. \$200 is budgeted in the Youth Activ-

ities line. Secretary Hammel made a motion to donate \$125 to the ANGP. Vice President Rodriguez seconded the motion. Vote: 5 yes.

Annual Employee Bonuses – Director Benore made a motion to extend annual bonuses to the Community Manager and Assistant Community Manager in an amount that is the same as last year. Vice President Rodriguez seconded the motion. Vote: 5 yes.

Officer Election – Vice President Beth Rodriguez was nominated for the position of President. Vote: 5 yes. Director Benore was nominated for the position of Vice President. Vote: 4 yes, 1 abstain.

Brainstorming – The Community Manager noted that often board discussions include statements about what the community wants and doesn't want. The CM thought maybe we should develop a survey to get opinions on various aspects of managing the community including opinions on violations, newsletter content, and maintenance. The CM will draft a survey. The board was asked to provide input but will be reviewing a draft before it goes out.

At 8:48 pm Director Smith made a motion to convene to executive session to discuss hearings. Vice President Benore seconded the motion. Vote: 5 yes.

At 9:11 pm Director Smith made a motion to reconvene to the regular meeting. President Rodriguez seconded the motion. Vote: 5 yes.

Regarding Lot 96, President Rodriguez made a motion to assess \$10 for up to 90 days for an architectural violation starting in two weeks. Secretary Hammel seconded the motion. Vote: 4 yes, 1 no.

Regarding Lot 119, Director Smith made a motion to assess \$10 for up to 90 days for an architectural violation starting in two weeks. Secretary Hammel seconded the motion. Vote: 4 yes, 1 no

Regarding Lot 400, the board agreed to review emailed pictures of the violation and participate in an email vote. Results will be posted in the next agenda and minutes.

Regarding Lot 113, Secretary Hammel made a motion to assess a \$50 charge for a rule violation. Director Smith seconded the motion. Vote: 4 yes, 1 no.

Regarding Lot 189, the board agreed to review emailed pictures of the violation and participate in an email vote. Results will be posted in the next agenda and minutes

Regarding Lot 45, Secretary Hammel made a motion denying the third appeal and that the previous decision of the Board stands. Vice President Benore seconded the motion. Vote: 4 yes, 1 no.

At 9:20 pm President Rodriguez made a motion to adjourn. Director Smith seconded the motion. Vote: 5 yes.

**NEXT MEETING:** January 7, 2015 - 7:00 PM NCA Pool House. All residents welcome.

# - Community News -

## LEAF REMOVAL

NCA's grounds contract includes two leaf removals. The first will be completed by November 30<sup>th</sup> and the second before December 30<sup>th</sup>. 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!



## Winter Trash Schedule

For Christmas and New Years — regular scheduled collection days, 12/26 and 1/2 will not change.



**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!



## NEW FINANCIAL INFO

The financial page of the NCA website has been updated with a new online payment processing link. For the new payment link go to:

<http://www.newingtoncommunity.org/Financial.html>.

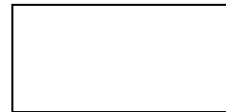
**REMINDER**  
**Quarterly Assessments Due**  
**January 1, 2015**

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- ⇒ 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**  
 \*\*\* 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)

- |  |   |                                       |
|--|---|---------------------------------------|
| <input type="radio"/> <b>Addition</b>                  | <input type="radio"/> <b>Gutters/Downspouts</b> | <input type="radio"/> <b>Shutters</b> |
| <input type="radio"/> <b>Deck or Patio Enclosure</b>   | <input type="radio"/> <b>Landscaping</b>        | <input type="radio"/> <b>Siding</b>   |
| <input type="radio"/> <b>Door</b>                      | <input type="radio"/> <b>Other</b>              | <input type="radio"/> <b>Walkway</b>  |
| <input type="radio"/> <b>Exterior Painting Project</b> | <input type="radio"/> <b>Roof</b>               | <input type="radio"/> <b>Windows</b>  |
| <input type="radio"/> <b>Fence</b>                     | <input type="radio"/> <b>Shed</b>               |                                       |

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)





# 3 Benefits of Knowing Your Neighbors

**1. Safety.** Neighborhoods where people know one another tend to be safer than those where people are strangers. Friendly neighbors might feel more comfortable notifying authorities if they see suspicious activity.

*Consider:*

- Starting a neighborhood watch program.
- Keeping an eye on your neighbor's house while they're out of town.

**2. Sharing.** Tight-knit neighbors are more likely to share resources, whether it's a hammer or extra goodies from the garden.

*Consider:*

- Helping your elderly neighbors with yard work, snow removal or tasks around the house.
- Taking dinner to a neighbor who is under the weather or who just had a baby.

**3. Social support.** People with strong social ties are not only happier, they also tend to live longer.

*Consider:*

- Organizing a block party or potluck dinner to get to know your neighbors.
- Smiling and waving at your neighbors when they pass by your house.

65% of Americans do favors for their neighbors.

43% of Americans speak to their neighbors at least a few times a week.

Source: Good Magazine Infographic: Do You Know Your Neighbor?

## 3 Ways to Be a Better Neighbor

**1. Be friendly.** A little small talk goes a long way. Say "hello" to your neighbors, and try to get to know them.

**2. Be considerate.** If you share walls with your neighbors, be aware of the noise that your appliances, gadgets and animals make, especially if your neighbor has a different work schedule from you. And, be sure to keep it down after 9 or 10 pm.

**3. Keep your place tidy.** Whether you live in an apartment, a subdivision or in a rural area, it's important to keep your property in good shape. Sweep your doorway, pick up litter and mow your lawn.

