



Inside Newington Station

Newington Community Association Monthly Newsletter
FEBRUARY 2021

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NCA BOARD OF DIRECTORS MEETINGS

February 3
March 3
April 7

President's Corner

By Debby Ramirez

As we are approaching the month of February, we could see snow. Although that first snowfall can be a beautiful sight with this comes the clearing of our sidewalks. If you have a neighbor that can't shovel snow, lend a helping hand by shoveling their sidewalk. I am sure they will greatly appreciate your kindness.

Continue to check the NCA website for any changes to the trash schedule due to inclement weather. Trash should never be taken out before 5pm on the days before trash collection day. If we receive an abundant amount of snow or the roads are too icy, it's possible that American Disposal may not be able to pick up the trash, as scheduled. If this occurs, please bring your trash back in until the next scheduled pickup. A violation of the trash policy can cost you \$50.

Enjoy all that this month has to offer and let's wait to see if the groundhog sees his shadow or not!

Newsletter Distributors Needed

If you are interested in delivering newsletters once a month to the residents on Godolphin, part of Matisse, or Dampier Courts, please contact the Community Manager for details. Call 703-455-3606.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

P. O. Box 351
Springfield, VA 22150
703-455-3606 / Fax 703-455-0013

Tuesdays 9:30 am - 2:30 pm
Fridays 9:00 am - 5:00 pm

**** Call first before heading to the office ****

Community Manager: Lori Randall, CMCA, AMS
with Summit Management (703-945-1425)
Assistant Community Manager: Tina Queen
Email: 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 Energy 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) 703-877-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lewis 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 Dan Storck 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 – Debby Ramirez
Term—elected 8-19 thru 8-22

Email: president@newingtoncommunity.org

Note: Email to NCA President is private and only read by the President.

Vice President – Regina Watson (Term: 8-19 thru 8-22)

Treasurer – Bobby Royal (Term: 8-19 thru 8-21)

Secretary – Karen Chauvin (Term: 8-18 thru 8-21)

Director – John Kylis (Term: 8-20 thru 8-23)

To send an email to the above Board members, use
board@newingtoncommunity.org (this includes a copy to the Community Manager).

ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Bobby Royal

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - Pam Rodriguez

Newsletter Distributors

Kathy Anderson	Crystal Coleman	Kelly Paul
Lindsay Andrews	Mike Ferraris	Perritt Kids
Amanda Baird	Fulcar Family	Ramirez Family
Cyrille Barr	Donna Hunholt	Lisa Robbins
Blake Carpenter	Zinta Michael	Roche Family
Cerchione Family	Jeffrey Notestine	Regina Watson
Karen Chauvin	Al Owens	

Little-Known Secrets of Paying for College!

Virtual Event



For many families, the high cost of higher education is a daunting proposition. Parents lie awake at night trying to figure out how to afford to send their children to college and still have enough of their hard-earned money to be able to retire one day. Some families have children attending college next year and others have 12 years to plan, but the fears of tackling these monumental and rising costs are the same. The College Funding Coach® is here to help families figure out HOW to pay for it!

Through our educational workshop,
Little-Known Secrets of Paying for College you will learn:

- How to avoid jeopardizing your retirement nest egg!
- Effective ways to simultaneously save AND pay for college
- Strategies to pay for multiple children attending college at the same time
- How to recapture out of pocket college costs

And much, much more!

Feb. 25th @ 7pm

Register today at:
sarahjernigan.com/events



*If your property is currently listed with another broker, please disregard this notice. It is not our intention to solicit the offerings of other brokerages.

Utility Work on Common Grounds

All utility companies (Cox, Verizon, Dominion Energy, Fairfax Water, USPS, etc.) have easements on community property, which means they can access the property to conduct repairs or other work. Unfortunately, NCA has no influence on these companies: they do not notify the homeowners' association before doing any work and the utility companies may not even know who owns the land they are working on.

If you are impacted by a utility company cutting a line to your house, or your electricity is out, etc., you must contact the respective utility company to explain what happened. Contact information for many utilities is on the NCA website.

<http://newingtoncommunity.org/links/>

Draft

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
January 6, 2021 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 pm by President Ramirez.

The meeting was recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Regina Watson, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director John Kyllis.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 2 residents

PRESIDENT'S COMMENTS: President Ramirez wished everyone a Happy New Year.

COMMUNITY FORUM:

A resident stated that one of the new NCA letter board signs had been moved and a bag of trash and a sign were hung on it.

A resident had concerns that there were only 31 responses to the NCA Community Survey. The Board should consider ways to make the survey more anonymous to try and increase the number of responses to improve communication with the residents, as few people attend Board meetings. Also, consider adding questions on accomplishments of the Board and Management.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: See Meeting Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal

No report as November financial statements have not been received.

Discussions are continuing on whether to move the reserve accounts currently at Eagle Bank to Summit Management.

Committee Reports

Environmental Committee – John Kyllis

The next Committee meeting is scheduled for February 1, 2021, and announcements will be posted on the website and the letter board signs. Clean-Up day is tentatively scheduled for March 20, 2021.

Planning & Development – Lou Tobat

No report.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Recreation Committee – Pam Rodriguez

No report.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Resident's cable was cut during recent work behind her home. She wants HOA to make sure it does not happen again. [Explained the HOA is not involved in any utility work. Article will be put in newsletter.]
- Resident would like to know if the Board would paint lines on the tennis court to accommodate pickleball. [When the courts were repaired and painted in 2019, there was an option in the proposal to add these lines at \$885 per court. The Board declined to add this to the agenda.]
- Three community lights out on Brandeis and Delong. [All were reported.]
- Resident saw comment about communications in the newsletter and suggested creating a Facebook page. [Legal counsel's opinion on this matter was shared with resident.]
- Erosion on side of path. [Management looked at area and contacted Fairfax Paving. Difficult area to access. Resolution pending.]
- Complaint about kids running around unsupervised on Red Ash. [NCA has no enforcement for this issue and recommends contacting non-emergency police if children are young or in danger.]
- Resident upset that her vehicle was towed as a commercial vehicle. [Vehicle has wording on side, back, and windows promoting a business. It was a legitimate tow. She may attend the Board meeting to discuss a change in the rules.]
- Sink put out for trash and not removed and cans stay out. [Can was gone when Management drove through and the sink was removed later.]
- Fallen tree across path near tennis courts. [Contractor was called.]
- Two lights out on Euclid. [Dominion notified. Seen out again on 12/24 and second notice sent.]
- Complaint that residents in one house on Kitchener continue to abuse parking space privileges. They have two cars, but park their second vehicle in blank space next to their numbered space. [Management took pictures and cars were not remaining in blank space for more than a week in December. Monitoring will continue.]
- Trash contractor continues to miss emptying the trash can at tot lot between Luce and Moline. [American Dis-

positional customer service said the issue has been escalated because of the continued deficiency in service.]

- People putting trash out on Gwynedd common area days before trash is picked up.
- Neighbor dug a hole in front yard and didn't fill it back up. [Violation letter was sent.]
- Trash continues to be dumped from cars parallel parked on Euclid.
- Concern regarding dead tree in woods behind home on Moline. [Management will look at tree.]

OLD BUSINESS

- Maintenance – Reserve Funds
- Streets
- Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Management contacted contractor and reports will be received by the end of February. Tabled until specifications report is received.
 - Community Survey – Thirty-one responses were received and tallied. Results will be posted on the NCA website. Vice President Watson will provide a list of the priority items for Board review at the February meeting.
 - Exterior Project Forms – When owners receive access to the new Summit computer system, they will be able to submit Exterior Project Request Forms online and NCA will be able to review and approve the documents, but the system does not include a notification back to the homeowner. A box will be added to the current paper form to allow owners to indicate whether they want to receive the response via email, regular mail, or both. Action has been completed on this item.
 - Email Distribution List – Motion made on the matter. Secretary Chauvin will write procedures for Board review.
 - Use of Association Email by Committees – The purpose of these NCA email addresses is so that a history of the activities and work of each Committee can be preserved and available to future members of the respective committee. Motion made on the matter.
 - Website Streamlining – All additions to the website have been completed. The Board may revisit this topic when the calendar function in the Summit software is enabled and events can be added to the calendar.
 - Committee Charters – Motion made on the matter. Charters were not developed for the Architectural Control Committee, Nominating Committee, Publicity Committee, and Planning and Development as these committees are either inactive or specified in the Declaration of Covenants, Conditions, and Restrictions (CCR). A charter will be developed for the Welcoming Committee and put on the agenda for the February meeting.

NEW BUSINESS

- Formal Complaint – The Board received a formal complaint alleging that a seller of an NCA house was re-

quired to pay a \$58.00 fee for receiving the status of HOA dues on the property and that this was an illegal settlement charge. The seller stated that the Virginia POA 55.1–1810 only allows fees to be charged for a “financial update,” and therefore the \$58.00 fee should be returned. The Board discussed whether there was any material difference in meaning between “status of dues” and “financial update/statement of account.” In addition, this is a routine transaction that title companies or real estate agents commonly require as part of the closing process when selling a property. Motion made on the matter.

- Formal Complaint – The Board received a formal complaint stating that NCA was assessing illegal violation charges, as only NCA Bylaws were amended to provide that authority, but the Declaration was not amended. The Board discussed that POA 55.1–1819 B states that “The board shall also have the power, to the extent the declaration **OR** (emphasis added) rules and regulations duly adopted...(ii) assess charges against any member for any violation....” Motion made on the matter.
- Maintenance 2021 – Operating Funds – Tabled to February 2021.
- Townhouse Mailboxes – The U.S. Postal Service (USPS) will repair Cluster Box Units (CBU's mailboxes) which are installed in the townhouse areas, but USPS does not replace permanently damaged CBU's. NCA would be responsible for such replacement costs, which average between \$1,500 – \$2,000 each. Replacement costs for about 33 CBU's have not been included previously in the Reserve Study. This will be added to the next Reserve Study. Maintenance Committee can check the mailboxes to make a list of those that may need work. Cleaning mold and dirt from the mailboxes in the townhouse areas will be added to the February agenda.
- 2021 Pool Contract – Pool costs have increased \$5,660 more than budgeted due to an increase in the minimum wage. Tabled to February 2021.
- Security Cameras – The current Architectural Standards do not address security cameras of any kind. Director Kyllis will prepare a draft standard for security cameras for Board consideration.
- Allowable Colors for Staining Brick – Motion made on the matter.

MEETING MOTIONS

1. Minutes of the December 2, 2020 Board meeting as published in the January 2021 newsletter were approved by unanimous consent, with a correction that Vice President Watson volunteered to lead the Welcoming Committee, not Neighborhood Watch.
2. Motion to re-instate the Welcoming Committee. Made by Treasurer Royal, Seconded by President Ramirez.
Vote: 5 Yes 0 No.

Community News & Reminders

Minutes continued from Page 5

3. Motion to use NCA's email distribution list for both emergency and routine communication with residents, pending development of written procedures. Made by Treasurer Royal, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
4. Motion to allow Committee Chairs to use NCA email addresses for Committee business, e.g., xxxcommittee@newingtoncommunity.org and to develop operating procedures for use. Made by Director Kylis, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
5. Motion: To accept the Committee Charters as written for the following five NCA Committees: Architectural Advisory Committee, Budget Finance Committee, Environmental Committee, Recreation Committee, and the Maintenance Committee. Made by Director Kylis, Seconded by President Ramirez.
Vote: 5 Yes 0 No.
6. Motion: To make a final determination on the formal complaint that no further NCA action is necessary as there is no material difference between a "financial statement of account" and a "dues statement" and it has been NCA's customary practice to charge \$58 for such statements. Made by Director Kylis, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
7. Motion: To make a final determination on the formal complaint that no NCA action is necessary as NCA's duly adopted rules and regulations provide the authority to assess charges for violations. Made by Director Kylis, Seconded by President Ramirez.
Vote: 5 Yes 0 No.
8. Motion: To approve a list of allowable colors for staining brick. Made by Treasurer Royal, Seconded by Director Kylis.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 10:15 pm.

Minutes prepared by Secretary Chauvin.

NO MOTOR VEHICLES ON COMMON GROUNDS

Per NCA's General Policies: NO motorized vehicles (**including contractor vehicles**) may be driven or stored on common grounds. Expect an immediate notice of hearing for anyone who drives or allows their contractor to drive on common grounds. Damage may not be immediate, but curbs and sidewalks are not designed to be driven over.

March NCA Newsletter

The March NCA newsletter will include the revised NCA Pool Rules and the 2021 Pool Registration Card. Be sure to fill it out and turn it in early.

NCA COMMON GROUNDS

Common grounds are not an extension of residential yards. Flea markets / yard sales, weekly soccer games, MOON BOUNCES, etc. are prohibited on community property.



NEWINGTON COMMUNITY ASSOCIATION
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 project

Name: _____ Date: _____
Address: _____
Property Address: _____ Lot #: _____
Telephone #: Home: _____ Cell: _____ Email: _____
Check one: When application is complete, I wish to be notified and receive application by __ Mail __ Email __ Both
Owner's Signature (or authorized agent): _____

Type of Project (check one)

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

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. Applicant must provide a copy of approved permit to the NCA office.

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. Request may also be sent electronically (**pdf attachment**) to email address above. 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

MANAGEMENT OFFICE: Date received: _____ Forwarded Date: _____
Comments: _____

ARCHITECTURAL CONTROL COMMITTEE:

_____ (NCA Board President) (date)	Approved/Disapproved	Comments: _____
_____ (NCA Board Vice Pres.) (date)	Approved/Disapproved	Comments: _____
_____ (NCA Board Secretary) (date)	Approved/Disapproved	Comments: _____

Newington Station Update - Jim Fox & The Mason Group



Active:

2 townhomes priced from \$415,000-420,000

Sold:

3 townhomes with sold prices from \$355,000-430,000
1 detached home with a sold price of \$620,000

Please stay safe and healthy during the pandemic.
We have extra masks and gloves for anyone in need~
Happy New Year!



**Jim Fox, Terry Moore &
Ki Hatch**

703-755-0296 (direct)




800-382-2345 (toll-free & fax)

Email: jim@masongroup.com

Top Producers with 40+ years of experience!

NCA Calendar

FEBRUARY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Trash & Recycling 	3 7PM NCA Board Mtg (see website for location/details)	4 White Goods Pickup ¹	5 Trash & Bulk NO RECYCLING	6
7 	8	9 Trash & Recycling	10	11 White Goods Pickup ¹	12 Trash & Bulk NO RECYCLING	13
14 Happy Valentine's Day	15 NO SCHOOL 	16 Trash & Recycling Newsletter Deadline	17	18 White Goods Pickup ¹	19 Trash & Bulk NO RECYCLING	20
21	22	23 Trash & Recycling	24	25 White Goods Pickup ¹	26 Trash & Bulk NO RECYCLING	27
28	Trash Timing: Monday & Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am. Bulk pick-up must be pre-arranged due to COVID-19 restrictions. Call 703-368-0500 to schedule bulk items.			Yard debris is on Fridays for all NCA homes.		

NOTE: *Yard Debris for single family homes occurs on Fridays with regular trash. ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-0555. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>.