



# Inside Newington Station

## Newington Community Association Monthly Newsletter APRIL 2022

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### NCA BOARD OF DIRECTORS MEETINGS

April 6  
May 4  
June 1

### President's Corner

By Debby Ramirez

Spring is officially here! With the warmer weather children will be outside, they should avoid playing in the streets and everyone should obey the speed limits in our community, for the safety of all.

Let's all do our part to help beautify our community. During this time, many will be busy sprucing up their yards with fresh mulch, planting flowers and trimming bushes. Keep in mind, that our front yards should look tidy throughout the whole year, toys, bikes, tools etc. should not be left out.

Trash should be taken out **after 5pm**, on the day before trash collection day. Trash is collected on Tuesdays and Fridays. Recycle is collected on Tuesdays only. Bulk Items are now being picked up on Tuesdays, remember to schedule the pickup ahead of time by calling American Disposal at (703) 368-0500. The trash rules can be found on the website, under Documents & Information >Policies & Procedures, or visit this link: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-4-14-21.pdf>.

When we take pride in the curb appeal of our homes, not only does it upgrade the value, but others will be more inclined to do the same. Let's create that domino effect and make NCA a wonderful place to live!



## NCA SPRING CLEAN UP DAY

**WHEN:** 10am - Saturday, April 9 (weather permitting\*\*). Meet at the NCA Ballfield on Northumberland Road for cleaning supplies (gloves, trash bags, etc.) and cleaning area assignments.

Thank you in advance for helping to keep our community beautiful.

**NOTE:** Great opportunity for teens to earn service hours! Call NCA office for questions (703-455-3606). \*\*If it rains, please check NCA website for event announcements.

# 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: Stephanie Reed with Summit  
Management (703-945-1428)

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 Energy 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  
Selenia 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](mailto:president@newingtoncommunity.org)

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

Vice President – Bobby Royal (Term: 8-21 thru 8-22)

Treasurer – Phil Space (Term: 8-21 thru 8-24)

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

Director – Daniel Bojanini (Term: 2-22 thru 8-24)

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

## ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

## ENVIRONMENTAL COMMITTEE

Chair - John Kylis

## FINANCE COMMITTEE

Chair - Phil Space

## PLANNING AND DEVELOPMENT

Chair - Lou Tobat

## MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

## RECREATION COMMITTEE

Chair - TBN

## WELCOMING COMMITTEE

Chair - Regina Watson

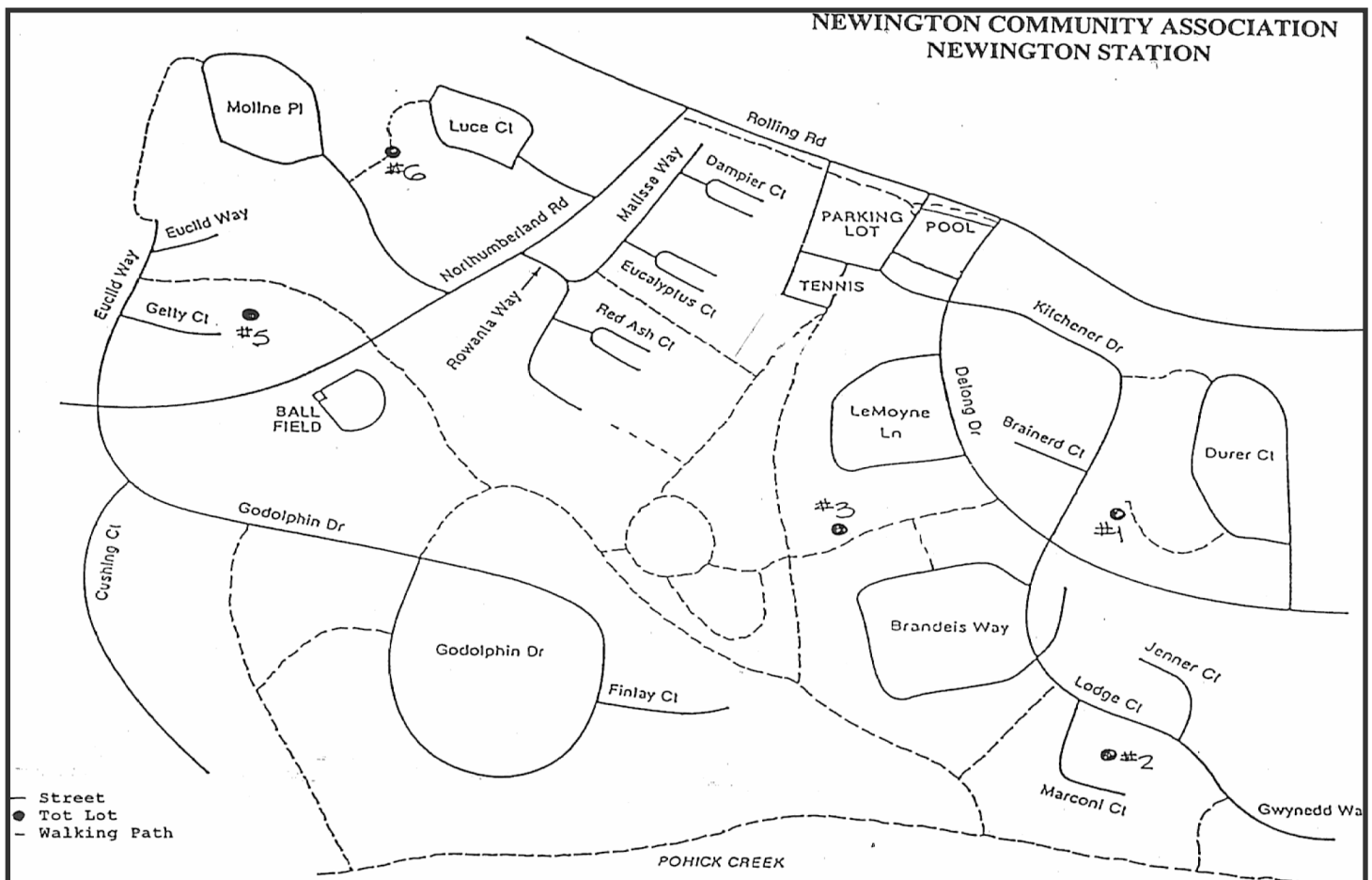
## Newsletter Distributors

Kathy Anderson	Mike Ferraris	Ramirez Family
Lindsay Andrews	Donna Hunholt	Lisa Robbins
Amanda Baird	Jeffrey Notestine	Tom Rowder
Blake Carpenter	Al Owens	Regina Watson
Karen Chauvin	Kelly Paul	
Crystal Coleman	Perritt Kids	

# Volunteers Needed to restart the NCA Neighborhood Watch Program

With the increase in car break-ins in our community let's take action and become involved. Let's deter crime by restarting the Neighborhood Watch Program. We are looking for community volunteers and have received interest from people in the single-family homes area, but none from the townhouse area. For those of you who reside in the townhouse area, please consider volunteering. There is flexibility in the schedule, the focus time is from 2-6 am, as many or as few days that you are available and the time slots can be 30 minutes to an hour. Send an email to [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org) with your contact information and express your interest.

**An online training will be held Monday, April 11 at 7pm by the local police department. See our website for the dial in instructions.**



Draft  
NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 145 225 9182  
March 8, 2022<sup>th</sup>, 2022 7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:01 pm by President Ramirez. The meeting was virtual and recorded.

**BOARD MEMBERS PRESENT:** President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, Secretary John Kylis, and Director Daniel Bojanini.

**MANAGEMENT PRESENT:** Stephanie Reed

**OTHER ATTENDEES:** 3 residents

**PRESIDENT'S COMMENTS:** President Ramirez welcomed all attendees and newest Board member, Daniel Bojanini. Additional reminder for all residents to be cognizant of our community's curb appeal, please remove toys, tools, other personal items from the front yard as per community standard.

**COMMUNITY FORUM:**

A resident asked for financial review document under "Reserve Assets" to be broken down between areas (common ground reserves vs street reserves). Questioned the bi-annual inspections, due to budgeting reasons suggested splitting the inspections in half for the community each year.

**HEARINGS:**

0 scheduled

**APPROVAL OF MINUTES:** Meeting Minutes pass by acclamation

**OFFICER/COMMITTEE REPORTS:**

**Treasurer's Report/Finance Committee** – Treasurer Phil Space

1. A reminder that we have still not received any indication of the total cost of tree removal for the storm this winter, but we should be fairly certain that it could possibly come close to or exceed the current tree removal budgeted amount of \$28K.
2. We have been informed that Titan has contacted Summit and is preparing to patch the surface of the pool, the estimated cost for that work is \$1500, and is also a common reserve fund item.
3. In February we received an unsolicited proposal from Fairfax Paving to perform repairs on 3287sqft of the pool deck, broken into three ranges/options.
  - a. This work wasn't forecasted as a planned com-

- mon grounds reserve fund expenditure for 2022
- b. As of 12/31/21, the common grounds reserve fund balance is \$183,429.29.
- c. A request was made to go back and ask Fairfax paving to split the work up into zones to preclude any subsequent work to require equipment be driven over more recently repaired concrete. The response came with a total cost being \$7889 higher than the first proposal and also used the same rate per square foot for both this year and the work done next year.
- d. Upon further examination of the original proposal compared to the second proposal, it was discovered that there was a \$7889 discount if we opted to do all of the work at one time (Levels 1, 2 and 3).
- e. The original discounted proposal for all three levels is \$55,789.00. If everyone is in agreement that the work is required, I would recommend a motion to approve that amount plus an additional \$2000.00 (\$57,789.00) to cover the cost of the Summit Engineer to inspect and review the work to ensure that the work is done properly.
4. The two known reserve fund expenditures will leave a remaining balance of approximately \$125.6K in the reserve fund. I propose that we invest 100K into two CDs of 50K each, one for one year, one for two years using CIT instruments at .65% and .85%.

**Welcoming Committee** – Chairperson: Regina Watson (Regina was not present, President Ramirez provided the summary)

- o New residents list for 2022 has been requested

**Environmental Committee** – Chairperson: John Kylis

- o Spring Clean-Up event April 9<sup>th</sup> 10am, weather permitting. Supplies received from Fairfax County. Meeting at the ball field.

**Planning & Development** – Lou Tobat. No report.

**Reserves & Maintenance** – Chairperson: Beth Rodriguez. No Report.

**Recreation Committee** - Vacant

**GENERAL BUSINESS-MANAGEMENT REPORT:**

**Votes Held Between Meetings** – Stephanie Reed, Management - None

**Homeowner's Communications** – Stephanie Reed, Management

Continued on next page...

Minutes continued from page 4 ...

- Answered question about outstanding balance on RV lot parking (payment was received)
- Notified of tree branch that fell on renter on Brandeis Way. Homeowner is asking that we remove two trees in that area (had tree contractor evaluate tree-it needs dead wooding, but it does not need to be removed)
- Answered question about resale documents (referred to Pat at Summit who manages those inquiries)
- Answered question about leaving paint cans at office (recommend they take them to the dump)
- Provided resident with their lot number
- Answered multiple questions about tree removal (stated tree contractor was working on it)
- Answered question asking if homeowners could opt out of paying HOA fee's (the answer is no)
- Complaint about trash (bulk items) left on Moline on non trash days (sent letter to homeowner)
- Complaint about trash on Eucalyptus Court (sent letters to homeowners in that area)
- Answered question about cleanup of broken branches on Kitchener drive (stated contractor would remove branches)
- Answered question about posting babysitting ad in newsletter or on bulletin board (encouraged her to do both)
- Concern about neighbor on Moline yelling and threatening other neighbors (recommended homeowner calls the police next time this happens)
- Answered question about how to set up automatic payments (directed to Summit's website and provided log ins)
- Notified of tree branch that fell on Marconi Court (contacted contractor to remove broken branches)
- Concern from homeowner about HOA payment not received. Homeowner did not want to pay late fee (stated they would have to pay late fee)
- Concern about dryer left on Matisse Way (dryer was removed)
- Question about if there was an outlet in community to charge electric vehicles (stated there was not)
- Answered question about cracked tree branch on Euclid (stated it was on homeowner property)
- Answered question about adding owner into Vantaca system (homeowner provided deed and I sent to accounting to update)
- Monitored vehicle parked in guest parking spot on Moline (car was moved in 7 days)
- Answered questions about when payment was received and why account was charged late fee (owner paid after the 3<sup>rd</sup> of February)
- Complaint about why Blade Runners was mulching in February when it is still cold out and not in the spring. Wanted to know the schedule of Blade Runner (said I would pass along to the board)
- Set up homeowner in Vantaca for payment options
- Request to send letter to homeowner about not picking up after dog. (deferred to county rules and to call non-emergency police animal control)
- Question about homeowner on what day bulk pick up was (confirmed that AD had changed the bulk pick up day to Tuesday's-updated website and newsletter with this information)
- Question about where commercial vehicles are permitted to park (advised that parking is not allowed on NCA streets but that we have no say to state streets)
- Received complaints about buzzards in trash bags not in cans
- Request for inspection for violation of house on LeMoyne prior to house being put on market (inspected)
- Request for repairs/replacement from tree falling on property (Encouraged homeowner to contact insurance company and offered to remove tree from property)
- Request to have \$10 late fee removed (stated I would pass along to board but that this is not something they typically do)

#### **Other Management Actions**

- Reviewed minutes and newsletter.
- Worked with tree contractor on list of tree removal
- Received Schwab statement from Treasurer and forwarded on to accounting
- Submitted bids to State Farm for insurance claim
- Completed Worker's Comp audit for insurance company. Now fulfilling request for additional information
- Contacted handyman to repair door to pool area
- Pool passes ordered
- Approved pool wall repair (\$800)

#### **OLD BUSINESS**

- Maintenance Operating/Reserves – See Treasurer report
- Bi-Annual Architectural Inspections – Procedures/content Tabled for April. Vote made-see motions.
- Neighborhood Crime Watch –President Ramirez and Vice President Royal will confirm the number of volunteers and if enough will coordinate the training session date with Officer Capizzi.

#### **NEW BUSINESS**

- None

The Board convened into Executive Session at 8:46 pm.

**EXECUTIVE SESSION:** The Board Convened into Open Session at 8:50 pm

Continued on next page...

### MEETING MOTIONS:

1. **Motion:** To accept proposal from Fairfax Paving from Feb 17, 2022, to perform all 3 levels of work for \$55,879 made by Treasurer Space, seconded by Secretary Kylis. Vote: 5 yes 0 no
2. **Motion:** To have Summit provide Professional Engineering Oversight over Fairfax Paving and the pool work, not to exceed \$2000 made by Treasurer Space, seconded by VP Royal. Vote: 5 yes 0 no
3. **Motion:** To move \$100,000 from the common ground reserve fund and invest into 2 CDs, a .65% 1-year term and a, no less than .85%, 2-year term with CIT made by Treasurer Space, seconded by Vice President Royal. Vote: 5 yes 0 no.
4. **Motion:** To approve \$1,500 for Titan to resurface the pool made by Treasurer Space seconded by Vice President Royal. Vote: 5 yes 0 no
5. **Motion:** To have Architectural Inspections conducted annually. Inspections will be conducted for half of the community one year and the other half the following year. (they will alternate year after year) made by President Ramirez, seconded by Secretary Kylis. Vote: 5 yes 0 no

**ADJOURNMENT:** The Board adjourned at 8:51 pm

Meeting minutes submitted by Secretary Kylis

## Community News & Reminders

### Quarterly Assessments Due April 1, 2022

Quarterly homeowner assessment (HOA) fees are due by April 1. For questions, please contact Summit Management at 703-360-0904.

#### Home Improvement & Restoration

Chris Doherty    **JC Homes**    Jeff Stinnette  
703-963-3697

*jchomesnova@gmail.com*

**Your Local Choice In Newington Station**

4-6/22

#### VOLUNTEERS NEEDED

Maintenance Committee is looking for volunteers. If you are interested in serving on this committee, please call the NCA office at 703-455-3606.

#### Need Babysitting Services?

CPR and First Aid Certified. Contact Jenny Bach at [freinchy2@yahoo.com](mailto:freinchy2@yahoo.com).

### NEWSLETTER DISTRIBUTOR(S) NEEDED

Volunteers needed to deliver newsletters once a month to residents on Godolphin Drive. ***Teens earn volunteer hours. Great exercise and you can meet some of your neighbors!*** Please contact the NCA Office for details.

**NEWINGTON COMMUNITY ASSOCIATION**  
P.O. Box 351, Springfield, VA 22150  
703-455-3606; Fax 703-455-0013; manager@newingtoncommunity.org

**EXTERIOR PROJECT REQUEST FORM**  
**Submit form for any exterior addition, alteration, modification or change**

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_  
Telephone#: Home: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
Check One: When application review is complete, I wish to receive application by ☐ Mail ☐ Email ☐ Both  
Owner's Signature (or authorized agent): \_\_\_\_\_

Type of Project (check one)

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



## Active:

1 townhome priced @ \$450,000

## Under Contract:

1 detached home priced @ \$628,800

## Sold:

3 townhomes priced from \$455,000-468,000

HAPPY SPRING!



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

**703-755-0296** (direct)

Email: [jim.fox@realtor.com](mailto:jim.fox@realtor.com)

Top Producers with 50+ years of experience!

## NCA Calendar

## APRIL 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Trash Timing: Monday &amp; Thursday</b> - Placed out for pick-up NO EARLIER than 5pm. <b>Tuesday &amp; Friday</b> - Placed out for pick-up NO LATER than 6am. <b>Single Family Home Yard Debris pick-up will resume week of April 18!</b>					<b>1</b> Trash Only NO RECYCLING FCPS Closed	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b> Trash, Bulk pick-up <sup>2</sup> & Recycling	<b>6</b>	<b>7</b> White Goods Pickup <sup>1</sup>	<b>8</b> Trash Only NO RECYCLING	<b>9</b> 10:00 AM Spring Clean-Up Day. Meet at NCA Ballfield. If raining, see website for date change.
Farifax County Public Schools (FCPS) closed - SPRING BREAK						
<b>10</b>	<b>11</b> POOL PASS - Early Bird Special Ends Today	<b>12</b> Trash, Bulk pick-up <sup>2</sup> & Recycling	<b>13</b>	<b>14</b> White Goods Pickup <sup>1</sup>	<b>15</b> Trash Only NO RECYCLING Newsletter Deadline	<b>16</b>
<b>17</b> 	<b>18</b>	<b>19</b> Trash, Bulk pick-up <sup>2</sup> & Recycling	<b>20</b> Yard Debris (single family)	<b>21</b> White Goods Pickup <sup>1</sup>	<b>22</b> Trash Only NO RECYCLING	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b> Trash, Bulk pick-up <sup>2</sup> & Recycling	<b>27</b> Yard Debris (single family)	<b>28</b> White Goods Pickup <sup>1</sup>	<b>29</b> Trash Only NO RECYCLING	<b>30</b>

NOTE: <sup>1</sup>White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-055. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>. <sup>2</sup>Bulk pick-up schedule has changed to Tuesdays and must be pre-arranged—effective immediately. It's considered bulk if it can't fit in your trash can. Call American Disposal @ 703-368-0500 to schedule bulk items.