

**NEWINGTON COMMUNITY ASSOCIATION
MONTHLY BOARD MEETING
April 4, 2018**

Call to Order: President Benore called the meeting to order at 7:02 pm.

Members Present: President Kevin Benore, Vice President Sarah Jernigan, Treasurer Dennis Kruse, Secretary Beth Rodriguez and Director Stacey Perritt.

President's Comments: President Benore announced that he is resigning from the Board effective at the end of this meeting. He and his family are moving to Florida to be near family. Selection of new President to be done after Executive Session.

Community Forum:

- ◆ Resident reported that the Community Shred and Junk Drop was a success. Contents of seven to eight trash cans were shredded and ¾ of a truck was filled.
- ◆ Resident reported that a post on the wooden bridge which crosses creek behind Godolphin is broken. He brought the piece of wood that he found in the creek bed. He gave it to the Board.
- ◆ Resident reported there was a wrecked car parked on Godolphin Dr. that needs to be reported to the police.

Hearings: None

Approval of Minutes: The minutes of the March 7, 2018 Board meeting stand as amended.

Community Reports:

Planning & Development – Lou Tobat

Nothing to report, however he wished President Benore all the best on his move.

Architecture Advisory Committee – Stacey Perritt

Meeting to be held April 7th at 9:30 am. Will be discussing safety rules for fire pits and grills and whether to allow painting of brick.

Treasurer's Report – Dennis Kruse

Treasurer gave his report that included:

1. New accountant Joy Mukati in Summit Management
2. Receipt of all financial reports that were outstanding for 2018.
3. Improvement of Delinquent accounts total amount is lower than any time in four years
4. Recommendation of where to put reserve funds that the CDs in different maturing time frames.

Budget Committee – Dennis Kruse

Treasurer made the motion out of committee: To invest the reserve funds (\$212,000.00) in CDs with 4 different maturing dates in either Live Oak Bank or First Internet Bank depending on results of conversations with bank management. Vote: 5 yes 0 no. Motion passes.

Reserve/Maintenance Planning Committee – Sarah Jernigan

Vice President Jernigan reported on the work of the committee as follows:

- 1) Work on the monuments is finished and the contractor did a great job.
- 2) Committee met on March 23rd and discussed the following:
 - 2.1) Path Repair and Replacement
 - 2.2) Engineer's replacement of roads list (He suggested making Lower Matisse a priority.)
 - 2.3) Replacement of concrete deck at pool and coordinating with Titan to do plumbing work under pool deck.
 - 2.4) Baby pool done
 - 2.5) Meeting room door is ordered
 - 2.6) Meeting Room & Office carpet replacement

Vice President Jernigan made a motion out of committee. Motion: We authorize the use of \$2,500 from common area reserve funds to engage engineer to prepare specs for bids on path repair/replacement.

Vote: 5 yes 0 no. Motion passed.

General Business:

Administrative – Lori Randall, Community Manager

Newington Community Association (NCA) Master Calendar and Summit Team Information

Benga, the assigned accountant at Summit, has resigned. The new accountant is Joy Mukadi.

The contracts with Titan Pool and Daly, Hamad expire after services this year. New engagement letter from Dan Hamad requested.

The monthly board meeting for July falls on Wednesday July 4th. Does the board want it the next day, Thursday, July 5th?

Votes Held Between Meetings

Vote to spend up to \$1,800 for wind storm debris cleanup of common grounds which is beyond parameters of normal grounds contract. 6 yes to hold vote. 6 yes to approve expense.

Resale Inspections

7841 Godolphin, 7715 Durer, 7741 Brandeis, 8376 Luce, 7836 Marconi

Architectural Modifications Applications

1. Luce, roof – In process
2. Godolphin, roof – In process
2. Godolphin – fence. Returned for clarifications. In process
3. Moline – deck railing. Approved
4. Godolphin – deck. Approved
6. Brandeis – shutters, door. Approved
5. Durer – shutters. Approved
8. Godolphin – paint brick. Denied

Homeowner Communications

- Neighbors called on each side of home on Moline that appears abandoned. One neighbor called County and got the water cut off. Both said there is a large hole into the basement where snow and rain can get in. They both said the first floor level is falling. [Explained that the Board is working with legal counsel on this matter.] (3/2018) Sent pictures to J. Shannon to inquire if Association has additional responsibilities based on condition of property. Also informed him HOA dues are current and confirmed they pay by check and they adjusted for 2018 assessment. Sent statement to J. Shannon. He is getting copies of check and also sent him picture of OPM notice on front door. He is reporting situation to the County. He suggested getting a letter out to neighbors to report any new developments. (4/2018) Compliance Inspector with Fairfax County is unable to verify conditions without a response from owner that allows them into the dwelling. Continues to reach out to police liaison in effort to contact property owner.

- (4/2018) Resident feels Board should be more proactive in contacting owner of LeMoyne property that had a fire as the covenants address exterior maintenance of a home. (4/2018) letter sent to owner.
- Hole dug by kids in Moline island is deep enough to be dangerous. [Contractor approved to fill hole]
- One resident has five cars on Brandeis and uses all the blank spaces.
- Resident asked how to get speed bumps on Delong. I suggested he contact VDOT.
- Resident reported home on Moline with window attic as she was concerned that children were living there. County found multiple dwelling code violations.
- Resident felt the Exterior Project Request Form was not clear, nor were there instructions on the process.
- Storm damage. Many residents unhappy with response in getting trees cleared and debris picked up. They think that because a tree drops branches, there is a problem with the tree. Other requests for pine tree removals. Management getting arborists opinions where appropriate.
- Resident felt it was association's responsibility to remove pavers an owner had put down behind their house years ago, common ground erosion on Brandeis was unsafe, and felt arborist NCA uses was not knowledgeable because of trees that came down.
- Resident has complained about Washington Post delivery person who drives the wrong way on Moline's one-way area. Management called it in once. Resident felt intimidated by this driver's action when seen a second time, again driving wrong way on a one way, on Luce
- Resident would like signs up around basketball court because kids play at end of Delong and leave lots of trash. Also would like to add pansies to Durer Court garden

Violation Letters

- 2 letters sent since last Board meeting.

Other Actions

- Met with Maintenance Committee Chair to review 2018 maintenance priorities.
- Reported to Dominion Power light outages Brainerd (2nd time)
- Proofed minutes and April newsletter.
- Coordinate order for meeting room doors. Contract signed and Deposit paid.
- (4/2018) Met with contractor for measurements and to get quote on the trim around the guard's window.
- Called VDOT in response to resident comment about condition of turf after plowing.
- NCA snow contractor stated it was definitely a v-plow and should be reported. Service request #871527. Resident had already called in a service request. (Pics on Pg. 18)
- Walked path looking for damage from Fairfax Water pipe replacement. Met with construction staff on site 2/2/18. They tried to coordinate a final walkthrough with previous CM at conclusion of project but it never transpired. Discussed repairs to path, removal of silt fence and ground netting. (4/2018.) Followed up and plans to remove silt fence and ground netting but waiting for better temperatures. Asked if there were any other way on to paths. Seems to be avoiding the path repair question.
- Dialogue with Blade Runners on begonias.
- A lot of coordination for tree removals after wind storm. List of tree work was extensive
- Continuing to monitor blank space usage on Kitchener, Brainerd, Brandeis and Euclid.
- Arrange for Summit Accountant and NCA Treasurer to have 'view' access to United Bank accounts.

- Ordered service for replacement battery for Vector security system. \$350. Not under warranty as Vector did not install.
- Dealt with problem emails. Matter fixed.

Old Business

1. Website – Tabled until May meeting
2. Durer Court curb painting – date to be done pending scheduling
3. Soccer Goals – purchased
4. Monuments repairs – completed.

New Business

1. President Benore made a motion to take down trees near 8445 Kitchener in the amount of \$1,740.00. Secretary Rodriguez seconded. Vote: 3yes and 1 no (Jernigan) 1 abstain (Perritt).

Committee Initiatives

1. Concrete Pool Deck removal – Table until speaking to Titan about coordinating with pipework under the deck. Talk with them regarding cost of testing pipes or replacing them.
2. Pathwork – approved
3. Plant rearrangement in gardens. Discussed.

Motion by Vice President Jernigan: Authorize the landscaping work at the monuments at a cost of \$1,506, watering option #1 in the amount \$675.00 to come from the Common Grounds Maintenance budget line #2180.58. Seconded by Director Perritt. **Vote:** 5 yes 0 no. Motion passed.

4. Lee High School All Night Grad Party

Secretary Rodriguez made the motion that we donate \$150.00 to Lee High School All Night Grad Party from the Youth Activities budget line. Director Perritt seconded. **Vote:** 5 yes 0 no. Motion passed.

- 5 Saratoga Elementary 5K Fun Run

President Benore made the motion that we donate \$50.00 to the Saratoga Elementary 5K fun run from the Youth Activities budget line. Director Perritt seconded. **Vote:** 5 yes 0 no. Motion passed.

President Benore moved to go into Executive Session at 8:35 pm to discuss a delinquency violation.

President Benore moved to come out of Executive Session at 8:45 pm.

President Benore motioned to accept a resident's proposed plan to resolve the violation provided it is fully resolved no later than May 30,2018. Treasurer Kruse seconded the motion. Vote: 5 yes 0 no. Motion passed.

Secretary Rodriguez motioned that we elect Sarah Jernigan to be President and Stacey Perritt to be Vice President. Treasurer Kruse seconded the motion. Vote: 5 yes 0 no.

Meeting was adjourned at 8:57 pm.