

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 924 0239
June 3, 2020 - 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 pm by President Cerchione.

The meeting was recorded.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 9 residents

PRESIDENT'S COMMENTS: Would like to start thinking now about how NCA will hold the annual meeting, while working within NCA's governing documents. Also, special thanks to the Community Manager for managing the repaving and concrete work on Red Ash and Matisse.

COMMUNITY FORUM:

- A resident would like to discuss the Architectural Standards regarding staining brick.
- Questions about the status of the pool. Current pool procedures already include disinfecting.
- Several suggestions: NCA cardboard signs could be upgraded; develop an email signup distribution list on the NCA website for those who would like to receive the newsletter online instead of paper; use the ...@newingtoncommunity.org email address for the various committees; put these email addresses on the website so residents can easily find them to send comments, etc.; put a resource page and/or a Frequently Asked Questions (FAQ) on the website; post the Board package on the website; conduct an NCA survey; install community cameras to help with car break-ins.
- A lot of speeding on Godolphin.
- Children should use the common areas for play, rather than neighbors' property, driveways, lawns, etc.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: Minutes were approved by unanimous consent.

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

A teleconference Finance Committee meeting was held in May. Although trash expenses will exceed its line item budget, NCA is within budget when looking at the entire budget. The Committee will look at contracts coming up, and will develop a 2021 working budget for the annual meeting. The Finance Committee will also look at the CD's that have expired/will expire, interest rates available, and when funds will be needed for future projects. The Committee reviewed the delinquencies and they are consistent with this time last year.

Environment Committee – John Kylis

There has been a siting of a copperhead, so residents need to be aware of this. There is an emergency veterinarian on Backlick Rd that has anti venom if a pet gets bit. Also, there is some litter from NCA newsletters being delivered to vacant houses. A proposal to remedy this issue was sent via email. Discussion of proposal was tabled to July meeting.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Planning & Development – Lou Tobat

No report.

Recreation Committee – Pam Rodriguez

No report.

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Tree branches of common tree touching house on Kitchener. [Manager checked and the branches are not touching the house.]
- Ticks in common area grass. [NCA does not treat for insects or wildlife.]
- Concern re: common tree that has sap and peeling bark and is behind their home. [Pictures sent to arborist.]
- Conflict between American Disposal and NCA website on yard waste. [Information updated, but yard waste pickup issues are continuing. Bulk pickup is available again on Fridays, but residents must call 48 hrs in advance.]
- Tree roots encroaching on property on Kitchener. [Every resident has the right to cut and grind roots or trim tree branches that cross their property line.]
- 3 inquiries on Euclid mailbox. Box is broken and residents must pick up at post office. [Recommended residents contact Postmaster, since it has taken so long to get box fixed. Box has since been fixed.]
- Concern of dead tree next to their property. [Removal request sent to tree contractor.]
- Questions to Board: 1) security cameras on main community roads; 2) email distribution list; 3) bid out trash contract before it expires; 4) suggestion to use @newingtoncommunity.com for committees; 5) add new page on website for committees and include names and contact information; 6) add service schedule on website so residents know what work is being done in community; 7) replace mailing Exterior Project Forms to owners with emailing the forms. [Several topics will be considered for the next agenda.]
- Sidewalk in front of 7751 Euclid needs immediate repair. [Work added to street renovation contract.]
- Neighbor is digging up foundation without permits. [No contact with NCA is required for foundation work.]
- Car break-ins. [Report all activity to police. Opening and rummaging of vehicles has been occurring for years in many areas of Fairfax County. Be sure to lock your vehicle, as they rarely tamper with a locked vehicle.]
- Common tree in close proximity to home with roots on their property on Brandeis. Area between curb and sidewalk needs dirt. [Every resident has the right to cut and grind roots or trim tree branches that cross their property line. Dirt and seed request will be added to overall maintenance list.]
- Compliment received from a resident on the appearance of community turf.
- Concern of poison ivy hanging over asphalt path behind 7752 LeMoyne. [Upon inspection, poison oak vines had branches that extended 5 feet beyond the tree, but were only about 4.5 feet off the ground. Quote to cut vines at base was \$75. Poison oak was prevalent in this area from DeLong Drive to the Brandeis tot lot. [Management authorized a more comprehensive treatment of the poison oak vines in this area up to a maximum of \$500. Total cost for project was \$360.]
- Concerns about speeding on Moline and not observing one way signs.
- 2 people had concerns on pool opening.

OLD BUSINESS

- Maintenance – Reserve Funds

Streets

- Lower Matisse/Red Ash street renovations – Contractor started work May 26, 2020 on the concrete. Work is behind schedule, and may be further delayed. Worked with property owner, Fairfax County, and legal counsel to address a resident’s request for accommodation for her disabled child. Also installed a handicapped curb cut and concrete from curb to sidewalk on Red Ash for everyone’s use. A severe sidewalk issue was identified on Euclid and repair work was added to the concrete work of this street project.
- Concrete stairs behind 8411 Red Ash Ct. Work will be done at the same time as the Red Ash street renovations.
- Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received (tentative Oct).

Common Grounds

- Clean and re-surface basketball court – Work will be completed in conjunction with Lower Matisse/Red Ash street renovations.
- Maintenance – Operating Funds
 - Common Grounds: Both the Kitchener retaining wall and the mulching of tot lot by Getty Ct are completed. Remaining bare ground areas previously approved will be completed in September.
- Cell Tower – Meeting with Smartlink’s engineer is still pending, to walk the grounds and review the topography for possible locations for the tower. Treasurer Royal has located an app of 4G and 5G towers in the area, which he will share with the Board. It appears that NCA would be the first 5G tower in the area. Treasurer Royal plans to call SmartLink within a week to discuss the information on the app and other outstanding questions. Updates will continue to be published in the monthly NCA newsletters and residents are encouraged to provide comments. So far, the Board has received 18 written comments, 13 not in favor, 4 in favor, and 1 needs more information. Research is continuing.
- Pool – The pool opening date is still under discussion, and dependent on when Northern Virginia goes to Phase 2, as well as the specific requirements for Phase 2. To prepare, lifeguards are being trained, additional costs for cleaning and disinfecting supplies are being developed, and procedures for minimizing contact and maintaining social distancing are also being developed.

Under NCA’s insurance, the virus is not a covered peril. The pool contractor is responsible for the operation of the pool. Before entering the pool, residents would need to sign a disclaimer and a waiver for no liability for use. Life guards must be able to screen residents prior to admission and collect the documentation. Board will meet on June 17 to continue discussions on the opening of the pool.

NEW BUSINESS

- Maintenance – Operating Funds
 - Grub treatment of turf – Motion made on the matter.
 - Trees needing removal – Motion made on the matter.
- Northumberland Bike Lane – The bike lane is next to the curb on the ball field side of Northumberland, which means that vehicles may not be parked at any time on that side of the road or they will receive a fine. This is a safety concern because residents who drive to the ballfield must park on the opposite side of the road and then cross Northumberland to get to the ballfield. An article will be placed in the newsletter and a letter will be sent to NCA’s representative requesting assistance with this safety issue.
- Community Survey – Vice President Watson will review the prior 2015 NCA survey and provide a

recommendation at the July meeting.

- ARC Standards – President Cerchione and Treasurer Royal will research painting of brick and bring results to the July meeting.

Board convened into Executive Session to discuss possible litigation.

EXECUTIVE SESSION

Board reconvened into Open Session.

MEETING MOTIONS

1. Minutes of the May 6, 2020 Board meeting were approved by unanimous consent.
2. Motion: To approve a proposal from Blade Runners for \$1,030 to treat the turf for grubs.
Made by Director Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
3. Motion: To approve an amount not to exceed \$13,000 for the removal of 5 dying trees that are close to residences.
Made by Treasurer Royal, Seconded by President Cerchione.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:53 pm.

Minutes prepared by Secretary Chauvin