

NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 144 923 2284  
July 5, 2023 7:00 PM

**CALL TO ORDER:** Meeting was called to order at 7:04 pm.

**BOARD MEMBERS PRESENT:** President John Kylis, Vice President John Woods, Treasurer Phil Space, and Director Daniel Bojanini, Secretary Cate Reich

**MANAGEMENT PRESENT:** Lori Randall

**OTHER ATTENDEES:** 5 residents

**PRESIDENT'S COMMENTS:** Wishing everyone had a happy and safe 4<sup>th</sup> of July. Thee 2023 community survey is live and can be filled out digitally or physically. When it comes to the pool, please respect the Pool Rules as well as the lifeguards, the lifeguards have the authority to suspend pool access so their guidance and rules enforcement must be respected by all residents and guests. The 2023 Architectural inspections are complete and everyone who had a violation have had letter sent to their address with details of the inspection. Please reach out to us with any questions/comments/concerns. Finally, I am proposing the creation of an Ad Hoc committee, the Management Contract Committee, to looks at our current management contract to try and find any areas for modification/improvement.

**COMMUNITY FORUM:**

A resident expressed concern that the Community Survey is anonymous, this could lead to one person submitting multiple surveys or even non residents submitting surveys.

A resident urges all residents to attend the Annual Meeting.

A resident had a question about tenants of County owned homes having pool access.

**HEARINGS:** None

**APPROVAL OF MINUTES:**

June minutes approved by acclamation

**OFFICER/COMMITTEE REPORTS:**

**Treasurer:** Budget looks good, still waiting on tree maintenance invoice

**Environmental:** The trail between Euclid and Moline is in need to overgrowth pruning, looking for volunteers.

**Maintenance:** N/A

**Planning & Development:** N/A

**Welcoming:** New resident packets delivered, inquiring about another Community Event at the pool, we have leftover ice cream from the June event.

**Pool:** N/A

**Architectural Advisory:** N/A

**Neighborhood Watch:** Chair needed

## **GENERAL BUSINESS – MANAGEMENT REPORT:**

### **Votes Held Between Meetings**

None

### **Homeowner Communications**

- Request that association come up with another plan for homeowners to communicate amongst themselves other than a cork bulletin board.
- Concern about the Associations Assessment of Charges Policy
- Concern of back yards that become a breeding ground for Copperhead snakes.
- Concern with trash pickup. Specifically small piles of trash left behind, cans in the street, cans on curb of Delong.
- Request that all meeting notifications be emailed to homeowners.
- Resident would like maintenance of path between Moline and Euclid that goes through field to be included in budget.
- Resident provided some home security reminders for the newsletter.
- Resident would like a reminder to community that unreserved spots are for everyone. [no street provided.]
- Residents states neighbor verbally attacks her. [resident needs to contact police]
- Request for homeowners visiting parents to park RV in pool lot for four months. [Denied.]
- Report of paper wasp nest in tree on Moline. [Looked at it and offered to use a spray on it. Homeowner did not want the spray.]
- Dog poops and unleashed on Moline. Hopes the Board can help.
- Homeowner provided positive feedback on lifeguards who did a good job aiding an elderly man outside the pool.
- Light cycling on Durer.

### **Other Management Actions**

- Purchased and changed out fire extinguisher in guard house in anticipation of a fire inspection.
- Requested replacement of brown mulch in flower beds with black mulch.
- Reported missed community can.
- Visited Saratoga pool to see their furniture style.
- Followed up with contractor on board concern about shrub pruning in the community. [Work was done in March and scheduled for the week of the inquiry. Older shrubs will reach a point where a pruning is insufficient and only a hard prune will work which is not part of the contract. Contractor stated that his crew was accosted and verbally harassed by a member of our community. He felt that residents should be made aware of contract specifications.]
- Questions to attorney on lawsuit against delinquent account where wife's SSN cannot be found.
- Looked into getting back on grounds contractor portal. It is no longer active.
- Emails down for two days. Problem seems to have fixed itself before tech could look at computer.
- Blood spill kit authorized to be replaced at a cost of \$40 after kid dove in shallow end and scraped his face.
- Annual architectural inspections on South side of community are complete.

- Prepared flyer for homes on Jenner court to remove roped jungle gym in community trees.
- Received quotes for lighting repairs around the pool, in guard room and around deck. Authorized work.
- Hot water heater overheated and released all water into pump room, more than could exit the drain. Met plumber who replaced temperature pressure relief valve, elements upper and lower, and thermostats.
- Follow up twice with both playground materials company and playground inspection company.
- Contacted Fairfax County police to complain about the abundance of unallowed vehicles on Northumberland and Lodge. Follow up needed. Bus, busy style limo, RV and large box truck are gone. Trailer and oversized vehicles extending into bike lane remain.
- Set community survey up on Google forms.
- Main pool appears to be holding water but baby pool is not. Follow up needed.
- Miscellaneous maintenance items authorized including repairing broken mini blinds in office, replacing missing stop sign in pool/office driveway, removing of tire swing on common ground, and repair or replacement of men's room paper towel dispenser.
- Inspected pool while guards were there. Instructed them to clean mens sinks and all deck table tops which had sticky food remnants on them. Pics available. Reminded them of rules.

## **OLD BUSINESS**

### **Maintenance – Operating**

**Street signs:** All signs installed. Old signs still being removed. Final curb painting to be completed by end of summer.

**Replacement Trees:** Tabled until decision is made on trash enclosures.

**2023 Improvement Plans:** Additional tree maintenance requested for multiple areas in the community

### **Maintenance – Reserves**

**Street Resurfacing:** Deposit sent.

**Trash Issues:** Tabled until after Survey.

**NCA Office Security System:** Tabled, pending discussion on monitoring duties

**Architectural Standards:** Tabled, pending recommendations from the AAC

**Pool Picnic Tables:** Delivered, to be assembled. Old tables to be removed or relocated.

**Pool Water Fountain:** Water fountain to be replaced at lowest cost, further discussion on higher-end water fountain to be done by the Pool Committee.

## **NEW BUSINESS**

**Architectural Inspection:** Completed for south half of NCA

**Grounds Contractor Services:** Notice of additional application for bio-stimulant available – No interest in moving forward with this service. \$800/yr cost for sign postings in the community for chemical spraying – rejected.

## **MOTIONS**

- **Motion:** To create an Ad Hoc committee centered around discussion of NCA's Management Contract made by President Kylis, second Tres. Space. Vote 5 yes 0 no
- **Motion:** To waive late fee for lot 409 and retain administrative fees made by President Kylis, second by Sec. Reich. Vote 5 yes 0 no

**EXECUTIVE SESSION: The Board Convened into Executive Session at 8:10 pm for the purpose of discussing violations and legal matters and reconvened to open session at 8:33pm.**

**ADJOURNMENT: The Board adjourned at 8:34 pm**

Minutes prepared by President Kylis