

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
August 2nd, 2023 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:03 pm.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS: Thank you to those joining the meeting. Please attend the annual meeting on August 10th, 2023 at 7:30pm!

COMMUNITY FORUM:

A resident proposed a Back to School Event at the pool to utilize the leftover ice cream from the Community Day Event held in June.

A resident was curious about any sort of follow-up regarding electronic pool passes, there was a software demo a couple of months ago. Also curious about the status of the AAC and Pool Committee, no meetings scheduled or even planned. Requests a better definition of the ACC (Architectural Control Committee) and AAC (Architectural Advisory Committee) to be printed in the newsletter.

A resident expressed interest in joining or Chairing the Recreational Committee.

HEARINGS: 1 scheduled. Owner not present

APPROVAL OF MINUTES:

July minutes approved by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer: Budget looks good, still waiting on tree maintenance invoice. Committee meeting to be held after the Annual Meeting (late August or early September).

Environmental: The trail between Euclid and Moline needs overgrowth pruning, looking for volunteers (still).

Maintenance: N/A

Planning & Development: N/A

Welcoming: New resident packets to be delivered, second inquiry about another Community Event at the pool for end of summer or at least some usage/distribution of the leftover ice cream.

Pool: Still looking for clarity on budgeting for the pool for establishing a detailed plan of action for 2024, next meeting to be scheduled.

Architectural Advisory: Next meeting to be held by the end of August.

Neighborhood Watch: Chair needed

Management Contract Committee: The intent of the committee is to review the current Management Contract as well as define roles and responsibilities of association staff. Additionally, we aim to define the overall role and goals of the HOA.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Homeowner Communications

- In response to an architectural violation letter, homeowner noted that her neighbor's sidewalks are in worse condition, the pool deck and sidewalks are worse, the pool bathrooms are not clean, and pool chairs have mold.
- Continuous submission of complaints against neighbor and escalation of insulting emails insinuating intimidation and racism by management. [management visited property and saw nothing blocking the sidewalk. Copies of emails forwarded to Board and tenant's landlord.]
- Tree down across path near triple culvert
- Two vehicles taking up three parking spaces, a box truck, and cars parking on yellow curb on Gwynedd Court. [Flyer distributed to bottom half of Gwynedd]
- Trash in woods around Gwynedd associated with homeowner. [violation reported in disclosure inspection.]
- Grass in community is tall and dogs have had ticks.
- Area of common ground where three trees on Northumberland have been removed. Area did not fill in with grass. Ground should be tilled. [Some common ground is aerated based on grounds contract. Board could consider addressing the tree replacements. Recommending as a new business item. Item has been added to ongoing common grounds maintenance list.] [To be added as an Agenda item next month]
- Storm door and bagged trash left on common across from Lemoyne garden
- Tree down in street of Northumberland [VDOT to handle anything in street. Requested contractor remove anything on sidewalk while he was on the property.] Another tree is leaning over Northumberland and stuck in another tree. Has withstood several storms - no action taken. Branch down near Getty tot lot – removed. Residents are concerned about tree. Branch down on Brandeis – removed. [management to look at Getty tree]
- Hornet nest in tree on Brandeis. [will go look at it but do not normally remove wildlife or insects.]
- Comment that path from pool to Northumberland needs attention and mud hole at the end of it as well as painting the yellow curbs around the DeLong entrance. Also there appears to be an abandoned commercial vehicle at the end of DeLong.
- Pool guards prohibited resident from pool last Saturday due to a shortage of staff. Corrected by Sunday.
- Concern with neighbor's garden choices that are too tall and too many vines. [management to take a closer look]

Other Management Actions

- Follow up on quotes for work needed on playgrounds based on inspection.
- Yellow curb painting on Dampier, Eucalyptus, Red Ash, Matisse, Moline and pool parking lot

completed.

- 2024 draft budget started and first draft sent to Treasurer
- Annual meeting mailing complete as of 7/25/23. County proxies are still needed.
- Durer Court light cycling and reported to Dominion Energy
- Responding to all questions generated from violation letters from annual inspections. Unless the board has concerns, the maximum extension given is to 10/1/23 and only for extensive work.
- Communications with Titan Supervisor including: chipped coping stone; guards wish list (fan purchased – follow up on microwave – walkie talkies could be considered next year); retention of water in both pools; baby gate auto close tightened; cleaning of bathroom sinks and stalls; Health Department visit while drinking fountain was disassembled – Passed; guard rejected admission to resident due to lack of guards; firing of a guard; reminder to close umbrellas at night and during storms; cleaning of deck tables; pool lights not working at night (deck and pool interior) which are needed for evenings in July. See New Business.
- Drinking fountain ordered, received and installed.
- Men's bathroom paper towel dispenser replaced.
- New picnic tables built and placed in pool grassy area. Rusted table should be removed.
- Hearing notice sent to homeowner regarding an infraction of the pool rules and behavior towards guards.
- Initiated follow up to Fairfax Water Authority of resident's report of leak below Gwynedd parking lot. Management's follow up was due to a safety concern developing from constant drainage that had growth of algae.
- Offer to host a one hour meeting, under Schedule A charges, with Board and committee members on understanding finances of an HOA.
- Guard room full of water after previous night's storms which also flooded pump room. Management went over that Monday and found one deck drain thick with debris. Plumber not called and guards instructed to let us know if it happens again.
- Reviewed draft minutes and newsletter.
- Broken chunk of coping stone on pool repaired
- Drove south side of community at night. Reported 2 lights out to Dominion and ticketed one vehicle. Drove north side of community at night. Reported 8 lights out and one broken glass on lamp to Dominion.

OLD BUSINESS

Maintenance – Operating

Street signs: More yellow curb painting complete. Waiting for Jenner and Marconi street repaving before calling Fire Marshall for inspection. Streets signs to be removed.

Replacement Trees: Still waiting on survey results for some tree replacements; area on Northumberland also needs tree replacements, considering Crape Myrtles (currently planted throughout community) vs. Eastern Redbuds (native to Virginia). Management to discuss with grounds contractor.

2023 Improvement Plans: Letter sent to owner of property that has tree roots impeding natural flow of water on common grounds. They would like to remove tree and need more time. Contractor has been out to quote the work. More recommendations (path work) added to comprehensive list.

Tree Work: Ongoing

Maintenance – Reserves

Street Resurfacing: Deposit sent. Email blast sent to Marconi and Jenner residents providing an update.

Common Grounds – Pool: Awaiting pool committee input on lounge chairs. Another chair has been pulled from deck as broken. Short one umbrella.

Pool lights: Multiple deck lights needed maintenance or replacement, underwater pool lights to be maintained after pool is drained.

Pool leak: Possible leaks in both the wading pool as well as the main pool. Inspection to occur in offseason.

Picnic Tables: New tables assembled and placed in grass for use, old tables to be trashed aside from two to be placed at Marconi and Getty tot lots (pending).

Management to look into a professional inspection of the pool structure.

Trash Issues: Tabled until after Survey.

NCA Office Security System: Tabled pending Management Contract Committee discussions.

NEW BUSINESS

Survey: Final results to be presented at September meeting.

MOTIONS

- **Motion:** To suspend the pool passes for Lot 588 for the remainder of the 2023 season for rules violation and conduct towards guards. Made by President Kyllis, second by VP Woods. Vote: 5 Yes 0 No

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:19 pm for the purpose of discussing violations and legal matters and reconvened to open session at 8:32pm.

John Kyllis, whose term expires, stated his name could be added to ballot at the annual meeting as he was interested in running for another term.

ADJOURNMENT: The Board adjourned at 8:34 pm

Minutes prepared by President Kyllis