

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
August 5, 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, Secretary Karen Chauvin, and Director Debby Ramirez. Treasurer Bobby Royal joined the meeting at 7:17 pm.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: The President encouraged anyone who does not plan on attending the Annual Meeting on August 13 in person to submit a proxy.

COMMUNITY FORUM:

- A resident requested that ballots at the Annual meeting be handed out separately for any proxies an owner may bring in. He will send email with additional concerns.
- A resident has a deck painted brown and wanted information on grandfathering; whether paint would need to be removed; considerations for environmental impact; concerns about the quality of the stains on the approved list of stains. Resident will submit questions in writing.
- A resident power washed side of their garage and white residue came off some individually-painted bricks. Resident would like reconsideration of painting all the brick on the house.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: Motion made on the minutes, as corrected, of the July 1, 2020 Board meeting.

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

NCA is on track with the budget and is not experiencing a significant increase in delinquencies as yet. For the monthly Financial Review, the Community Manager will add a comparison to the same date in 2019 for the current 30 day, 60 day, and over 90 day delinquencies.

Treasurer Royal contacted Eagle Bank and new signature cards have been received, signed, and returned. The Community Manager will bring options to the September meeting for improving the process of transferring funds from the Reserve Accounts to the checking account to pay Reserve expenditures.

Environment Committee – John Kylis

A Zoom meeting is scheduled for August 12th at 7:00pm to invite volunteers to assist in clearing vegetation around the ballfield fence.

The Committee Chair inspected the basketball court poison ivy concern and the Board concurred with the recommendation for no action at this time.

Motion made on the matter of trimming the vegetation overgrowth on the sidewalk leading to the basketball court from Red Ash Ct.

Committee Chair cleaned up debris and trash from the abandoned old basketball court, which has become a

hazard and a nuisance. Re-purposing this area was put on the agenda for September. Remaining items from the Committee Report will be discussed in September as part of the Committee Report.

Reserves & Maintenance Planning Committee – Beth Rodriguez

The Board reviewed the recommendations from the July report:

Extensive cracks in asphalt on LeMoyné – This street is on the engineer’s list to produce a specifications report for re-paving.

Wood retaining wall on Kitchener – Work will not be done until tree that is causing the problem is removed.

Ball field – Minor fence damage will be repaired when more items are added to warrant a service call.

Ball field vegetation – Environmental Committee will take care of it.

Ball field benches and trash can are weathering and warping – Damage is not sufficient to warrant replacement at this time.

6) Faded signs – This is a potential project for someone or a committee to survey the whole community and prepare a list of the type of signs, the number of each sign needed, and the location of the signs that need to be replaced.

7) Cracked/raised sidewalks – identified areas will be added to the next street construction project.

Planning & Development – Lou Tobat

Robert E. Lee High School has been re-named the John R. Lewis High School. Watch for traffic disruption on Rt. 1 and Telegraph Rd on weekends, as only one Ft. Belvoir gate will be open, but drivers may not know which gate it is. Lots of helicopter activity in our area as we are in the flight path for training activities for Davison Army Airfield at Ft. Belvoir and Quantico.

Recreation Committee – Pam Rodriguez

No report.

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Beehive on common ground. [The Association does not treat for insects, bees, snakes, rodents or wildlife.]
- Request for article in newsletter about people not using pipe stem driveways for access to woods. [Article submitted.]
- Resident submitted report of crack in lead in sidewalk she felt was created by recent street construction. [Report was forwarded to contractor and would be covered by their insurance.]
- Tree with a lot of dead branches on Durer. [Tree is already on vendor’s list of work.]
- Graffiti on Northumberland and Red Ash. [There is also some at the tennis court sidewalk. All removed.]
- Report of back yard work without an approval and debris on common ground. [Violation letter sent.]
- A compliment was received for tree work on Gwynedd. [Forwarded to tree contractor.]
- A bear was seen in the Braddock community.
- Received reminder about dead trees in Euclid/Getty area of community. [Trees are on contractor’s list.]
- Light out on Dampier. [Reported to Dominion Energy.]
- Tree across NCA path. [Removed.]
- Family who has made sure yellow gate at pool is open on trash days will be moving out of the community. [A plan is needed for replacement.]

OLD BUSINESS

- Maintenance – Reserve Funds
Streets

- 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).
- Maintenance – Operating Funds
 - Common Grounds: Remaining bare ground areas previously approved will be completed in September.
- Cell Tower – Community responses 29 No; 7 Yes; 1 Not enough information. Motion made on the matter.
- Community Survey – Vice President Watson will present a revised draft at the September meeting.
- ARC Standards – Motion made on the matter.
- Annual Meeting – Harvester Church has confirmed that NCA may hold its August 13th Annual Meeting in their hall. Hand sanitizer will be available.
- Exterior Project Forms – Homeowner requested that processed project forms be emailed back to requester. After the Architectural Control Committee has processed the form, the signed form and any attachments are copied, filed, and mailed to the homeowner. Treasurer Royal to look at the process.
- Email Distribution List – Many residents prefer to receive documents on line, but there are still many in the community who prefer hard copy. Treasurer Royal to provide recommendations.
- Use of Association Email by Committees – Community Manager researched the technical requirements and NCA’s system has sufficient storage to handle more email addresses. The Board also could establish policies around the use and access to the email addresses. Treasurer Royal will provide a list of resources to the Board and the Community Manager for managing and providing oversight of Committees’ use of email addresses.
- Website Streamlining – The purpose is to improve NCA’s website by adding information that residents would find helpful, such as Frequently Asked Questions; local resources; Committee information, ongoing projects, contact info, etc. – Treasurer Royal to provide recommendations.

NEW BUSINESS

- Maintenance – Operating Funds
 - Tree replacements – Motion made on the matter.
 - Pool – NCA will receive a rebate of \$25,653 from Titan because the pool was not open. Pool maintenance projects are ongoing and motion made on the matter.
- Insurance Coverage – The Board reviewed the current coverage. Community Manager will send the Declaration page or the Certificate of Insurance to Director Ramirez for review. Topic will be continued on the October agenda.

Board convened into Executive Session at 9:30 pm to discuss an appeal of a denial of an architectural request.

EXECUTIVE SESSION

Board reconvened into Open Session 9:56 pm.

MEETING MOTIONS

1. Motion: To approve the Minutes of the July 1, 2020 Board meeting, as corrected.
Made by Treasurer Royal, Seconded by Director Ramirez.
Vote: 5 Yes 0 No.
2. . Motion: To approve a request from the Environmental Committee to trim vegetation along the sidewalk from Red Ash to the basketball court.
Made by President Cerchione, Seconded by Vice President Watson.

- Vote: 5 Yes 0 No.
3. Motion: Based on residents' responses, 29 not in favor, 7 in favor, and 1 needs more information, to cease consideration of a proposal from Verizon to install a cell tower on NCA property.
Made by President Cerchione, Seconded by Director Ramirez.
Vote: 4 Yes 1 No (Secretary Chauvin).
 4. Motion: To establish an Architectural Advisory Committee to consider painting vs staining of brick.
Made by Treasurer Royal, Seconded by President Cerchione.
Vote: 2 Yes 3 No (Vice President Watson, Director Ramirez and Secretary Chauvin) Motion failed.
 5. Motion: To accept a proposal from Blade Runners for an amount not to exceed \$4,000 to install and water 6 replacement trees per NCA's Tree Replacement Policy.
Made by Director Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
 6. Motion: To accept two proposals from Titan for a total of \$7,432.50 to install 170 feet of caulk and 2 automatic pool chlorinators, one for the baby pool and one for the main pool.
Made by, Vice President Watson, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
 7. Motion: To uphold the June 9, 2020 decision of the Architectural Control Committee for Lot#221 regarding the painting of brick.
Made by Secretary Chauvin, Seconded by Vice President Watson.
Vote: 4 Yes 0 No 1 Abstain (President Cerchione).

ADJOURNMENT: The Board adjourned at 10:00 pm.

Minutes prepared by Secretary Chauvin.