



Inside Newington Station

Newington Community Association Monthly Newsletter SEPTEMBER 2021

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NCA BOARD OF DIRECTORS MEETINGS

September 1
October 6
November 3

ANNUAL MEETING RECAP

Thank you for all those who attended the NCA Annual Meeting on Thursday, August 12. We appreciate everyone's participation and input.

After the Annual Meeting, the new Board met and elected officers. The new NCA Board is:

Debby Ramirez, President
Bobby Royal, Vice President
Phil Space, Treasurer
John Kylis, Secretary
Milbert Dacayana, Director

Thank you for volunteering your services and knowledge to your community. A special thank you to our former Board members: Regina Watson and Karen Chauvin. Welcome our new Board members: Phil Space and Milbert Dacayana.

Additional congratulations to Donna Hunholt for winning the \$50 door prize in the proxy drawing and Gloria Moody for winning the \$100 door prize for signing in at the Annual Meeting.

The Board will continue to meet the first Wednesday of the month at 7:00 PM.

Friendly Reminder

Quarterly homeowner assessment (HOA) fees are due by October 1, 2021. For questions, please contact Summit Management at 703-360-0904.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

P. O. Box 351
Springfield, VA 22150
703-455-3606 / Fax 703-455-0013

Tuesdays 9:30 am - 2:30 pm

Fridays 9:00 am - 5:00 pm

**** Call first before heading to the office ****

Community Manager: Stephanie Reed with Summit
Management (703-945-1428)

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
Including barking dog complaints
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Energy 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority
Selena Davis 703-704-6758

Fairfax County Storm Water
Management (not State streets) 703-877-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lewis High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 202-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management 703-360-0904

Supervisor Dan Storck 703-780-7518

Virginia Highway Department
(Snow—State Roads Only) 703-383-8368

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

BOARD OF DIRECTORS

President – Debby Ramirez

Term—elected 8-19 thru 8-22

Email: president@newingtoncommunity.org

Note: Email to NCA President is private and only
read by the President.

Vice President – Bobby Royal (Term: 8-21 thru 8-24)

Treasurer – Phil Space (Term: 8-21 thru 8-24)

Secretary – John Kylis (Term: 8-20 thru 8-23)

Director – Milbert Dacayana (Term: 8-19 thru 8-22)

To send an email to the above Board members, use
Board@newingtoncommunity.org (this includes a copy to
the Community Manager).

ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Bobby Royal

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - TBN

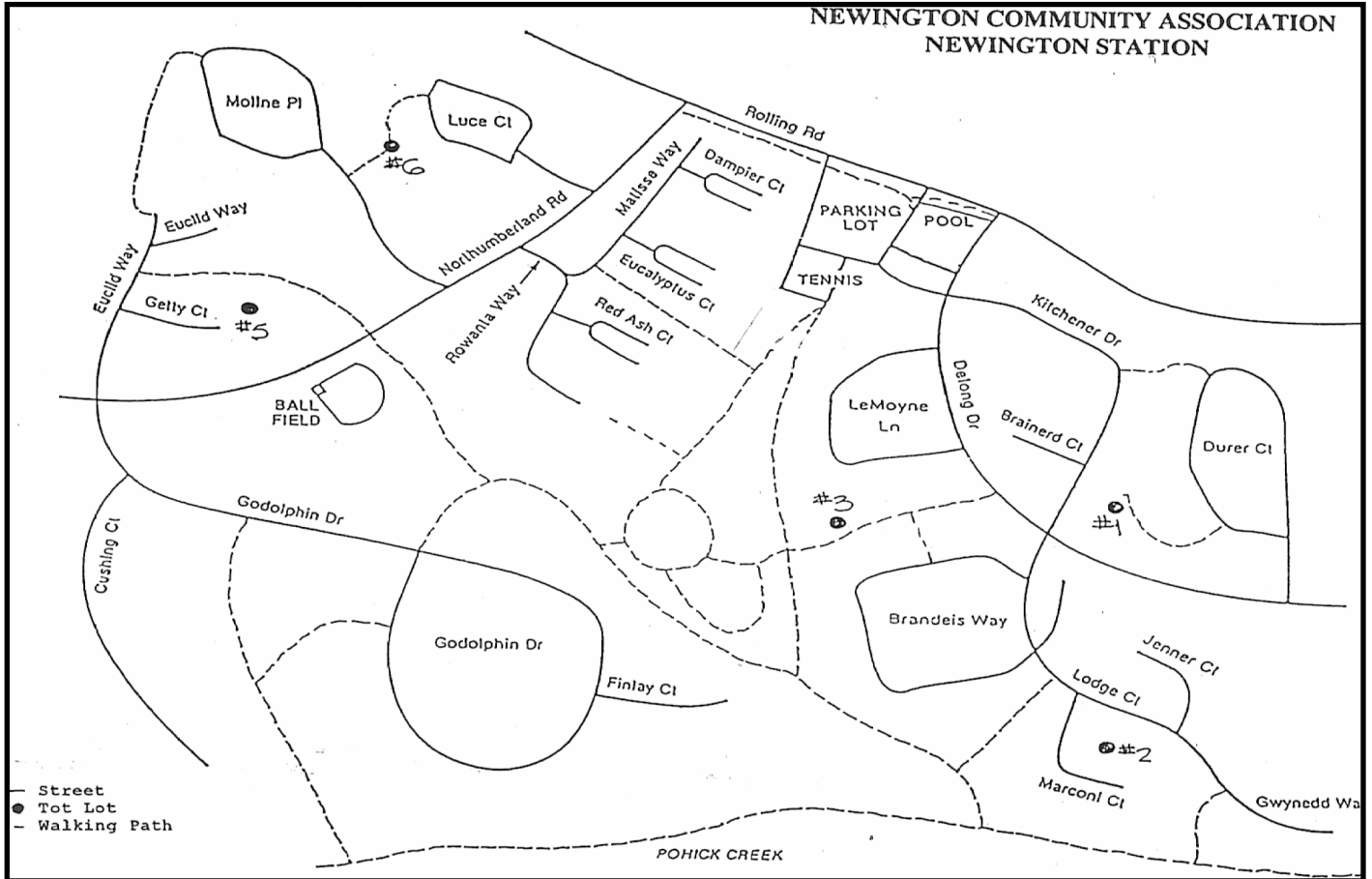
WELCOMING COMMITTEE

Chair - Regina Watson

Newsletter Distributors

Kathy Anderson	Mike Ferraris	Ramirez Family
Lindsay Andrews	Donna Hunholt	Lisa Robbins
Amanda Baird	Jeffrey Notestine	Roche Family
Blake Carpenter	Al Owens	Tom Rowder
Karen Chauvin	Kelly Paul	Regina Watson
Crystal Coleman	Perritt Kids	

NEWINGTON COMMUNITY ASSOCIATION
NEWINGTON STATION



Free No obligation Home Valuation



Who do you know that is looking to buy or sell?

I am always happy to sit down with people to chat about what their home is worth, how much work to get it on the market and what is involved in the buying and selling process. Give me a call at 703-338-1706 and I am happy to answer any real estate questions you have.

Call Sarah at 703-338-1706
or email at
sarah@sarahjernigan.com
with questions

Sarah  Jernigan
Helping find great homes for people and pets



*If your property is currently listed with another broker, please disregard this notice. It is not our intention to solicit the offerings of other brokerages.

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
August 4, 2021 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:16 pm by President Ramirez.

The meeting was virtual and recorded.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 10 residents

PRESIDENT'S COMMENTS:

President Ramirez welcomed everyone to the meeting and encouraged owners to attend the Annual Meeting August 12th at Harvester Presbyterian Church. If owners are unable to attend in person, it would be helpful if they would turn in their proxies as NCA must have a quorum to hold the meeting.

COMMUNITY FORUM:

- A resident inquired about NCA installing EV220 watt hookups in the community for electric cars and having them assigned to residents.
- A resident encouraged owners to run for the Board at the Annual Meeting.
- A resident commented that some homeowners are in violation of NCA rules by storing trash cans, lumber, and other materials in front of their homes for long periods of time, even though they were aware of NCA's rules and agreed to abide by them at the time they bought their house. The resident also encouraged full participation at the Annual Meeting and believes the current Board is doing a good job by continuing to hold meetings and getting things done in the middle of a pandemic.
- A resident is waiting for sidewalk repair in front of their house. [Repair will be done with the street repaving project, which is awaiting scheduling.]
- A resident said that residents on Euclid put their trash out early.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: See meeting motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal
June financials were sent to the Board. A Committee

meeting will be held prior to the September Board meeting. At this time, there will be a 4% increase overall in the budget, with increases anticipated for the pool contract and a 3% increase in the trash contract for County fees.

Funds were transferred from Eagle Bank to Charles Schwabb. Now working with Alliance and Summit to transfer quarterly assessments. Goal is to have that done by August 6, 2021.

The transfer of \$100,000 from operating funds to reserves (as the Board approved) is still pending. Two CD's of Operating Reserve funds expired on 8/2/21. Direction given to accounting to not let them automatically renew at .02%. The Finance Committee needs to review.

Committee Reports

Environmental Committee – John Kylis

A committee meeting was held July 14th via Zoom and 4 residents were present. Discussed grass, overfeeding or over-fertilizing the lawn, organic vs synthetic fertilizers and general lawn care. The next committee meeting is Monday, August 9th at 7:00 pm via Zoom and the topics will be fall lawn care, over seeding and aeration, and a Fall Clean-Up Event. The invasive Tree of Heaven species has been found on Moline. Nutsedge and kudzu are also present in the community. The monument lights have been installed.

Planning & Development – Lou Tobat

The Fairfax County Board of Supervisors has established a task force to look at renaming Lee Highway (Rt. 29) and Lee-Jackson Memorial Highway (Rt. 50). The Fairfax County Board will make a decision after input from the community. The intersection of Old Keene Mill and Rolling Road is still under construction.

Reserves & Maintenance Planning Committee –

Beth Rodriguez

Recommended that the Euclid mailbox that needs repair be reported to the Springfield Post Office.

Recreation Committee – Vacant

No report.

Welcoming Committee – Regina Watson

Twenty-two Welcome Packets are ready and Board members will hand-deliver the packets to residents and welcome them to the community in person. The goal is for packets to be delivered by the end of the week. Committee meetings will be scheduled to obtain any feedback on the process.

GENERAL BUSINESS – MANAGEMENT REPORT:

Continued on next page ...

Votes Held Between Meetings – Lori Randall, Management
None.

Homeowner Communications – Lori Randall, Management

- Tree removal request on Luce Court. [Contractor inspected, but doesn't warrant removal at this time.]
- Two cars on Kitchener Dr. and Matisse Way were towed by management.
- Request for removal of uprooted tree on Jenner Court. [Reported to contractor and tree has been removed.]
- Homeowner request for removal of tree on Brandeis Way. [Added to list.]
- Resident asked for tree overhanging his back yard to be pruned. [It is a very small tree that is partly under his fence. Any resident may trim a tree that crosses their property line.]
- Resident complained about trash cans and various items left in common area on Matisse Way. [Contractor removed items.]
- Trash left on common grounds behind fence on Kitchener Dr. [Sent violation letter to homeowner.]
- Trash being thrown down sewer drain at the intersection of Brandeis Way and Lodge Court. [Informed homeowner to call police.]
- Request for overgrown bushes that were blocking sidewalk on Euclid Way to be trimmed back. [Contractor trimmed them significantly.]
- Washer, dryer and lawnmower left on Euclid Way. [Had contractor remove them.]
- Request to trim both sides of the walking path that connects Moline Place and Euclid Way. [Does not warrant trimming at this time as it is a naturalized area.-not on list.]
- Complaint about feral cats in the community.
- Water heater and old wood left on Kitchener. [Had contractor remove them.]
- Recycling not picked up on 7/20/21. [It was picked up the morning of 7/21/21.]
- Received a couple of complaints about parking becoming an issue on Lodge Court between Jenner Court and Brandeis Way. [Lodge is a State maintained street and NCA has no authority.]
- Request for tree on Moline Place to be pruned back because the tree draws a lot of ants on car. [On list to be pruned. Offered homeowner a new parking spot.]
- Complaint about vehicles that keep switching to the guest spots. Requested that a friendly reminder be put in newsletter to keep guest spots for guests and not permanent residents and if you have more than 2 cars, to park at the pool or on the public streets. [Reminder has been in newsletter recently.]
- Tree down in ballfield. [Contacted contractor for

removal.]

- Trash not being picked up at two tot lots and ball field. [This is a repeat issue for trash company.]
- Football being thrown at pool. [Addressed this along with other issues with Titan.]

OLD BUSINESS

- Maintenance – Reserve Funds
Streets
 - Awaiting a schedule from the contractor. Tabled. Two motions made on the matter.
 - Path repair – Will be done with the street repaving. Tabled.
- Maintenance 2021 – Operating Funds
 - Tree pruning – Contractor has started and work is in process.
 - Common grounds maintenance – Signed contract was sent to contractor. Work is tabled to fall.
 - Cluster Mailbox cleaning – Contractor was ill. Community Manager to follow-up. Tabled to September.
- Association Policy
 - Security Cameras/Ring Cameras – Motion made on the matter. Director Kylis will get updated information from manufacturers regarding any promotions or discounts for NCA residents and any updates will be published in the newsletter.
 - Ground Cover – Article on Lawn Care Tips for the DIY'er was published in the August newsletter.
- Annual Architectural Inspections – The Board plans to begin reinspections in August starting with the most serious structural violations, i.e. fences, powerwashing, siding, etc. President Ramirez will sort the violation list and send each Board member their list of homes to reinspect. Lawn and yard issues will be reinspected later in the fall, October/November.
- Management Contract – President Ramirez will discuss with Summit Management the proposed revision of the definition of a site visit for inclusion in the next management contract.
- Future Board Meetings – The Board reviewed a draft proposal for an NCA policy resolution on virtual meetings. Secretary Chauvin will update the draft and send to the Board for an emergency vote prior to publication in the September newsletter.

NEW BUSINESS

- Pool Contract – Bids for the 2022 season and beyond have been requested. Two bids have been received so far. Tabled to September.
- Committee Meetings – Committee Chairpersons are advised to provide at least 2 weeks advance notice for updates to the NCA website, room reservations, etc.

The Board convened into

Continued on next page ...

Executive Session at 8:47 pm to discuss violations of rules.

EXECUTIVE SESSION

The Board convened into Open Session at 9:07 pm.

MEETING MOTIONS

1. The July 7, 2021 meeting minutes were approved by unanimous consent.
2. Motion to approve the management hourly fee for time spent overseeing the Euclid and Getty street repaving, sidewalk replacement, and path repair projects.
Made by, Treasurer Royal, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
3. Motion to approve Community Manager spending authority without prior Board approval not to exceed \$5,000 for the street repaving, sidewalk replacement, and path repair projects.
Made by Director Kylis, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
4. Motion to approve the addition of a new Section 29. Security Cameras to ARTICLE VI – OTHER PROJECTS of the Architectural Standards, as published in the August newsletter.
Made by President Ramirez, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
5. Motion to deny the request to waive late fees for Lot #445.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:12 pm.

Minutes submitted by Secretary Chauvin.

Newington Community Association Policy Resolution Regarding Use of Electronic Means for Meetings

WHEREAS, amendments were made to §§ 55.1-1800, 55.1-1815, 55.1-1816 and 55.1-1832 of the Code of Virginia (1950), as amended, (the “Virginia Property Owners’ Association Act” or the “POAA”), relating to the use of electronic means for meetings and voting, that became effective July 1, 2021; and

WHEREAS, § 55.1-1800 of the POAA provides that a meeting conducted by electronic means includes a meeting conducted via teleconference, videoconference, Internet exchange, or other electronic methods; and

WHEREAS, § 55.1-1832.F of the POAA provides any meeting of the Association or Board of Directors (“Board”) or any committee, may be held entirely, or partially, by electronic means provided that the Board had adopted guidelines for the use of electronic means for such meetings; and

WHEREAS, the statutory provisions cited above relating to the use of electronic means for meetings and voting are not prohibited by the Governing Documents of the Association, and therefore, apply to the Association pursuant to §§ 55.1-1832.A and 55.1-1835.H of the POAA; and

WHEREAS, a “meeting” shall include any Association meeting, regular Board Meetings, special meetings and covenant or due process hearings pursuant to § 55.1-1819 of the POAA, and/or Association Complaint hearings under § 54.1-2354.4 of the Code of Virginia of the Board (“Board Meeting”) and committees of the Board, including but not limited to a Nominating Committee and Architectural Control Committee (“Committee Meetings”); and

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts this resolution and guidelines for the use of electronic means for Association meetings.

A. Use of Electronic Means for Association Meetings

1. The Board shall determine whether any Board Meeting, Committee Meeting, or other meeting will be held in person or by electronic means. To foster a sense of community, the Board intends to hold in-person Board Meetings at least once each quarter, if possible.
2. In compliance with the Governing Documents and the POAA, notice of the time, date, and place of each Board Meeting or any Committee Meeting shall be published where it is reasonably calculated to be available to a majority of the owners, such as the community web site, bulletin board, or newsletter.
3. The Board will select a conference application, or contractor, type of equipment, computer, and/or telephone which will facilitate a Board Meeting or Committee Meeting conducted by electronic means, including the owner Community Forum period of a Board Meeting, permitting owners to comment on matters relating to the Association, or in the case of a special meeting, comment on matters listed on the meeting agenda. The Board shall ensure that persons accessing such meetings are authorized to do so.
4. Except for those portions of a Board Meeting conducted in executive session pursuant to the POAA, meetings conducted by electronic means shall be open for authorized owners to monitor or participate.
5. In compliance with the POAA, any owner may record any portion of a meeting required to be open that is conducted by electronic means; however, anyone recording the meeting must provide notice that the meeting is being recorded.

B. Other Requirements

1. If any owner does not have the capability or desire to conduct business at a meeting using electronic means, the Association shall make available a reasonable alternative, at its expense, for such owner to conduct business with the Association.
2. The Board shall make available instructions to the owners on how to participate in any meeting conducted by electronic means. This information will be made available to the owners on any of the venues designated by the Board normally used to announce Board Meetings, such as the community web site, bulletin board, or newsletter.
3. The minutes of the Board Meeting shall include the fact that the Meeting was held by electronic means, entirely or partially, and the type of electronic means by which the Meeting was held.
4. The Board shall ensure that persons accessing such Meetings are authorized to do so, especially during any portion of a Board Meeting held in executive session.
5. The Board shall develop additional procedures for contingencies in the event of technical difficulties or malfunctions.
6. The Board may develop additional procedures for recognizing other Board members and owners and their right to speak or communicate without interruption during a meeting.

This Resolution was adopted at a meeting of the Board of Directors conducted by electronic means via _____.

The effective date of this Resolution is _____, 2021.

The Board directs that this Resolution regarding meeting by electronic means shall be reasonably published or distributed to the owners.

Community News & Reminders

Pool Hours Labor Day Weekend

- Friday, September 3 11am to 8pm (no school)
- September 4-5 11am to 8pm
- Monday, September 6 (Labor Day): 11am to 6pm and will be closing for the season

Six Reasons to Scoop the Poop

(Excerpts taken from Article by Doody Calls Pet Waste Removal)

- 1) Dog waste is an environmental pollutant.
- 2) Pet byproducts can harm your health
- 3) Contaminated waste can make dogs sick, too
- 4) It doesn't just disappear.
- 5) Rodents love pet waste.
- 6) Children are at risk.

Let's not forget it is required by County Law. Report excessive back yard waste to the Fairfax County Health Department. Report dog walkers who don't pick up to Animal Control. Routine walking paths and times are a big help.



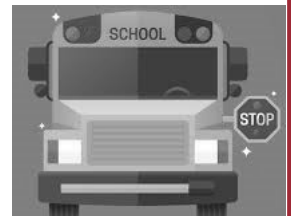
DOES YOUR **TEEN** NEED COMMUNITY SERVICE HOURS?

This is a great opportunity for middle school or high school age students to earn their service community hours for school.

NCA is in need of volunteers to deliver newsletters on parts of Godolphin Drive.

Contact NCA Office (703-455-3606) for details.

SAFETY FIRST: SCHOOLS ARE OPEN!



Reminder that schools are open. Please drive with caution and watch for bus riders and walkers.

A reminder to obey the speed limit signs within our community, including one way street signs on some of our streets.

Do not park in fire lanes or along yellow curbs.

PARKING LOT REGISTRATION REMINDER

If you are interested in placing your boat, camper, RV, or trailer in the pool parking lot, you must submit an application. One application will be accepted per property. Forms must be submitted by the first week of September. Refer to the NCA website for the form.

FARMER MARKETS ARE STILL OPEN

Most Fairfax County Farmer Markets will stay open through mid-late November or even early December. To see the schedule and market locations, visit: <https://www.fairfaxcounty.gov/parks/farmersmarkets>

DRAFT
NEWINGTON COMMUNITY ASSOCIATION
ANNUAL MEETING
Harvester Presbyterian Church
7800 Rolling Rd
Springfield, VA 22153
August 12, 2021
Minutes Provisionally Accepted on xx-2021

President Debby Ramirez called the meeting to order at 7:30 pm. The meeting was recorded. President Ramirez welcomed everyone and asked each Board member, Vice President Regina Watson, Secretary Karen Chauvin, Treasurer Bobby Royal, and Director John Kylis, to say a few words about themselves. President Ramirez also thanked NCA's Community Managers, past and present, Lori Randall and Stephanie Reed, and the Assistant Community Manager, Tina Queen for their unfailing support.

President Ramirez also welcomed special guest Delegate Vivian Watts to the meeting. Delegate Watts encouraged residents to get involved, get to know your neighbors, and if NCA residents have any questions regarding local or state level government issues, she would be available for Q & A sessions.

COMMUNITY FORUM

Homeowners raised the following issues:

1. A resident commented that he was glad that NCA had approved security cameras for the community, as a Jeep was stolen right in front of him while he was standing in front of his house. [NCA is working to get a community discount for Ring cameras. Watch newsletter and website for updates as the promotion will only be valid for a limited time period.]
2. The resident also said that the contractor that repaved Luce Ct last year did an excellent job. The resident was interested in the list of projects that were funded year by year from the reserve funds. This information could be loaded into Vantaca under the finance page.
3. A resident had concerns about noise from helicopter flights. [Delegate Watts stated that many of the flights are military, and thus follow Federal rules which take precedence over state and local ordinances. Residents are encouraged to write to Supervisor Storck, their Senator, and Representative about any aircraft noise issues from Reagan Airport, the Pentagon, etc.]
4. A resident would like the NCA Board to have 9 members as the governing documents allow, and encouraged everyone to get involved. He has heard complaints about too many rules and selective enforcement. He would also like the number of votes for each candidate to be published. [NCA currently has a policy in place that limits the number of Board members to five. President Ramirez said that if the nominees that did not win election would attend the September virtual Board meeting or re-confirm their interest, the Board would consider increasing the number of Board members to seven and would adjust the respective terms of office to achieve a staggered rotation of Board members.]
5. A resident had concerns about residents feeding feral cats on Luce Ct. [NCA has discussed this issue before, and there have been residents who trap and make sure feral cats are neutered and get their shots as well as feed them. Fairfax County policy appears to be that feral cats should remain in place, rather than be trapped and re-located.]
6. President Ramirez asked for Delegate Watts' assistance with the Fairfax County Board of Supervisors and V-Dot to move the bike lane striping from in front of the ballfield to the other side of the road to increase safety. NCA will send a copy of all the correspondence on this issue to Delegate Watts.
7. A resident commented that loose recycling boxes, packing materials, etc. end up in her yard.
8. A resident suggested that the Board consider using text messages in addition to, or instead of, emails to reach out to residents.
9. A resident inquired about the status of the disposition of the violations resulting for the Architectural Inspections. [Some violations have already been corrected, and the Board will do re-inspections in August/September focusing on structural issues, i.e., siding, roof, gutters, etc., but will not include follow-up on yard issues until later in the fall. The initial inspection and the production of the letters were funded by a contract with Summit, but the mailing costs were funded by NCA. Any follow-up letters, postage, etc. will be funded by NCA.]
10. A resident stated that the Vantaca website is beneficial for viewing account information. However, the "Suggestion" button doesn't seem to be working properly. [There is a technical issue and it is being worked on. In the meantime, send questions to the NCA manager.]
11. A resident stated that a former President set up the NextDoor Newington Station account, but it is not known who monitors the account. [NCA's legal counsel has advised NCA not to use these social media forums for

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From previous page...

NCA business. NCA has a website, a newsletter, and a bulletin board on the wall by the meeting room at the office for NCA communications.]

12. A resident stated that the new monument lights are helpful for deterring crimes.
13. A resident asked if in-person meetings would be held in the future. [The Board is planning to hold in-person meetings, but the timing is uncertain due to the delta virus.]
14. A resident said the last house on Gwynedd Way has a light out. [Residents should send an email to the NCA manager whenever there is a light out or other concerns.]

ANNUAL MEETING

President Ramirez convened the Annual Meeting at 8:05 pm. A quorum was present.

President Ramirez announced that there were 2 positions to be filled and asked for nominations from the floor. The following nominations were received:

1. Bobby Royal
2. Phil Space
3. Milbert Dacayana
4. Abdul Elgadi

Members filled out their ballots and the ballots were collected.

APPROVAL OF MINUTES

Minutes of the August 8, 2020 Annual meeting were approved by acclamation.

TREASURER'S REPORT

Treasurer Bobby Royal presented financial highlights including the 2020 year end balances, 2021 mid-year review, reserve expenses and operating funds projects since the last annual meeting, and the first draft of the 2022 budget.

2021 FINANCIAL HIGHLIGHTS AS OF 6/30/21

2020 Year End

Total cash in operating accounts - \$303,230
Reserve Assets - \$256,700 (approximately \$67,500 in common and \$189,200 in streets)
NCA ended the year with net income of \$40,726
Members' equity - \$229,526 (included in operating accounts above)
Investments included CDs, Treasury Notes and interest -bearing money markets

2021 Mid-Year Review

Total cash in operating accounts as of 6/30/21 was \$333,163 (includes the \$100,000 the Board approved for transfer to common reserves)
Reserve Assets - \$282,642 (approximately \$77,591 in common and \$205,051 in streets)
Net Income \$48,388
Members' equity - \$230,058 (includes the \$100,000 the Board approved for transfer to common reserves)
Investments include CDs, Treasury Notes and interest -bearing money markets

Reserve Expenses since last Annual Meeting

Streets

- Engineer review to ascertain conditions and prepare specifications report on next two street projects, Euclid/Getty and LeMoyné. Board approved contract for repaving Euclid/Getty (\$163,300) in 2021.

Common Grounds

- Path repair planned (\$16,000)
- Repaired large crack in pool (\$8,000)

Operating-funded projects since last Annual meeting

- Approved a contract to improve five common ground bare areas (Dampier, Kitchener, Luce, Matisse) plus a small retaining wall on Kitchener. (\$10,525)
- Dead and dying trees continue to be a maintenance priority. Due to the abundance of woodlands and landscaping in the community, there are not enough funds to deal with every concern. The tree policy process is followed, and priorities are established with the community's best interests in mind.
- Bi-annual architectural inspections by Summit. (\$6,000) Completed.
- Power wash all mailboxes approved. (\$2,400) Pending

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Assessment Delinquencies as of 12/31/19

- a. Current plus Over 30 days - \$2,682
- b. Over 60 days - \$5,301
- c. Over 90 days - \$25,693
- d. 11 accounts with the collection attorney

Assessment Delinquencies as of 12/31/20

- a. Current plus Over 30 days - \$177
- b. Over 60 days - \$2,972
- c. Over 90 days - \$33,874
- d. 11 accounts with the collection attorney

Assessment Delinquencies as of 6/30/21

- a. Current plus Over 30 days - \$940
- b. Over 60 days - \$6,352
- c. Over 90 days - \$21,252.73
- d. 14 accounts with the collection attorney

In total, there were no significant changes in a six-month period.

The Doubtful Accounts Analysis was completed as of 6/30/21. The calculation comes to \$11,173, of which \$15,000 is already noted on the balance sheet. The calculation will be done again before the 2021 budget is finalized.

2019 audit

No update at this time.

2022 Budget

NCA's governing documents limit the amount assessments may be increased each year based on the change in CPI-U (Consumer Price Index - Urban). Currently, using June CPI figures, the maximum the budget may be increased is 4.34% which is approximately \$9 per lot per quarter. The final draft budget will be in the November newsletter for the members' review.

PRESIDENT'S REPORT

President Ramirez reported highlights of the Board's accomplishments for 2020-2021:

- NCA Office siding and sidewalk were pressure washed
- NCA Office gutters were cleaned
- Cracks in the pool were repaired
- Removed remaining vegetation from the ballfield
- Purchased new soccer nets
- Developed and implemented a Community Survey [109 responses, approximately]
- Modified the Exterior Project Form to include return delivery by email, mail, or both
- Analyzed residents' preference for newsletter distribution, which was split between email and hard copy delivery
- Analyzed option for doggie waste stations [Will install three more trash cans; pending until next trash contract]
- Purchased 3 Community Meeting Signs
- Activated the NCA Email Distribution List
- Rolled out Summit's New Vantaca Database System
- Purchased and installed lights at all NCA Monument signs
- Approved Euclid Way & Getty Court Street repaving project, including sidewalk repairs as needed throughout the community
- Developed and approved Architectural Standards for security cameras and porticos
- Revised Architectural Standards to include colors for brick staining

ELECTION RESULTS

The following persons were elected to serve on the Board:

Phil Space

Milbert Dacayana

DOOR PRIZE DRAWING WINNERS

Donna Hunolt won the \$50 door prize in the proxy drawing.

Gloria Jenkins-Moody won the \$100 door prize for signing in at the Annual Meeting.

Meeting adjourned at 9:23 pm.

Minutes submitted by Secretary Karen Chauvin

Newington Station Update - Jim Fox & The Mason Group



Active:

2 townhomes priced from \$450,000-469,977
1 detached home priced at \$639,500

Under Contract:

2 townhomes priced from \$439,990-439,999

Sold:

3 townhomes with sold prices of \$360,000-465,000

Happy Summer!



Jim Fox, Terry Moore &
Ki Hatch

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NCA Calendar

SEPTEMBER 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Trash Timing: Monday & Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am. Bulk pick-up must be pre-arranged due to COVID-19 restrictions. Call 703-368-0500 to schedule bulk items.			1 7pm NCA Board Mtg (see website for location/details) Yard Debris*	2 White Goods Pickup ¹	3 NO RECYCLING FCPS NO SCHOOL Trash & Bulk pick-up** Yard Debris (Townhomes) Pool Hours 11am - 8pm	4 Pool Hours 11am - 8pm
5 Pool Hours 11am - 8pm	6 LABOR DAY Pool Closes @ 6pm	7 Trash & Recycling	8 Yard Debris*	9 White Goods Pickup ¹	10 NO RECYCLING Trash & Bulk pick-up** Yard Debris (Townhomes)	11 PATRIOT DAY 9-11-2001
12	13	14 Trash & Recycling	15 Newsletter Deadline Yard Debris*	16 White Goods Pickup ¹	17 NO RECYCLING Trash & Bulk pick-up** Yard Debris (Townhomes)	18
19	20	21 Trash & Recycling	22 Yard Debris*	23 White Goods Pickup ¹	24 NO RECYCLING Trash & Bulk pick-up** Yard Debris (Townhomes)	25
26	27	28 6pm Welcome Committee Meeting (see website for location/details) Trash & Recycling	29 Yard Debris*	30 White Goods Pickup ¹		

NOTE: *Yard Debris for single family homes resumes on Wednesdays starting April 7, 2021. ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-055. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>.