



Inside Newington Station

Newington Community Association Monthly Newsletter DECEMBER 2020

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NCA BOARD OF DIRECTORS MEETINGS

December 2
January 6, 2021
February 3

President's Corner

By Debby Ramirez

As we are entering into the holidays it's easy to get preoccupied with all the activities this season brings. With all the fun and excitement, it is not uncommon for something to get overlooked. If you will have a live tree this year be sure to keep the stand filled with water to keep it from drying out. Also, exterior holiday decorations can be put up 30 days prior to the holiday and should be taken down no later than 30 days after.

When the snow falls be sure to shovel your sidewalk and if there is a water hydrant nearby take a moment to clear the snow off. If you have elderly neighbors, check in on them and if possible, shovel their sidewalk. I am sure your kindness will go a long way and will be much appreciated.

Have a Merry Christmas or a Happy Hanukkah and may the New Year bring blessings to everyone!

2021 BUDGET APPROVED

The Newington Community Association Board of Directors has passed the 2021 Budget. Quarterly assessments in 2021 will be:

Town Homes	\$ 266.12
Single Family Homes	\$ 215.90

There is a \$2.64 increase for townhomes and \$2.13 increase for single family homes. Quarterly assessments are DUE on the first day of the month in January, April, July, and October. Check the NCA website (www.newingtoncommunity.org) for additional financial information.

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: Lori Randall, CMCA, AMS
with Summit Management (703-945-1425)
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
Selenia 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 – Regina Watson (Term: 8-19 thru 8-22)

Treasurer – Bobby Royal (Term: 8-19 thru 8-21)

Secretary – Karen Chauvin (Term: 8-18 thru 8-21)

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

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 - Pam Rodriguez

Newsletter Distributors

Kathy Anderson	Karen Chauvin	Kelly Paul
Lindsay Andrews	Mike Ferraris	Perritt Kids
Amanda Baird	Fulcar Family	Ramirez Family
Cyrille Barr	Donna Hunholt	Lisa Robbins
Blake Carpenter	Zinta Michael	Roche Family
Cerchione Family	Jeffrey Notestine	Regina Watson
	Al Owens	

Bears, Oh My!

NCA has received a few reports of bear damage to birdfeeders, as well as a bear rummaging through trash bags. They are black bears and they have a keen sense of smell. Once they find food, they keep coming back, especially in fall when they are fattening up for winter hibernation.

Do NOT put trash out in thin grocery bags! Use a can with a lid, or buddy up with a neighbor and put your trash in carts with a lid.

Rethink your bird feeders, especially those on poles in the ground. In fall, take them down until the bears have gone into hibernation, usually by December, depending on the weather. Remember, bears can climb trees, including decks and porches!

Keep your barbecue grill clean and as free of drippings as possible. Move the grill away from your house when you aren't using it, and clean it regularly with ammonia or bleach.

Do not leave food bowls for dogs and cats out overnight.

As reported by the Humane Society, if you encounter a black bear, remain calm.

- Stand and face the bear directly. Never run away from or approach him.
- Make yourself look as big as possible by spreading your arms or a coat.
- Make as much noise as possible by yelling, clapping your hands, banging pots and pans, etc.
- If a bear approaches you and you have bear spray, use it!
- After the bear leaves, remove whatever attracted him to the location (barbecue grill, bird feeder, pet food, or garbage).
- In the very rare case that a black bear does attack you, fight back (don't play dead).

<https://www.humanesociety.org/resources/what-do-about-black-bears#>



Newington Station Update - Jim Fox & The Mason Group



Under Contract:

1 townhome priced @ \$399,999

Sold:

2 townhomes with a sold prices from \$427,000-436,000

Please stay safe and healthy during the pandemic.

We have extra masks and gloves for anyone in need~



**Jim Fox, Terry Moore &
Ki Hatch**

703-755-0296 (direct)

800-382-2345 (toll-free & fax)

Email: jim@masongroup.com

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Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
November 4, 2020 7:00 pm

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

The meeting was recorded.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: No comments.

COMMUNITY FORUM:

No comments.

HEARINGS:

Lots 15, 18, 21, 41, 126, 462 were scheduled.

Lot 15 – Back fence that needed repair has been removed. Trees that are located on the home owner's private property may be removed.

Lot 462 – Fence is now board-on-board and owner will send a current photo of the fence.

Lots 18, 21, 41, and 126 were not in attendance.

APPROVAL OF MINUTES: See Meeting Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal

The Eagle Account signatures have been updated.

Treasurer Royal is looking for suitable investments for the CD's that have expired. No comments were received on the draft budget. Motion made on the matter.

Committee Reports

Environmental Committee – John Kylis

The Environmental Committee cleared the remaining vegetation from the ballfield fence on October 17. A Zoom meeting was held on October 26 and the Committee is working on plans for an Annual Clean Up Day on November 14th.

Trimming along the path on Moline is pending. Committee will determine which trails have no NCA boundary signs.

Japanese stilt grass infestation in the woods is pervasive. Cutting in summer would help control it, but it is nearly impossible to eradicate. Investigation of bamboo growing in the woods is pending.

The turf regeneration areas look healthy, but the hydro-seeded areas have less new growth.

Director Kylis will write an article for the newsletter on "No Dumping in the Woods."

Planning & Development – Lou Tobat

The National Museum of the U.S. Army will open November 11, 2020. Flyovers are planned as part of the celebration.

Reserves & Maintenance Planning Committee – Beth Rodriguez

The Community Manager reviewed the maintenance list. The sidewalk issues will be addressed during the paving project next year. Other smaller maintenance repairs, e.g. repairs to the ballfield fence, will be handled by the Community Manager. The remaining items will be added to the ongoing grounds maintenance list.

Recreation Committee – Pam Rodriguez

No report.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management
None.

Homeowner Communications – Lori Randall, Management

- Dead tree behind 7835 Godolphin. [Inspection did not show a dead tree within striking distance of fence or home. [Homeowner realized it had leaves, just not on lower branches.]
- Communications with resident who believed the street contractor cracked her sidewalk and with contractor. [Plan is for contractor to replace sidewalk pad when in the area on another project. Manager to follow up.]
- Complaint that residents on Jenner Ct are not putting trash out in adherence to Trash Policy. [Flyer distributed to all houses on the street.]
- Inquiry on status of shutters on Brandeis. [Management policy is that homeowner violations are not discussed with other residents.]
- Resident stated neighbor had provided pictures of unsafe pavers on common grounds and wants ground crew to remove them. [This work request has been added to the maintenance list for assessment.]
- Formal complaint received regarding homeowner communications. [Response provided in compliance with the Association's Complaint Policy. The topic will be included in the December Board package.]
- Resident reviewed draft Committee Charter and felt language should be added requiring members to abide by the Association's Code of Conduct and be in good financial standing. [Language on a code of conduct has been added to the draft charter for the Board review. Language on 'good standing' is already in the Charter.]
- Rotted tree down behind Kitchener and Maple spar on Euclid. [Both were reported to tree contractor.]
- Complaint of neighbor's tree dropping leaves in another neighbor's yard. [This is not an NCA violation.]
- Why do single family homes get both a free trash can and a recycling can and townhomes only get recycling cans? [Practice was established more than 15 years ago. Many townhome owners do not have the space for both or they did not order a recycling can when the oppor-

tunity was presented. The trash contract will be modified to include more options for the townhomes when bids are solicited for the next contract award.]

- Dead branch hanging in tree above parking space. [Tree contractor removed it.]
- Dead tree behind 7842 Godolphin. [Confirmed and sent to tree contractor.]
- There have been two reports of bears on NCA property: one on Cushing Ct of bear damage to bird feeders and one on Marconi Ct of a bear going through the trash. [Secure all trash in covered cans or carts. An article will be put in the newsletter.]

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.
- Maintenance – Operating Funds
- Common Grounds: Items identified by the Maintenance Committee and the Environmental Committee have been added. Board needs to prioritize the list in conjunction with the available funds.
- Trees: Only three trees remain to be removed.
- Community Survey – The survey will be published in the December newsletter and responses must be received by December 31, 2020. The survey link on the NCA website will be moved up so it is more visible. The survey can be mailed, scanned as a pdf and emailed, dropped in red drop box, or faxed.
- Exterior Project Forms – Tabled until January 2021.
- Email Distribution List – Tabled to January 2021.
- Use of Association Email by Committees – Tabled to January 2021.
- Website Streamlining – Tabled to January 2021.
- Committees – The Board reviewed draft charters for each committee and will consider which committees are open to renters. Director Kylis will provide comments via track changes of the current draft for the Board's review. Tabled to December 2020.
- Architectural Standards Revision – Mineral Stains has products distributed locally. Tabled to December.
- Trash Cans – No further action. Removed from agenda.
- Lawn Maintenance – No responses were received from the notice in the newsletter. Notice will be re-run in the March 2021 newsletter. No further action. Removed from agenda.

NEW BUSINESS

- Parking Policy – The Board discussed options for revising the parking policy for unmarked parking spaces. No feasible changes were identified. Removed from agenda.
- Meeting Signs – Director Kylis will research the specifications, availability, and cost of signs that can be used for notifying residents of Board and committee meetings. Vice President Watson will put out and take

down the signs, if they are purchased.

Board convened into Executive Session at 9:11pm to discuss employee compensation and legal matters.

EXECUTIVE SESSION

Board reconvened into Open Session at 9:49 pm.

MEETING MOTIONS

1. Minutes of the October 7, 2020 Board meeting were approved by unanimous consent.
2. Motion: To approve the 2021 NCA budget as published in the November newsletter.
Made by Treasurer Royal, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
3. Motion: To provide a holiday bonus of \$500 and a cost of living increase of 2% to the Assistant Community Manager.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 4 Yes 1 Abstain Director Kylis.
4. Motion: To waive any fees for Lot 15 contingent on back fence being removed.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
5. Motion: To waive any fees for Lot 462 contingent on review that fence is now an approved style.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
6. Motion: To assess a charge of \$10 per day for Lot 18 starting November 20, 2020, for a period of up to 90 days if the violation has not been corrected.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
7. Motion: To assess a charge of \$10 per day for Lot 21 starting November 20, 2020, for a period of up to 90 days if the violation has not been corrected.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
8. Motion: To assess a charge of \$10 per day for Lot 41 starting January 15, 2021, for a period of up to 90 days if the violation has not been corrected.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
9. Motion: To assess a charge of \$10 per day for Lot 126 starting March 1, 2021, for a period of up to 90 days if the violation has not been corrected.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 10:01 pm.

Minutes prepared by Secretary Chauvin.

Community News & Reminders

Quarterly Assessments Due January 1

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

Newsletter Distributors Needed

If you are interested in delivering newsletters once a month to the residents on Matisse, Eucalyptus and Dampier Courts, please contact the Community Manager for details. Call 703-455-3606.

Yard Waste Dumped in Wooded Area

A bag of yard waste was found in the wooded area behind 8540/8542 Gwynedd Way. Yard waste collection for single family homes is on Saturdays. Properly bagged yard waste may be put out on Fridays with regular trash collection for the Town Homes. If you see anyone littering on common ground, please contact Management or the Environmental Committee immediately.

NCA Parking Policy Reminder

Revisions to the parking policy were made in April of this year and the Association would like to remind all residents to become familiar with this policy, particularly #8 concerning blank parking spaces. These spaces can only be occupied for, at most, 7 days at a time. If you notice a vehicle parked for longer than 7 days, please contact NCA Management.

IMPORTANT SAFETY MESSAGE FROM YOUR NCA BOARD



Just a friendly reminder to all NCA residents. Do not burn yard waste, such as leaves and tree branches. Fairfax County prohibits the open burning of refuse, which includes yard waste.

Fairfax County also prohibits using a firepit or other portable fireplace, e.g., a chiminea, to burn refuse.

For more information, please see this link.
<https://www.fairfaxcounty.gov/fire-ems/fire-marshall/recreational-fires>

FALL LEAF NOTICE

NCA's grounds contract includes leaf removals. The next clean-up is scheduled for late-November and the last one is scheduled for mid-December (*refer to NCA website for specific dates*). The contractor removes leaves from common ground turf areas only.

As a reminder, please do NOT pile the leaves from your yard onto common grounds. Piles of leaves left for days will kill the grass. Please do not blow or rake your leaves into the street. The leaves get wet and slippery or can clog storm drains. All residents should bag the leaves from their property and place them out for trash removal. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Saturday through the end of the year. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!

Safe Disposal of Medicines: Do Not Flush Unused Medicines!!

Do you have unused or expired over-the-counter or prescription medicine in your cabinet? Dispose of them properly to help prevent misuse and accidental poisonings and to protect the environment. Waste-water Treatment Plants and Onsite Sewage Disposal Systems are not designed to remove these chemicals. As a result, these medications can end up in the environment and eventually in our drinking water.

Fairfax County Police stations and area pharmacies now provide permanent drug disposal drop boxes where residents can safely dispose of their unused or expired medications anytime of the year. One location close to NCA is the West Springfield Station, 6140 Rolling Rd, West Springfield, VA 22152.

You also can pick up a drug disposal kit at Fairfax County Health Department offices and other drug disposal kit distribution locations. Link: <https://bit.ly/3nwXz7h>. Before visiting a Health Department office, please call to confirm that kits are available.

For more information, contact <https://www.fairfaxcounty.gov/health/drug-disposal>.



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.

Community Survey: How Are We Doing?

DEADLINE: December 31, 2020

Your input is valuable to us! Occasional surveys help the Board get feedback from both owners and renters on several aspects of the community. Complete the form that is attached to this newsletter (pages 9-10) and email it or drop it at the NCA office drop box, or there is a pdf fillable version posted on the NCA website you may complete and submit by email.

Link: <http://newingtoncommunity.org/2020-nca-survey/>

And don't forget to include your name and NCA address to complete the survey.

Results will be published in the NCA newsletter. Thank You!!

American Disposal Holiday Trash Schedule

Thanksgiving: For NCA, there is no change in scheduled service. For NCA, trash will be picked up as scheduled for Tuesday and Friday of Thanksgiving week.

Christmas Day & New Year's Day: Collection will be normal for Tuesday, December 22 (trash and recycling). There will be **NO TRASH OR BULK PICK UP ON FRIDAY, DECEMBER 25!** The next trash pick up and recycling will be on Tuesday, December 29. **For January 1, 2021: NO TRASH OR BULK PICK UP!** Trash and recycling will resume on Tuesday, January 5, 2021. No bulk items until Friday, January 8, 2021.

****Recycling Material during the holidays:** Due to the heavy volume of items being shipped this year, American Disposal asks that recycling boxes be broken down to fit inside your container. If you have heavy volume, please space out your recycling material over a couple of different Tuesdays.






Single Family Homes: last Saturday yard debris pick up is Saturday, December 19. Until this service resumes, place yard debris out with regular trash.

Reminder: changes to trash schedule will be posted on the NCA website. In the event of inclement weather, check www.newingtoncommunity.org for changes to trash schedules.

NCA Calendar

DECEMBER 2020

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.**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Trash & Recycling	2 7pm NCA Board Mtg (see website for location/details).	3 White Goods Pickup ¹	4 Trash & Bulk pick-up** Yard Debris (Townhomes) NO RECYCLING	5 Yard Debris*
6	7	8 Trash & Recycling	9	10 Happy Hanukkah 12/10-12/18  White Goods Pickup ¹	11 Trash & Bulk pick-up** Yard Debris (Townhomes) NO RECYCLING	12 Yard Debris*
13	14	15 Trash & Recycling Newsletter Deadline	16	17 White Goods Pickup ¹	18 Trash & Bulk pick-up** Yard Debris (Townhomes) NO RECYCLING	19 Yard Debris* (last day for single family homes)
20	21  First Day of Winter	22 Trash & Recycling	23	24 White Goods Pickup ¹	25 NO TRASH OR BULK PICK-UP  Christmas	26  KWANZA
FCPS -- No School -- Winter Break						
27	28	29 Trash & Recycling	30	31  White Goods Pickup ¹		
FCPS -- No School -- Winter Break (through January 3, 2021)						

NOTE: *Yard Debris (Saturdays) for single family homes. 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>.

2020 Newington Community Association Survey

- 1) What is your relationship to NCA?
 - a. Owner/Resident
 - b. Owner/Non-Resident
 - c. Non-Owner/Resident
- 2) Do you look at NCA's annual budget either in the newsletter or on the website?
 - a. Yes
 - b. No
- 3) What is your general opinion of the quarterly assessments?
 - a. Reasonable
 - b. Too high
 - c. Too low
- 4) Which, if any, amenities have you or someone in your home used in the past 18 months?
 - a. Tot lots/Playgrounds
 - b. Tennis courts
 - c. Walking paths
 - d. Basketball Court
 - e. Pool
 - f. N/A
- 5) How frequently do you use the amenities?
 - a. Daily
 - b. Weekly
 - c. Monthly
 - d. Yearly
 - e. Never
 - f. Seasonally
- 6) Do you feel NCA's common grounds are well maintained?
 - a. Yes
 - b. No
 - c. Neutral
- 7) Do you feel NCA streets are well maintained?
 - a. Yes
 - b. No
 - c. Neutral
- 8) What is your opinion on rule violation enforcement?
 - a. Must be imposed to maintain property value
 - b. No opinion
 - c. Other _____

- 10) Does the board provide ample time for the violation to be corrected?
 - a. Yes
 - b. No
- 11) Were you aware that NCA has a website?
 - a. Yes
 - b. No
- 12) How often do you visit the NCA website?
 - a. Weekly or more often
 - b. Monthly
 - c. As needed
 - d. Never
- 13) Do you wish to be on the NCA email distribution list to receive community announcements, important reminders and last-minute updates? (this would exclude annual meeting notices, new rules and HOA assessments info)
 - a. Yes, sign me up
i. _____
 - b. No
 - c. Already on it
- 14) What is your opinion of the current trash policies?
 - a. Require residents to use appropriate receptacles for all curb side pickup.
 - b. Designate trash pickup locations on each street.
 - c. Both A and B
 - d. No change
 - e. Other _____

2020 Newington Community Association Survey

15) How frequently do you attend the monthly Board meetings?

- a. Always
- b. Sometimes
- c. Whenever I have a question/comment/concern
- d. Never, why not?

16) Are you interested in any volunteering opportunities?

- a. Yes
- b. No

17) Which method would you prefer the Newsletter be distributed to you?

- a. Paper copy to my door
- b. Email
- c. Retrieve from the NCA website
- d. Both email and paper copy

18) What part(s) of the Newsletter do you feel is MOST important? (pick as many that apply)

- a. Calendar
- b. Reminders/Announcements
- c. Meeting Minutes
- d. Area Events
- e. Directory
- f. Miscellaneous articles
- g. Ads

Please list any skills/knowledge you have that could provide a solution for a concern you may have in the community:

Please list any talents/abilities you have that may support a recreational community event:

Kindly, include things you like, things you don't like, things you wish to see "implemented and/or decommissioned" if any:

Please use the following space for any additional comments:

Name: _____

Address _____

Thank you for your time in filling out this survey! Your feedback is valuable to us.