



# Inside Newington Station

## Newington Community Association Monthly Newsletter FEBRUARY 2020

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### NCA BOARD OF DIRECTORS MEETINGS

February 5  
March 4  
April 1  
May 6

### Message from the NCA Board

#### To All In-Home Day Care Providers

Just a reminder that NCA has approved a new policy resolution for Home Child Care Facilities in the Community. The hours of operation are restricted to between 6:00 a.m. and 9:00 p.m.

Day care providers must inform their customers who are dropping off or picking up children that they may use only the two (2) parking spaces that are allotted to the residence where the Day Care Facility is located.

Children must be supervised, at all times, by the licensed day care provider when using the common areas of the community property.

In addition, NCA is requesting each proprietor to forward to the Management Office by the end of February a copy of the Fairfax County License and a certificate of insurance with the Association as a certificate holder.

Questions?? Please call the NCA Office at 703-455-3606 or email [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org)

For more information, go to: <http://newingtoncommunity.org/wp-content/uploads/Child-Care-Business-Resolution-19-01.pdf>

**\*\* VOTE \*\* VOTE \*\* VOTE \*\***

Presidential Primary (Democratic) – March 3, 2020  
General Election – November 3, 2020

Any registered Virginia voter may cast a ballot.

Newington Station voters vote in the **\*\*ALBAN\*\*** precinct at Saratoga Elementary School  
Don't waste time in the wrong line! - See Page 7 for full details.

# 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](mailto:manager@newingtoncommunity.org)

## BOARD OF DIRECTORS

President – Amber Cerchione  
Appointed 2/6/19; Original Term – elected 8-17 thru 8-20

**Email:** [president@newingtoncommunity.org](mailto:president@newingtoncommunity.org)

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

Vice President – Regina Watson (Elected 8-19 thru 8-22)

Treasurer – Bobby Royal (Elected 8-19 thru 8-21)

Secretary – Karen Chauvin (Elected 8-18 thru 8-21)

Director – Debby Ramirez (Elected 8-19 thru 8-22)

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

## 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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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

Lee 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

## ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

## FINANCE COMMITTEE

Chair—Bobby Royal

## PLANNING AND DEVELOPMENT

Chair—Lou Tobat

## MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

## RECREATION/SOCIAL COMMITTEE

Chair - Pam Rodriguez

## Newsletter Distributors

Kathy Anderson	Fulcar Family	Ramirez Family
Lindsay Andrews	Donna Hunholt	Roche Family
Amanda Baird	Victor Ibanez	Rodgers Family
Cyrille Barr	William & Mary Loy	Spinelli Family
Abdul Berlas	Zinta Michael	Regina Watson
Cerchione Family	Al Owens	
Karen Chauvin	Perritt Kids	

# 2020 Street Renovation

## MATISSE WAY and RED ASH COURT

Matisse and Red Ash are next to receive an entire street renovation to include a complete removal of four inches of asphalt as well as some sidewalk, and curb and gutter replacements. Streets will be CLOSED to all traffic throughout this project.

When the dates have been finalized, another flyer will be put on everyone's door and a sign will be placed near the entrance to Rowanta Way. Please plan ahead! If you will not be in town in spring or summer, make sure a neighbor has a way to notify you or move your car. When signs are placed out announcing the date of the work, any vehicle that remains in a parking space as of 7:00 a.m. during construction will be towed at the owner's expense.

If you have any questions or concerns, please contact the office at [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org) or 703-455-3606 or Lori Randall at Summit Management at 703-945-1425 or [lori.randall@summitmanage.com](mailto:lori.randall@summitmanage.com).

## 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](mailto: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.

NEWINGTON COMMUNITY ASSOCIATION  
MONTHLY BOARD MEETING MINUTES

January 8, 2020

**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, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director Debby Ramirez.

**MANAGEMENT PRESENT:** Lori Randall

**OTHER ATTENDEES:** None

**PRESIDENT'S COMMENTS:** The holiday lights in the community looked very nice.

**COMMUNITY FORUM:**

- A resident commented that there were lights out at the sign on Rolling Rd and Northumberland.

**HEARINGS:**

Lot 236 was not in attendance.

**APPROVAL OF MINUTES:** Minutes were approved by unanimous consent. *(All motions are listed at the end of the minutes.)*

**OFFICER & COMMITTEE/BUSINESS REPORTS:**

**Treasurer's Report** – Treasurer Royal  
NCA's expenses are on track with the budget. About \$50,000 of the available cash funds in the operating accounts should be invested in CD's to obtain investment income. Treasurer Royal will call a Finance Committee meeting to discuss.

**Planning & Development** – Lou Tobat  
No report.

**Reserves & Maintenance Planning Committee** – Beth Rodriguez  
No report.

**Recreation Committee** – Pam Rodriguez  
A Holiday Party was held at Saratoga Elementary School.

**Environment Committee** – Timothy Helferstay  
No report.

**Votes Held Between Meetings** – Lori Randall, Management  
None.

**Homeowner Communications** – Lori Randall, Management

- Letter provided by homeowner during Community Forum section of the December Board meeting. [Board has reviewed and took action as needed.]
- A homeowner thanked the association for the new trash can near Getty Ct.
- Resident stated a car regularly parks along yellow curb lane on Moline. [Residents may report such concerns directly to Dominion Towing.]
- School bus speeds on Godolphin. [Bus number reported to FCPS Transportation. [Residents may report such concerns directly to the public school contacts.]
- Stop signs on LeMoyné are down. [Old signs were not found. New stop signs have been ordered.]
- There was a water main break on Durer.
- Worked with police and provided copies of security camera video.
- A resident would like to have the underbrush cleared on a path that runs through the field near the power lines behind Moline and Euclid. [This is a naturalized area that has never been part of the grounds contract. The gas company keeps some of it cleared and the County clears their area twice year. Any NCA work in this area would require additional funds.]
- Received a hand-written complaint on a delinquency letter. [Board to review.]
- Received two complaints on leaf piles not being picked up quickly enough. [Leaf piles were removed.]
- Received complaint that a resident considers the NCA newsletter placed on her door as trash left by the Association. [Board to review.]
- Furniture is being dumped in the woods at the side of the ballfield.
- Received email that a large van is obstructing the view when resident backs out of assigned parking space. Resident believes this is a violation of the Parking Policy. [Board to review.]
- Resident stated there was ice on Godolphin. [Areas that were icy were treated around 2:00 am by NCA's snow contractor. Areas with more traffic were clear or had less ice.]

**OLD BUSINESS**

**Maintenance**

- Lower Matisse/Red Ash street renovations – Awaiting a contract from Fairfax Paving.
- Common Grounds – Received recommendations and quotes from one contractor for improving five priority maintenance areas; awaiting quotes on two other areas. Management will get additional quotes/recommendations for these areas.



15+ years experience in Northern Virginia real estate



**LAURA ORTEGA,  
REALTOR  
VA/MA/DC**

**NEIGHBORHOOD  
SPECIALIST**



Free consultation

Telephone: 703-582-3369

E-mail: [ortegadistrict@gmail.com](mailto:ortegadistrict@gmail.com)

[www.ortegadistrict.com](http://www.ortegadistrict.com)

**Laura has stayed on top of the ever-changing VA market...how?**

- >Laura's strengths start with her availability and unparalleled dedication; she is exceedingly responsive and makes a client feel as if he/she is the only one
- >Laura "cherry-picks" potential properties, serving clients' interests and facilitating the process
- >Laura is diligent in ensuring that the many concurrent action items do not fall through the cracks, as they easily may
- >Laura is solution-oriented; she is forward thinking when obstacles arise
- >Laura offers her support beyond the typical constraints of an agent

**Resident of "our" Newington community for 25+ years!**

**HABLO ESPAÑOL**

Shade at the pool – Finance Committee will look at option to install a concrete pad in the grassy area and put a few tables there to provide shade.

- Using Google Forms for Exterior Project Requests – Removed from agenda.
- ARC Standards – Draft of the changes will be published in the February newsletter.
- ARC Inspections for 2019 – Process is complete. Next hearings will be scheduled for February.
- Reserve Study – Reserve Advisors stated that the costs to replace 5 streets in the next 4 years and the estimated \$1.3 million needed to replace the pool structure in 2037 are the major drivers of drastic swings in reserve study funding recommendations. Finance Committee to review and make a recommendation to the Board regarding the Reserve Study.
- Board Orientation – Received a “Board of Directors Handbook” from legal counsel. The Board will read and compile any questions.
- Trash Policy Revisions – Motion made on the matter.
- Board Member Appreciation – Motion made on this matter.

## **NEW BUSINESS**

- Lee High School All Night Graduation Committee – Motion made on this matter.
- Maintenance – Reserve Plans  
Streets – Management recommends contracting with engineer to draw up specifications for next two street projects.  
Common Grounds – Manager will add an addendum to Fairfax Paving’s contract for Matisse and Red Ash renovations to repair the concrete stairs at the Eucalyptus wall. Manager will also get quotes for the concrete retaining wall near Matisse.  
Pool Deck Repair – \$10- 20,000 to repair a section of decking. Two quotes received in 2018. Management will reintroduce quotes for pool deck repairs and include a concrete pad in the grassy area so some tables can have umbrellas.
- Trash Contract Increase – There will be a 10% increase effective January 2020.
- 2020 Pool Rules – Motion made on this matter. The Board agreed Management should continue to pursue small outstanding assessment balances by withholding pool passes for any amount outstanding.

Board convened into Executive Session at 9:16 pm.

## **EXECUTIVE SESSION**

Discussed employee matter and legal matters.

Board reconvened into Open Session at 9:45 pm.

## **MEETING MOTIONS**

1. Minutes of the December 4, 2019 Board meeting were approved by unanimous consent.
2. Motion: To approve the Trash Policy as printed in the December newsletter.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
3. Motion: To show appreciation to former Board members who, since 2000, have served a full 3-year term on the Board. Their names will be engraved on a plaque that will be hung in the NCA meeting room.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
4. Motion: To approve a \$150 donation to the Lee High School All Night Graduation Party.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
5. Motion: To approve the 2019 Pool Rules for use in 2020 and to continue the collection of small overdue assessments and fees before releasing pool passes.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
6. Motion: To waive a late fee of \$12.98 for Lot 576.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
7. Motion: To waive a late fee of \$12.98 for Lot 499.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
8. Motion: To take no further action on Lot 236 as the matter has been resolved.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.

**ADJOURNMENT:** The Board adjourned at 9:46 pm.

# Community News & Reminders

## Newsletter Distributor for Marconi Court

If you are interested in delivering newsletters once a month to the residents on Marconi Court, please contact the Community Manager for details. Call 703-455-3606.

## Dogs Loose on Kitchener

Dogs have been seen out by themselves on and around Kitchener Drive.

In Fairfax County, dogs are required to be on a leash at all times in public areas, unless they're in a designated off-leash area. Please be considerate of your neighbors. Walk your dog on a leash and pick up your dog's waste and dispose of it in a public trash can or at home.

For more information, visit the following link: <http://bit.ly/2RIdf9m> or go to:

[https://library.municode.com/va/fairfax\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/va/fairfax_county/codes/code_of_ordinances). Then go to Chapter 41.1-2-4 - Unrestricted dogs prohibited; leash law.

## NO MOTOR VEHICLES ON COMMON GROUNDS

Per NCA's General Policies: NO motorized vehicles (**including contractor vehicles**) may be driven or stored on common grounds. Expect an immediate notice of hearing for anyone who drives or allows their contractor to drive on common grounds. Damage may not be immediate, but curbs and sidewalks are not designed to be driven over.

## Local Community Mowing Services By Jayden

\$20 minimum - Call: 703-337-4626

## Upcoming Elections March 3, 2020 Democratic Presidential Primary Election

On Election Day Polls Are Open From 6:00 a.m. until 7:00 p.m.

NCA votes at Saratoga Elementary School

### Alban Precinct

Democrats are the only party holding a Presidential Primary in Virginia on March 3, 2020. Republicans chose to select Delegates to their National Convention at a State Convention to be held at a later date.

Because Virginia doesn't require voters to state their party when registering, any registered Virginia voter may cast a ballot in the March 3, 2020 Virginia Democratic Presidential Primary Election.

**The last day to register to vote is Feb 10, 2020.**

To confirm that you are eligible to vote in this election, please visit the Virginia State Board of Elections website: <https://vote.elections.virginia.gov/VoterInformation>

## March NCA Newsletter

The March NCA newsletter will include the revised NCA Pool Rules and the 2020 Pool Registration Card. Be sure to fill it out and turn it in early.

### **LOOKING FOR BABY/PET SITTING?**

Teen sitter, with references, looking to babysit, be a mother's helper, or pet sit. **Call:** Spinelli residence @ 703-451-1779

### **Need Childcare or Pet-Sitting?**

Red Cross-Advanced Childcare Certified teen sitter is available for after-school care, weekends, evenings/summer days. Liv: 571-888-6532

# Newington Station Update - Jim Fox & The Mason Group



**Under Contract:**  
2 townhomes priced from \$380,000 to \$385,000

**We need new listings! Please call us if you're interested  
In selling in 2020!**



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

**703-755-0296** (direct)

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

Email: [jim@masongroup.com](mailto:jim@masongroup.com)

**Top Producers with 40+ years of experience!**

## NCA Calendar

## February 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Trash Timing: Monday &amp; Thursday-</b> Placed out for pick-up <b>NO EARLIER</b> than <b>5pm</b> <b>Tuesday &amp; Friday -</b> Placed out for pick-up <b>NO LATER</b> than <b>6am</b>						1
2 GROUNDHOG DAY SUPER BOWL	3	4 Trash & Recycling	5 7pm NCA Board Mtg** (Pool House)	6 White Goods Pickup <sup>1</sup>	7 Trash & Bulk	8
9	10	11 Trash & Recycling	12	13 White Goods Pickup <sup>1</sup>	14 Trash & Bulk Happy Valentine's Day	15 Newsletter Deadline
16	17 NO SCHOOL PRESIDENTS DAY	18 Trash & Recycling	19	20 White Goods Pickup <sup>1</sup>	21 Trash & Bulk	22
23	24	25 Trash & Recycling	26	27 White Goods Pickup <sup>1</sup>	28 Trash & Bulk	29

**NOTE:** <sup>1</sup>White Goods pick-up on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal at 703-368-0500 24 hours in advance. There is an additional cost to residents for this service. For more details, refer to NCA trash policy at:

<http://www.newingtoncommunity.org/NCA%20Documents/TrashPolicy.pdf>



The Board has revised several sections of the Architectural Standards. **Bold italicized underlined** text are additions, and text being removed is marked with ~~strikeout~~. The following sections have no changes: All of Article 1; Article II, Sections 2, 6 and 7; Article III, Sections 5, 6, and 7; Article V, Sections 2, and 5; Article VI, Sections 2, 3, 6-11, 13, 15-19, 21, 22, and 24; Article VII, Section 2; and Article IX.

The updates to the Standards will be on the agenda of the February board meeting. Anyone who would like to share their comments may do so during the Homeowner Forum section of the February meeting.

## ARTICLE II – GENERAL REQUIREMENTS (xx/19)

**Section 1. Types of Houses:** (11/93, xx/19) There are four distinct types of houses in the Newington Community Association, known as Newington Station:

- Woodmere: Colonial-style detached houses with aluminum or vinyl siding and shutters.  
**(Cushing Ct., Finlay Ct., Godolphin Dr.)**
- Newington Place: Four units in each cluster of townhouses.  
**(Matisse Way, Eucalyptus Ct., Red Ash Ct., Dampier Ct.)**
- Newington Glen: Contemporary townhouses.  
**(Marconi Ct., Gwynedd Way, Jenner Ct.)**
- Newington Woods: Colonial-style townhouses with aluminum or vinyl siding and shutters.  
**(All other streets in NCA.)**

**Because Newington Station has these different house styles and the topography for each house varies, each request will be assessed individually considering the house style and the surrounding environment.**

**Section 3. ~~Project Requirements-Request for Approval:~~ (9/74, 4/89, 11/93, 4/96, xx/19) An Exterior Project Request Form must ALWAYS be submitted AND approval received before the installation and/or total replacement of any of the following major home improvements: roof, siding, brick or stone work, windows (one or more), deck, patio, porch, screened in porch, addition, enclosure, fence, and/or sidewalk.**

**In addition**, any **other** exterior ~~addition, alteration, modification, or change~~ to any existing building or detached structure **MUST ALSO HAVE APPROVAL BEFORE ANY WORK IS UNDERTAKEN** or materials purchased. In these Standards, the word change is defined “to make different in some particular way; ~~modify; alter; and/or to accept something different.~~” Repair **means** is “to restore to an earlier condition; ~~by replacing a part of putting together what is torn or broken;~~ fix; mend.” If in doubt, an Exterior Project Request Form should be submitted.

In an emergency, when changes need to be made immediately, please refer to Article VII, Section 1, Application Procedures, to obtain a preliminary telephone approval.

Tentative Architectural Control Committee and Board approval for the proposed architectural plans must be obtained before applying for the Fairfax County building permit. When the Exterior Project Request Form is submitted, the plans and plat must be identical to those which will be submitted to the

County. ~~Because Newington Station has different house styles and the topography for each home varies, each request will be assessed individually considering the house style and the surrounding environment.~~

**If Fairfax County requires any changes to the plans, the revised plans must be re-submitted to NCA.**

Final NCA approval is contingent on Fairfax County approval of the plans and on the building permit being issued. ~~Any exterior design change must be resubmitted to NCA for final approval.~~

**Section 4. Material and Style:** (9/74, 8/07, 12/18, xx/19) Only the use of exterior materials existing on the parent structure or compatible with the architectural design character of the community will be approved. All building materials must be in accordance with Fairfax County Code.

Any exterior ~~addition, alteration, modification or~~ change to an existing building shall be compatible with the design character of the original building. Any new detached structure shall be compatible with the parent structure.

Only those areas that are painted shall be repainted; those areas that are stained shall be re-stained; unpainted surfaces and unstained areas shall remain unpainted and unstained, unless approved via an Exterior Project Request Form.

**Section 5. Fairfax County Building Permits and Miss Utility:** (9/74, 11/93, 8/17, xx/19) Approval of any project by the Architectural Control Committee does not waive the requirement to obtain County permits. All additions, modifications, and/or changes are subject to all regulations as established by the Virginia Uniform Statewide Building Code and Fairfax County Ordinances. It is the responsibility of the homeowner to obtain the necessary permits. **Contact Fairfax County Land Development Services Customer and Technical Support Center at 703-222-0801 for more information on permits.**

Obtaining a County permit does not waive the need for approval by the Architectural Control Committee.

The building permit number must be reported to the Community Manager before construction begins and the permit must be displayed during construction.

The permit holder (homeowner or builder) is responsible for arranging County inspections.

It is State Law that Miss Utility must be called 2 business days before ANY digging is performed. Call 811 or 1-800-552-7001; this is a free service.

### **ARTICLE III – ADDITIONS/EXTENSIONS (11/93, 8/07, 8/17, xx/19)**

**Section 1. Definition:** (8/07, xx19) An addition/extension is a ground level add-on structure permanently attached to the house. Unlike a patio or deck enclosure, an addition/extension is intended for year-round use. For a definition of a patio or deck enclosure, refer to Article V, Section 1.

**Section 3. Request for approval:** ~~Fairfax County Building Permits and Miss Utility:~~ (8/07, xx19) **Requests for approval of additions or extensions must follow the requirements in Article II Section 5.**

**Section 4. Overall requirements:** (8/07, 8/17, xx19) All additions/extensions will must be constructed entirely to the rear of the house. **Other locations will be reviewed on a case-by-case basis.** ~~It~~

~~Woodmere, additions may also be constructed vertically.~~ All additions/extensions must meet applicable Fairfax County setback requirements ~~for the addition/extension being constructed.~~

All additions/extensions for end unit townhouses must remain 10 feet in from the side lot line and/or may not extend past current side wall of the existing structure, both applying to the side not adjacent to a house.

All additions/extensions must be rectangular or square. The foundation must be constructed to match that of the primary structure. The overall height of addition/extensions in the townhouses may not exceed one story. The addition/extension must have central air conditioning and heating.

#### **ARTICLE IV – DECKS ~~FOR HOUSES~~ (7/90, 8/07, 8/17, 12/18, xx/20)**

**Section 1. Notification of neighbors in the townhouses:** (8/07, xx/20) Applicant must notify the two adjacent homeowners/neighbors and request written acknowledgement and comments about the pending construction of decks that are above ground level and that are of a height such that Fairfax County requires a railing. These comments must be submitted to the Community Manager along with the Exterior Project Request Form.

**Section 2. Request for approval: Fairfax County Building Permits and Miss Utility:** (xx/20) Requests for approval of decks must follow the requirements in Article II Section 5. ~~(8/07) Tentative Architectural Control Committee and Board approval of the proposed architectural plans must be obtained before applying for the Fairfax County building permit. When the NCA Architectural Request Form is submitted, the plans and plat must be identical to those which will be submitted to the County. Because Newington Station has different house styles and the topography for each home varies, each request will be assessed individually considering the housing style and the surrounding environment.~~

~~Final NCA's approval is contingent on Fairfax County approval of the plans and on the building permit being issued. Any exterior design change must be resubmitted to NCA for final approval.~~

**Section 3. Material:** (8/07, 8/17, 12/18, xx/20) Decks must be constructed of pressure treated wood, plastic lumber, or composite lumber. ~~Composite and/or plastic lumbars must be comprised of at least 90% recycled materials. The Wood must may be left to age naturally, except that a clear preservative may be used.~~ Wood may be stained a color from a preapproved list. Not all colors are allowed. A list of allowable stains is available at the NCA Office. Composite wood colors are approved on a case-by-case basis.

**Section 4. Overall requirements:** (8/07, 8/17, 12/18, xx/20) Decks are to remain entirely behind the house. Decks must be set back a minimum of 1 foot from each side lot line for all townhouses in the inside of a row. In the case of an end unit, the deck or stairs may come to the side lot line on the side of the townhouse that has no adjacent house, but the deck or stairs may not wrap around the side. The set back on the common-wall side must be a minimum of 1 foot. Exceptions to this setback, based on construction requirements, will be considered on a case-by-case basis.

Townhouses may have a deck or a patio enclosure, but may not have both structures. The deck may be rectangular or square. Corners may be squared or angled. If angled, the corners may be cut off a maximum of 2 feet on each side.

~~Guardrails must be utilized installed when regulated required by Fairfax County. When utilized installed, whether required or not, guardrails must meet Fairfax County standards.~~

Stairs are optional. Decks higher than 4 feet shall not be enclosed below the deck.

Privacy partitions must be in compliance with Fairfax County requirements. ~~are optional, but may not exceed 6 feet in height. Partitions may only be constructed on the sides of the deck, but not on the rear of the deck. Any partitions must conform to the deck structure and style.~~

When the kitchen or dining room window is replaced with a door, if the door is wood, it must be painted to match the house trim color. If the door is vinyl, vinyl-clad or metal-clad, see section on windows.

## **ARTICLE V – PATIO AND DECK ENCLOSURES FOR HOUSES (11/93, 8/07, 8/17, xx/19)**

**Section 1. Definition:** (8/07, xx/19) A patio and/or deck enclosure, including screened in porches, is an add-on structure permanently attached to the house. A patio or deck enclosure is not intended for year-round use.

**Section 3. Request for approval Fairfax County Building Permits and Miss Utility: (xx/19)**  
**Enclosures must follow the requirements in Article II Section 5.** ~~Tentative Architectural Control Committee and Board approval for the proposed architectural plans must be obtained before applying for the Fairfax County building permit. When the NCA Architectural Request form is submitted, the plans and plat must be identical to those which will be submitted to the County. Because Newington Station has different distinct house styles and the topography for each home varies, each request will be assessed individually considering the house style and the surrounding environment. Fairfax County approval must be submitted to NCA.~~

~~Final NCA approval is contingent on Fairfax County approval of the plans and on the building permit being issued. Any exterior design change must be resubmitted to NCA for final approval.~~

**Section 4. Overall Requirements:** (8/07, 8/17, xx/19) The enclosure must be constructed to the rear of the house and must be rectangular or square. The enclosure must not wrap around the house. The enclosure must cover the existing sliding glass door in the townhouses, ~~be built on a concrete slab, and~~ its overall height may not exceed one story. **For deck enclosure materials (floor and railing), refer to Article IV Decks Section 3 for materials requirements.**

Townhouses may have a deck or a patio enclosure, but may not have both structures.

The enclosure must not be connected to the central air conditioning or heating system of the primary structure.

**Section 6. Walls:** (xx/19) The enclosure must have three walls. **For townhouses,** party line walls must not have windows or doors on the wall facing the adjacent resident. A solid wall with a 6-inch transom at the top of the wall is allowable. ~~Only one wall may be glass from the eaves to the foundation.~~ The material and colors of the walls of patio enclosures must match the exterior of the primary structure. **Deck “walls” may be screening material or other materials as approved by Fairfax County.** ~~However, if the enclosure has kneewalls, they may be constructed of brick.~~



**Section 7. Windows and Doors:** (xx/19) A patio and/or deck enclosure must have permanent windows ~~and a door which match the primary structure~~. See window replacements in Article VI, Section 22. Shutters, awnings, canopies, or jalousie style windows or screens only are not allowed.

## ARTICLE VI – OTHER PROJECTS (xx/19)

**Section 1. Antennas and Satellite Dishes:** (9/74, 4/89, 6/95, 7/01, 8/07, xx/19) For both townhomes and detached homes, one digital satellite dish system, no larger than one meter in diameter, is permitted. ~~In addition to a dish, detached homes may have one exterior metal wire type antenna. Installation of either a dish or antenna should be at the rear of the home and located as inconspicuously as possible. No exterior antennas shall be erected on any building or lot in the townhouse areas.~~ Installation of either a dish or antenna should be at the rear of the home, ideally on the roof, flush with the roof line, and located as inconspicuously as possible. Any other locations must be discussed with the Board of Directors.

The homeowner is required to notify the Board of Directors of the installation of any new or replacement antenna or satellite dish within 15 calendar days of installation.

**Section 4. Doors and Storm/Screen Door Combinations:** (9/74, 4/89, 11/93, 8/07, xx19) All replacement doors must be consistent with the style of the house.

In Newington Glen, all any storm door must be full view. In Newington Place, all storm doors must be white and full view or colonial style. In all other sections, storm/screen doors must be colonial style or full view, and the color of the storm/screen door must be white or the same color as the existing door, shutters, or trim. Any chipping or fading of the paint requires repainting and dented or damaged doors must be repaired or replaced.

**Section 5. Fences:** (9/74, 11/93, 8/07, 12/18, xx/20) Fences may be constructed only in side or rear yards and shall not extend into the area between the street and the front building restriction line. Fences for Newington Woods end units, where entrances are not into a brick front, must not extend past the rear building restriction line.

Fences may not obstruct sight lines for vehicular traffic.

All fences must be constructed of oak, cedar, composite lumber, or pressure treated wood ~~and left unstained to weather naturally~~. A clear preservative may be used on all fences. Composite wood must be a wood tone. Wood may be stained a color from a preapproved list. Not all colors are allowed. A list of allowable stains is available at the NCA Office. Composite wood colors are approved on a case-by-case basis. Chain link, window screen material, lattice, or galvanized metal fencing is not allowed.

The following conditions require fence repair, replacement, or removal: section leaning/falling over; section loose from post; rotted boards; missing boards; significantly warped boards; missing gate; boards rotted, missing or warped in gate; gate hanging loose from post; boards ~~stained or painted color other than natural wood~~.

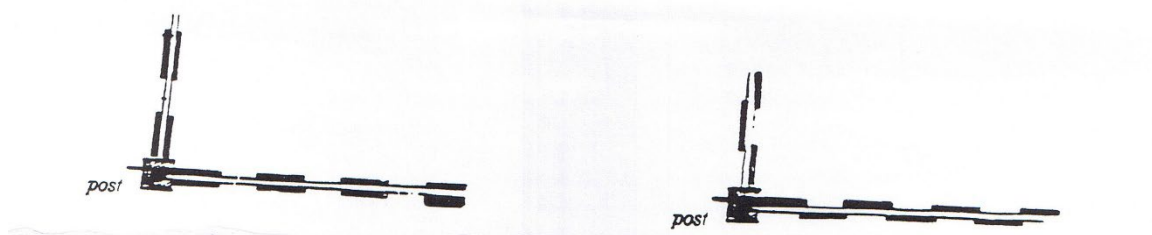
Height Restrictions for Fences:

- Fencing that divides/borders property lines between townhouses must be 6 feet in height. The rear fence may be either 4 or 6 feet in height, and end unit townhouses may use 4 or 6-foot fencing in the rear and on the side not adjoining their neighbors.
- Due to topography, heights other than 4 or 6 feet for both townhouses and detached houses will be considered on an individual basis.

Style:

- **Stockade type fences (with no space between boards) of any height are not allowed.** In Newington Glen, the style may be either board-on-board or alternate board. In Newington Woods and Newington Place, the style is board on board. For detached houses ~~only~~, **6 foot fences must be board-on-board;** all other styles of wood fences will be considered on an individual basis, **provided they are no taller than 4 feet.**

Figure 1: Fencing Diagrams (not to scale)



#### ALTERNATE BOARD

Boards are in the same position  
On opposite sides of the stringer

#### BOARD-ON-BOARD

Boards are staggered on  
opposite sides of the stringer

**Section 11. Painting/Staining:** (9/74, 4/89, 11/93, 6/95, 8/07, 7/08, 12/18, **xx/20**) In Newington Glen, each cluster must remain stained the same color hue. All stains must be solid, not transparent.

In Newington Place, the two outside/end units must look alike. The two adjoining/center units must look alike.

Paint and stain colors must be consistent with the aesthetics of the community. Chipped or peeling paint must be repaired. ~~Areas of bare wood must be painted or stained.~~

Brick walls of a house may be stained, but not painted. All brick, whether stained or unstained, must match including, but not limited to walls, carport, garage, and chimney. All must be of an approved color so as not to attract undue attention. Applicants in the townhouses must notify the neighbors and request written acknowledgement and comments about the pending brick staining from the two adjacent neighbors/homeowners. These comments must be submitted to the Community Manager along with the Architectural Request Form.

**Section 12. Parged (targeted) Foundation Walls:** (9/74, xx/19) Parged foundation walls and parged retaining walls may be painted white or the same color as the existing siding.

**Retaining walls may be constructed of pressure treated wood, concrete, or other materials as determined by a qualified engineer.**

**Walls which divert groundwater onto adjoining properties, or which otherwise substantially change the existing drainage patterns will not be approved.**

**Section 14. Raised Flower Beds and Container Gardens:** (11/9, 8/07, 8/17, xx/19) In Newington Glen, unless landscaping timbers are used, all wood is to be stained to match the fence and trim. In all other areas, landscaping timbers or pressure treated wood is to be used and left unpainted or unstained to weather naturally. A clear preservative may be used. Natural brick, stone, or slate may also be used. Container gardens (defined as planters in which roots are contained) are allowed, but must be well maintained and should not encompass more than 20% of the yard.

**Section 20. Walls:** (9/74, 4/89) Walls (except retaining walls) are only permitted on detached homes.

~~Walls may be constructed only in side or rear yards and shall not extend into the area between the street and front building restriction line. Walls may not obstruct sight lines for vehicular traffic.~~

~~Retaining walls may be constructed of pressure treated wood. All other walls must be constructed of natural stone or brick.~~

~~Walls which divert groundwater onto adjoining properties, or which otherwise substantially change the existing drainage patterns will not be approved.~~

**Section 23. Handrails:** (8/05, 8/07, xx19) Handrails must may be approved on a case-by-case basis.

See Article II, Sections 3 & 4.

**Section 25. Pools, Spas, and Hot Tubs:** (12/18, xx19) All spas and hot tubs must be set on a ground-level slab behind the home, unless allowed by Fairfax County permit. Pools may only be built in the back yard of single family homes.

**Requests for approval of pools, spas, and hot tubs must follow the requirements in Article II Section 5 regarding Fairfax County permits and Miss Utility.**

~~Tentative Architectural Control Committee and Board approval of the proposed architectural plans must be obtained before applying for the necessary Fairfax County building permit(s). When the NCA Architectural Request Form is submitted, the plans and plat must be identical to those which will be submitted to the County. Final NCA approval is contingent on Fairfax County approval of the plans and on the building permit(s) being issued. Any exterior design change must be resubmitted to NCA for final approval.~~

~~Because Newington Station has different distinct house styles and the topography for each home varies, each request will be assessed individually considering the house style and the surrounding environment.~~

**Section 26. Outdoor Fireplaces:** (12/18, xx/19) A non-portable, outdoor fireplace, such as a built-in fire pit or outdoor kitchen, must be constructed of steel, concrete, clay, brick, or other noncombustible material.

**Requests for approval of outdoor fireplaces must follow the requirements in Article II Section 5 regarding Fairfax County permits and Miss Utility.**

~~Tentative Architectural Control Committee and Board approval of the proposed architectural plans must be obtained before applying for any necessary Fairfax County building permit(s). When the NCA Architectural Request Form is submitted, the plans and plat must be identical to those which will be submitted to the County. Final NCA approval is contingent on Fairfax County approval of the plans and on the necessary building permit(s) being issued. Any exterior design change must be resubmitted to NCA for final approval.~~

~~Because Newington Station has different house styles and the topography for each home varies, each request will be assessed individually considering the housing style and the surrounding environment.~~

**Section 27. Non-enclosed Patios:** (12/18, xx/19) Patios may be built in front of or behind the house. Permeable or non-permeable pavers, bricks, slate, tile, stone, stamped or poured concrete, or other common patio materials may be used. Materials must be of an approved color so as not to attract undue attention. Patios may not be painted.

~~Plans submitted on the Architectural Request Form must include: dimensions, placement in relationship to the house, shape, foundation, and water management and will be considered on a case-by-case basis.~~

Patios must be graded at a minimum rate of 1/8" per running foot away from the house. Patios must be set back a minimum of 1 foot from all applicable lots lines. In the case of an end unit townhouse, the patio may come to the side lot line on the side of the townhouse that has no adjacent house, but may not wrap around the side.

## **ARTICLE VII – APPLICATION PROCEDURES (8/07, 8/17)**

**Section 1. Application Procedures:** (8/07, 8/17, xx19)

1. Exterior Project Request Forms are available from the Community Manager, on the NCA website, and/or in the monthly newsletter. **See Article II Section 3 to determine when a Request Form must be submitted.** ~~Forms must be submitted for any exterior addition, alteration, modification, or change.~~ See Article II, Section 5, regarding county approvals **the requirements for Fairfax County permits and Miss Utility.**
2. In an emergency, when repairs must be made immediately, **and the repairs will include changes or the replacement of any of the major home improvements listed in Article II, Section 3,** contact the Board and/or Community Manager via phone or email to obtain approval. An Exterior Project Request form must still be submitted for the project. ~~It must be accompanied by a legal size, stamped, self-addressed envelope.~~

**If the emergency repairs do not include a change or the replacement of any of the major home improvements listed in Article II, Section 3, no approval is necessary.**



3. The description of the project shall include: what is to be done, height, width, length, shape, color, type materials, and/or location of the proposed project. Photographs or sketches of similar completed projects would aid the review process.
4. Depending on the type of project being proposed, also include paint samples, comments from neighbors on the proposed construction, and a plat showing the location of the project, as necessary.
5. The Architectural Control Committee will approve or disapprove the request within 30 days after the request is received, unless extenuating circumstances arise.
6. Approval is valid for 1 year from the date of approval. After this date, the request must be resubmitted.

**Section 3. Board of Directors' Action:** (8/07, xx19) ~~The NCA Architectural Control Committee shall approve or disapprove the architectural request.~~ The Board of Directors shall approve or disapprove any request that the Architectural Control Committee has referred to the Board.

**Section 4. Notification of Action on Request:** (xx19) **A copy of the approved request will be sent to the member.** If a request is disapproved, either by the Architectural Control Committee or the full Board, the President ~~or Board Liaison~~ shall send a letter to the member specifically stating the reasons for such disapproval, and advising the member of the right to appeal.

## ARTICLE VIII – APPEAL PROCEDURES (8/17, xx/19)

**Section 1. How to Appeal:** (8/17, xx19) ~~To appeal,~~ **The** member of the Association must send a written notice of **appeal** to the President of the Association within 30 days of receipt of the letter of disapproval **of an architectural request**. The appeal shall reference the decision on the architectural request and shall state:

- The basis of the appeal as specifically **with as much detail** as possible;
- Whether **the member** he/she desires an oral hearing **before the full Board of Directors**; ~~or whether the appeal will be submitted in writing;~~ and
- If an oral hearing is requested, **the member must include** the names, addresses, and phone numbers of any person(s) **the member** he/she wishes to attend such a hearing. If desired, Architectural Advisory Committee members may also be called to **attend** the oral hearing.

**If the submitted written appeal does not include any information about whether an oral hearing is or is not requested, the full Board of Directors will decide the appeal based solely on the written information provided.**

**Section 2. Oral Hearing:** (xx/19) Any member of the Association who has requested an oral hearing shall be entitled to bring to that hearing any person(s) to serve in whatever capacity and for whatever purpose desired. Such member of the Association may, if so desired, appear in person, but reserve the right to be represented by any designated person. Within 15 days of receipt of notice of any appeal which requests an oral hearing, the President of the Association shall, in writing, notify the member of the time and place of the hearing. The oral hearing must be held within 30 **45** days of receipt of the ~~notice of~~ appeal.

**Section 3. Decision on the Appeal:** (xx/19) Within 15 days from the close of the oral hearing or within 30 **45** days of receipt of the ~~notice of~~ **written** appeal, in the event such ~~notice~~ **appeal** does not request a hearing, the President shall, in writing, notify the member of the Association of the decision on the appeal.

**The decision of the Board of Directors is final and further appeal may not be made.**

**Section 4. Appeal to the Full Board of Directors:** ~~In the event that a member of the Association desires to appeal the decision of the Architectural Control Committee to the full Board of Directors, the procedures set forth in Sections paragraphs 1 through 4 in this section shall apply, except that:~~

- ~~▪ The decision of the Board of Directors shall be rendered not later than the next regularly scheduled meeting of the Board of Directors; and~~
- ~~▪ The decision of the Board of Directors is final and further appeal may not be made.~~