

NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 144 923 2284  
November 2, 2022 7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:02 pm.

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

**MANAGEMENT PRESENT:** Lori Randall

**OTHER ATTENDEES:** 6 residents

**PRESIDENT'S COMMENTS:** The Ring Promo is active for all of November, the Fall Clean Up event is to be held Saturday, November 5<sup>th</sup>, \$100 prize for a youth volunteer. Welcome to Patrick Roche and thank you for joining the meeting.

**COMMUNITY FORUM:**

A resident asked if the property on Kitchener with tall grass had been looked at by management.

Patrick Roche, Attorney, joined to discuss legal restrictions and guidelines to inform EV charging policy, currently in development.

**APPROVAL OF MINUTES:**

9/7/2022 – Updated Minutes Approved

10/5/2022 – minutes will be revised to update Header & Date, approved with that change; passed by acclimation

**OFFICER/COMMITTEE REPORTS:**

Treasurer – P. Space stated the tree costs are still climbing; there are lines under budget but tree costs continue to increase. Budget presented in November newsletter, no comments received, board can vote tonight and generate annual assessment letter.

Environmental – J. Kylis stated Clean Up Day is November 5 at 10:00 am, baseball field. Fairfax County provided supplies. Anyone volunteering under 18 years of age will be in a cash reward raffle, \$100 prize! Raffle at 11.

Maintenance – No Report

Planning & Development – No Report

Welcoming Committee – No report; Do need to order NEW magnets with trash schedule

Neighborhood Watch – Chair needed

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Votes Held Between Meetings**

None

## **Financial Review**

Financial Highlights. September financials were not complete at the time of the preparation of this report.

## **Resale Inspections**

3

## **Exterior Project Requests**

In September, 8 applications, all approved.

In October, 2 applications; 1 approved, 1 pending.

## **Towing**

8 tows since last meeting.

## **Homeowner Communications**

- September – not previously reported
  - Late fee waiver request. [homeowner informed it would not be waived.]
  - 8411 Eucalyptus wants to know if floodlights were approved and shouldn't be a violation.
  - Overgrown front yards on Eucalyptus were reported.
  - Question on if school buses are allowed on NCA's private streets.
  - Kids are using soccer field and replacement was never installed. Can that be done now? [Manager responded that the nets don't look that bad. L. Randall was contacted by the homeowner as well who responded that there are no registered teams on the fields.]
  - Request for policy on moon bounces. [they are not allowed on common grounds but may be placed in private back yards.]
  - Moline resident inquired on EV car charger usage.
  - Homeowner's curb where house number was painted (by the Association) was removed in front of their house and they asked if the Association could repaint it. [will be done as part of some additional curb painting contracted at the end of the LeMoyne project]
- October
  - Saturday morning trash on Durer with pictures of many vultures around.
  - Continued/multiple reports of missed and late trash in the community.
  - Follow up from resident on Moline about neighbor's tree.
  - Homeowner hopes board will send email notices when newsletter is posted on website.
  - Homeowner on Kitchener recommends against halting newsletter distribution. She is concerned people won't remember to check online. Also suggested giving people the option of delivery or no delivery.
  - Boat has been sitting for a long time on DeLong. [Boat was reported and moved the week of 10/11.]
  - Dead tree next to home. [Is on tree contractor's list]

- Residents concern about a trip hazard from a EV charging cable on Kitchener sidewalk night. Homeowner suggested a light could be required at night as part of the policy being developed.
- Question on ownership of path between pool and Northumberland
- Dangerous boards with lots of nails sticking out next to the field between Durer and Kitchener.
- Can pool passes be transferred when a homeowner moves. [Only those purchased in last year.]
- Homeowner's trash can lid was thrown away. Is wondering if he can get compensated by trash contractor.

### **Other Management Actions**

- Signed Code of Conducts follow up
- Conflicts of Interest: Sent to all new board members.
- Signatures on RV Lot policy – Secretary certification needed.
- Leaf schedule received and posted on website.
- Broadcast email on delayed 10/24/22 trash pick-up.
- Watchlight out at 8413 Dampier
- Flyer and signs in area where Giant carts are dumped in woods.

## **OLD BUSINESS**

### **Maintenance – Operating**

**Pool signs:** new signs will be installed in the Spring.

**Street signs:** Signs ordered. Awaiting proposal for installation.

**Operations Project:** All 2022 projects work complete.

### **Maintenance – Reserves**

**Reserves/Streets:** Lemoyne project completed.

### **EV Charging Station Policy**

Patrick Roche (legal counsel) gave comments and answered questions during the meeting. Further discussion to be had. Roche advises that chords running across common ground is too high of a liability. Recommends coming up with an innovative idea(s) to allow access to EV charging while legally shielding the association from liability.

### **Trash Contract**

New contract has begun. Messages of upcoming changes and actions sent to the community via signs, email blasts and articles in the newsletter.

### **Trash Alternatives**

Summary of NCA trash woes shared with Patriot, they do not have a solution for us. Discussion to continue.

### **Annual Budget**

The budget was included in the November newsletter, CPI calculation is an increase of 7.31%.

### **Management Contract**

Discussion ongoing, changes to Summit contract as well as on site staff duties as well as modernizing association work flows.

## **NEW BUSINESS**

### **Pool Passes**

Pool pass software to be considered

### **Maintenance – Operating**

#### 2023 Curb Painting

Management recommends having Brandeis, Gwynedd, Kitchener and possibly Durer fire lane curb painting done.

#### Pool Lighting

To repair the globe lights at the pool we need to replace the entire fixture as they don't make the lights. President Kyllis to validate, and Management to investigate path forward for discussion at next meeting.

#### Distribution Lists

In order to have residents to sign up for the newsletter distribution, and other communications, residents need to sign up for the 'website distribution list'. We cannot combine distribution lists (Summit) to the (Newington Website) list, and need to have 'opt-in' from residents. This will afford cost savings as we migrate from paper to digital newsletter distribution. Board is exploring mechanisms to address requirements from a few residents who require newsletter delivery and alternative options to support their needs.

- **Motion:** To convene to executive session for the purpose of discussing violations and employee matters. Made by Treasurer Space, Second by President Kyllis

### **EXECUTIVE SESSION: The Board Convened into Executive Session at 8:23 pm and reconvene to open session at 9:02 pm**

- **Motion:** Accept the recommendation of legal counsel and authorize them to do bank searches and garnishes as needed on Lot # 244 and Lot# 133. Made by: President Kyllis, Second by Treasurer Space, second. Vote: 5 yes, 0 no

### **ADJOURNMENT: The Board adjourned at 9:03 pm**

Minutes prepared by President Kyllis and Secretary Reich