

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
April 5th, 2023, 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 pm. This meeting is recorded for minute taking purposes.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Treasurer Phil Space, Director Daniel Bojanini; Secretary Cate Reich absent.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS: Welcome all and thank you for joining the meeting. I hope everyone is enjoying the warmer weather and please continue to take caution driving in the neighborhood now that more outdoor activities are taking place.

COMMUNITY FORUM:

A resident expressed concern over the trees behind Brandeis; displeased that garbage is collected later in the day as opposed to the last contractor.

A resident questioned the school busses driving through private streets.

A resident noted trees down across path in the woods.

A resident commented appreciation for the 'No Dumping' signage along Northumberland and wonders if a more professional sign can be installed in hope of stronger deterrence.

A resident noted a tree down near Lot 329.

A resident has a concern about erosion on common ground impacting his back yard.

Hearings:

1 Hearing – cancelled by a Board vote after correspondence received from the owner.

APPROVAL OF MINUTES:

March Minutes – passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – Financials are looking good!

Environmental – Spring CleanUp Event Scheduled for May 6th; prizes for youth volunteers. Note about the landscape contractor performance, sloppy job edging the sidewalks along Delong observed including chipped sidewalk.

Maintenance – No report

Planning & Development – No report

Welcoming Committee – Meeting held March 23rd Attendees: Chair, Regina Watson; Members, John Kylis and Debby Ramirez.

From January to March 2023, 5 new residents. Packets were delivered to Jan/Feb residents. Packets for March residents will be delivered in April.

The idea of a Meet n' Greet for new residents was suggested. More discussion led to the idea of a Community Day (Day) at the pool during the 4th of July weekend. Because people tend to have plans for the 4th it was decided to consider another date for the Day. It was suggested to provide free refreshments--hot dogs/burgers. Alternatively, another idea was to have an Ice Cream Truck and provide free ice cream. John volunteered to contact Sarah Jernigan to possibly get information about the Ice Cream Truck and get back to the committee. Regina inquired about a budget for the Day? The date for the Event will be Saturday, June 17 from 12-2pm or 1-3pm. Topic to be added to next agenda.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Motion to cancel hearing. 5 yes

Financial Review

Financial Highlights. December, January and February financials were provided to the Board.

Resale Inspections

No disclosure inspections in last month

Homeowner Communications

- Homeowner was denied a black roof and questioned a black roof on another home. [Violation confirmed and letter sent on other home.]
- Trailer full of trash on Northumberland.
- Resident on LeMoyne is eager for inspections on their street. [inspections to begin next month]
- A resident expressed to NCA employee that the soccer nets needed to be replaced. Management was waiting until a soccer team booked the field. There are two reservations approved this year but neither is for a regularly scheduled soccer team.
- Resident asked if owner of rottweiler that runs off leash has been warned. [management does not know who this person is]
- Branch on ground on common grounds [reported to tree contractor for when he is in area for a larger assignment]
- Tree across path near basketball court [cleared]
- Report of vehicle with broken window and ignition mechanism [asked for picture of license plate but no response. Management looked for it but not there.]

- Extra trash cans at pool look trashy [called American disposal on 4 totes they can retrieve.]
- Tree across path behind Brandeis [reported]
- Car parked in visitor space for 3 weeks on Luce [ticketed]
- Broken swing [contacted installer to see if they repair]
- Resident on Durer and their neighbors as well as resident on Kitchener did not like not getting pool application with newsletter on their door.
- Resident on Durer stated area behind his home is not being mowed or branches picked up.
- Recommendation that entrance signs have message about using cans or black trash bags.
- Large tree fell over on Brandeis at wood line. Concerned others will go as well. [management has scheduled evaluation with DCP Tree]
- Neighbor on Euclid has vines in shared fence and on downspout
- Threats from one homeowner to another on Kitchener. [homeowner should contact the Police]
- Springfield Oaks would like to coordinate with NCA and Saratoga on an event/activity for kids in all communities.
- Basketball hoop placed in visitor parking space. [management will put note on hoop]
- Question on if Durer will get address curb painting in 2023. [No, only yellow curb painting.]

Other Management Actions

- Ticketed vehicle sitting in blank space too long on Kitchener.
- Looked at dead tree behind home on Godolphin and reported back to Board President.
- Homeowner has erosion in back yard where ground is eroding under fence toward common ground. Homeowner believes it is caused by a lack of maintenance of common area. Common area is a steep hill with ivy on top. Board discussion and decision is needed.
- Complaint of trash on wrong days on Moline. [flyer prepared and delivered]
- Trash out on wrong days on Jenner. [violation letter sent to homeowner]
- Committee volunteers – list started and provided to Chairpersons.
- Complaint to Board President about someone coning off blank spaces. [violation letter sent]
- Management discourages Board or committee meetings being held in someone's home. [Board President will discuss with committee Chairperson]
- Inquiry with Board on if they want to volunteer for picnic table work or for management to get quotes. Alternatively, the Board could consider purchasing replacements since some bases are rusting at a cost of approximately \$8,000. [this item is being sent to the pool committee for their input.]
- Pool lights – electrician has been out twice and still trying to get all lights working. Will either fix or provide quote if replacements are needed.
- Workers comp audit is final – no change in premium.

OLD BUSINESS

Maintenance – Operating

Pool signs: Signs will be installed in the Spring. Signs to be installed by Board members.

Street signs: new signage installed, old signage in process of being removed. Fire Marshall

reinspection to be conducted after curb painting. Vehicle obstructing view of sign at entrance to Kitchener is a commercial vehicle which will be ticketed by management as a reminder that they may not park there.

2023 Plans

Because contractor expressed concerns with long term success of a turf rejuvenation project behind Lemoyne, the Board wants management to inquire if he had any other suggestions for this area.

Erosion Concern

Homeowner would like Board to visit his home so he can show the areas of concern. More discussion will be held in Executive Session regarding legal response on responsibility of this request.

Maintenance – Reserves

Street Resurfacing.

See Motions

Community Trash Cans

Acquiring bids for installation. Management to contact Durer Ct end unit to see if they have any concerns with planned location of one of the cans.

EV Charging Station Policy Distribution

To be distributed by mail with information on procedures for distribution of all future policy.

Trash Issues

Tabled until after community survey

Newsletter Procedures. Edited version under review

RV Lot

See Motions

NCA Office Security System

Continued discussion

Architectural Standards

To be reviewed by the AAC

NEW BUSINESS

Lewis High School. See Motions

Motions

- Motion: To accept Fairfax Paving bid to resurface Marconi and Jenner on condition work starts after September 1, 2023. Made by President Kyllis, second Treasurer Space. Vote: 4 yes 0 no 1 absent

- Motion: To approve RV Lot policy revision. Made by President Kylis, second by Director Bojanini. Vote 4 yes 0 no 1 absent
- Motion: To contribute \$150 to the Lewis High School Night Out graduation event. Made by President Kylis, second by Treasurer Space. Vote 4 yes 0 no 1 absent
- Motion: To waive late fees for two accounts. Made by President Kylis, second by VP Woods. Vote 4 yes 0 no 1 absent
- Motion: To inform homeowner, based on info provided, the source of erosion is originating from the owner's property towards common ground, not from common towards owner's property and therefore the duty of the owner to control the erosion source. Made by President Kylis, second by VP Woods. Vote 4 yes 0 no 1 absent.

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:31 pm to discuss violations, and a legal response. The Board reconvened to open session at 8:51 pm

ADJOURNMENT: The Board adjourned at 9:16 pm

Minutes prepared by President Kylis