

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
March 1st, 2023 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 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, and Secretary Cate Reich

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS: Welcome all and thank you for joining the meeting. We are creating/activating two committees, the Pool Committee and the Architectural Advisory Committee (AAC). I encourage anyone willing and interested to join one or both committees. The Pool Committee will be review the pool rules as well as the physical status of the pool. The AAC will be reviewing the Architectural Standards. Please contact us at Board@NewingtonCommunity.org or Manager@NewingtonCommunity.org if you're interested in joining and thank you!

COMMUNITY FORUM:

A resident suggests the Board appoint any willing member(s) to the Board, urges anyone in the community to join. Also stresses residents join and login to Vantaca where the Board packet can be found, in-depth association information can be gathered from this document.

A resident volunteering for both the Pool Committee and AAC, willing to be the Pool Committee Chair.

Hearings:

1 Hearing

APPROVAL OF MINUTES:

February Minutes – passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – Financials are looking OK. Delinquencies are holding fairly steady, however there is one property that has been delinquent since 2019 with a substantial balance including legal fees and interest due that Management and the Attorney are monitoring as it appears to be going into foreclosure. There will be another hurdle this spring, at that time we should have a recommendation from the attorney and we will have to make a decision on the next course of action. I would like to get an update on the tree activity for this spring and summer from Management. No major contract activity for 2023, the only one coming up is the snow removal contract this spring.

Incumbent Vendor	Contract	End of Period of Performance
Summit Management	Management Agreement	Renews Every January
Patriot	Trash	Expires 10/31/25
Blade Runners	Grounds	Expires 12/31/24
Springfield Lawn	Snow	Expires 5/1/23
Titan Pool	Pool	Expires 12/31/24
Audit	Dan Hamad	Year 2021, 22 and 23 audits (exp. 24)

Environmental – No report

Maintenance – No report

Planning & Development – No report

Welcoming Committee – 2 new residents in February, all new resident packets from October 2022 through present have been delivered, special thanks to Debby Ramirez. Next meeting scheduled for March 23rd at 7pm via Zoom.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Motion to approve revised common grounds project increase of \$675. 5 yes

Motion to approve purchase of 4 community trash cans for approximately \$3,300. 5 yes

Financial Review

December financials were sent to the Board February 28th.

Homeowner Communications

- Bulk trash out on Moline for two weeks and truck is not parking between lines. [vehicle ticketed and letter sent regarding trash which was later removed.]
- Homeowner’s sewer pipes were replaced. Tree roots were issue. Homeowner wants to know if association pays for damage or will remove tree. [association is not responsible for damage and information and pictures should be provided to support request for tree to be removed.]
- Light out reported on Gwynedd.
- Resident saw illegal activity on their street and would like to see improvement in lighting on LeMoyné Lane. Additionally an existing light is out. [Light reported to Dominion Energy]
- Neighbor on Durer keeps putting trash out at wrong times. [Letter sent. Homeowner called to apologize for tenants stating they are difficult.]
- Light on Matisse out. [Reported to Dominion Energy.]

- Several homeowners shared Public notice about fence at corner of Godolphin and Northumberland. [copy received in NCA office as well.]
- Trash pile reported on Eucalyptus. [Removed by private hauler.]
- Early trash on Durer. [Flyer prepared and distributed.]
- Car on Kitchener is parking all the time and takes up more than one space. [no vehicle seen.] Reported that it left and has come back. [management saw vehicle that is parked properly but will follow up to ensure it is not staying in same space more than 7 days.]
- Homeowner states homes on LeMoyne are not being maintained well. [Management stated they would perform an inspection shortly. Does the board have any objection to starting annual inspections and spreading them out instead of doing all within a shorter, usually two-to-three-week, period? – Board agreed architectural inspections can be spread out and even focus on maintenance first and go back and look at landscaping.]
- Homeowner reported water main leak on Matisse. Leaking after Fairfax Water was out to property twice. Large patch in travelway. [unfortunately, in newer section of street.]
- Not enough mulch under shrubs on Luce.
- Resident on Dampier has a request for a late fee waiver [See Page 88-89 ES] and repair of watch light [submitted to Dominion], correction to sidewalk where water puddles exist [can be added to maintenance request list but would definitely be corrected as part of that streets resurfacing and concrete repairs in the future], and addition of dog waste station in neighborhood [informed that new trash can to be added soon]
- 3 members expressed interest in being on the Architectural Advisory Committee.
- Neighbor on Durer is using parking space for car repairs and body work. [Letter to be sent]
- Dead tree on DeLong was removed.

Other Management Actions

- Annual worker's compensation audit completed.
- Reviewed draft minutes and draft newsletter.
- Bulk trash removed from Eucalyptus, Brandeis and pool house.
- Certified letter sent to Vector Security to cancel service.
- Notarized legal documents.
- 15 mph signs ordered and received.
- Updated pool application for website and printing. Placed on website.
- Order placed for 6 pool umbrellas and bases to ensure there is shade over picnic tables in grassy area of pool. \$1,800.
- Ordered cables to and attempted to hook up 2nd monitor.
- Reviewed draft revised ARC Standards. Board to restart an Advisory Committee for this subject.
- Coordination with electrician for him to see panels at pool to fix all lights.
- Placed order for 4 community trash cans.
- Met homeowner who has concerns about common grounds behind his property.
- Letters for new violations from weekly inspections. [See 1st notices in report on Pages 90-106]

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting: Scheduled for spring.

Pool signs: new signs will be installed in the spring.

Tree Replacement: Tabled pending possible trash alternative.

Street signs: New signs received. Fire Marshal reinspection resulted in two failure signs (Kitchener, Gwynedd). Modifications to be made.

2023 common area Improvements: LeMoyné area was previously quoted. Management to get updated proposal.

Maintenance – Reserves

Street Resurfacing: Bid request to be sent to Fairfax Paving

New Community Cans: Cans ordered. Quote needed to install.

EV Charging Station Policy: See Motions. Obtain attorney opinion on publication.

Trash Issue: *Continued* - Focus still on policy enforcement. Further discussion after community survey.

Management Contract: Remove from agenda

Pool Passes

To be discussed by the Pool Committee

Distribution Lists: Remove from agenda

Newsletter Procedures: On-going edits and updates.

Pool Rules 2024: To be discussed by the Pool Committee

RV Lot Policy: Statement regarding trading spaces to be added.

Office Security System: New option under discussion/research

NEW BUSINESS

Blade Runners: Blade Runners' resident service to be added to the website under helpful links

Matisse Tree Removal: Tree damaged sewer pipes and residents would like it removed. No objections from Board.

Summit Invoices: Statement on the invoice causing confusion to some homeowners to be removed.

Architectural Standards: To be discussed by the Architectural Advisory Committee

Motions

- Motion: To approve the EV Policy, Made by President Kylis, second by VP Woods: Vote: 5 yes 0 no
- Motion: To create a Pool Committee for the purpose of reviewing the Pool Rules and overall pool status and make recommendations to the Board. Made by President Kylis, second by VP Woods. Vote: 5 yes 0 no.
- Motion: To activate the Architectural Advisory Committee for the purposes of review the Architectural Standards and provide recommendations to the Board. Made by President Kylis, second by VP Woods. Vote 4 yes 0 no 1 abstain (Space)
- Motion: To waive Trash can violation for Lot 224. Made by President Kylis, second by Director Bojanini. Vote 4 yes 0 no 1 abstain (C. Reich)

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:33 pm to discuss architectural violations, personnel matters, and hearing deliberation. The board reconvened to open session at 9:02pm

ADJOURNMENT: The Board adjourned at 9:16 pm

Minutes prepared by President Kylis and Secretary Reich