

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
April 3, 2024, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:03 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Treasurer Phil Space, and Director Daniel Bojanini. Secretary Camille DiFolco-Visbeck absent

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS: Pool Registration is open for the 2024 season

COMMUNITY FORUM:

A resident commented about a street light out on Kitchener Dr [Mgmt confirmed it has been reported]

HEARINGS: None

APPROVAL OF MINUTES:

March minutes approved by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer: See motions

Environmental: Spring Cleanup Event target date 4/13. Meet up 10am @ ball field. Youth volunteers receive \$100 cash prize split between volunteers (up to 5; more than 5, lottery system). All volunteers receive 2 guest passes, total 5 per household.

Maintenance: None

Planning & Development: None.

Welcoming: Meeting held, discussion regarding joining the Recreation Committee to host another social event at the pool.

Architectural Advisory: None.

Neighborhood Watch: Chair needed

Management Contract Committee: meeting held March 21st to have a follow-up discussion regarding prospective management company presentations. Additional questions to be asked of prospects as well as Summit. Further discussions to be held in the coming weeks.

Recreation: None

Pool: None. – Chair would like guidance on the future of the Pool Committee

GENERAL BUSINESS – MANAGEMENT REPORT:

Homeowner Communications

- Inquiry on who treats and clears common areas of snow. [The HOA only clears the travel ways of the HOA streets.]
- People do not pick up trash on Euclid. [There is a lot of trash on Euclid. Shared with Environment Committee. Flyer sent to many homes that do not use the proper trash bags.]
- Neighbor has expanded beyond their fence line which has impacted the views of the naturalized wooded common area. [Email sent then violation letter when actions continued]
- Tree fell on residents back fence and over entire back yard. [Tree removal responsibility is with resident for anything on their property and on association for anything on common.]
- Resident noticed someone walking in woods next to a structure in the woods and was concerned someone was living there. [Inspection found it to be a cardboard box with some blankets and clothing small enough to only accommodate a cat or other small animal. All was discarded..]
- Resident reported root ball of new tree to be visible above ground. [reported to grounds contractor.]
- Getty tot lot can is full.
- Resident feels there is a disparity in maintenance of common grounds especially outside their end unit. [The grounds contractor cannot get every inch of common for all aspects of common maintenance especially when there are garden borders which obstruct large equipment and debris from previous encroachments onto common grounds. Homeowner has removed garden border but stated they will not remove concrete and brick debris.]
- A) Resident feels they are being harassed by their neighbor on Matisse way. B) Landlord of other property inquired about HOAs actions on pets off leash. [Spoke to homeowner who had a different version of the story from what the other resident reported to their landlord. Shared with landlord that Animal Control is contact regarding leash law violations. Hopefully both parties understand their responsibilities now.]
- Report of a lot of trash in woods around tennis courts including tires. [Environment Committee is aware of situation.]
- Report of resident monopolizing blank space on Brandeis. [Resident had a problem with tenants across street parking in blank space for long periods of time so he started doing same. He will correct the situation.]
- Question on NCA's noise rules. [NCA defers to Fairfax County for all noise violations which can be reported by residents by calling the police non-emergency number.]
- Report of vehicles parking at end of Delong to smoke. [Delong is a state street and all suspicious activity should be reported to County Police non-emergency number.]
- Report of two trees in woods leaning toward Northumberland.
- Resident saw smoke coming from Kitchener mulch bed and contacted fire department who put fire out. Believes it was started by a discarded cigarette.
- Tree down on common near Brandeis tot lot. [Tree contractor to remove]
- Street light out on Gwynedd. [Reported to Dominion]
- Branch hanging in tree on Matisse. [Removed.]
- Street light out on Kitchener. [reported]

Other Management Actions

- Reviewed March minutes.
- On-site visits resulted in out-of-cycle violation letters. List in ES (Executive Session).
- Inquiry with Fairfax County on why they won't tag a large orange utility truck on Delong. [utility trucks have an exemption in County statutes. Trailers should be tagged by police and HOA should contact supervisor if they are not be tagged.]
- Reported cover is repeatedly falling off Verizon box at entrance to community driveway. [Communications and Regulation division of County will follow up with Verizon for a permanent fix]
- Noticed pool lot trash cans were full. ACM looked at all the playgrounds. [Reported to Patriot]

- Follow up with County on their new parking space with the metal ramp. See New Business.
- Added a raised sidewalk on Kitchener to list of future sidewalk projects.
- Contacted VDOT for a trip hazard along Delong sidewalk.
- Discussions with management company of County owned property where parking space is too long and ground around ramp is not supported.
- Bids for audit, pool and ground maintenance contracts are being solicited.

OLD BUSINESS

Maintenance – Operating

Maintenance Projects: Pool whitecoat and other projects underway. Awaiting response from County regarding path between delong and Northumberland

Street signs: Vice President Woods tracking progress

LeMoyne Project: Approved and anticipated to be done in early Fall.

Replacement Tree: See Motions

Powerwashing Tennis Courts and Pool Deck: Tennis courts completed. Pool deck to ne cleaned after whitecoat work is completed. Approximately 5/15/24.

Trash Issues: Tabled for next meeting. Clean Up Event April 13th

NEW BUSINESS

Youth Activities Contribution: See Motions

Mattisse Parking Spot Repainting: Reduce new space to 22 feet long and slightly increase all adjoined spaces to be more in line with standard size. See Motions.

Handicap Ramp Installation: Letter to be sent to installer to mitigate erosion risks. See Motions.

EV Charging in the Townhomes: Topic to be readded to the agenda. Management to provide information and guidance based off comparable policies adopted by other Communities.

MOTIONS

- **Motion:** Motion out of the Finance Committee to reclass the \$55K CD from operating to reserves. 4 yes, 1 absent
- **Motion:** To purchase replacement trees for Brandeis and Gwynedd not to exceed \$2200. Motion made by President Kylis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]
- **Motion:** To contribute \$150 for All Night Grad party at Louis HS. Motion made by President Kylis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]
- **Motion:** To request the County to handle repainting parking spot lines on Matisse where handicap ramp was installed. Motion made by President Kylis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]

- **Motion:** To request County to retrofit ramp with erosion control. Motion made by President Kyllis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]

ADJOURNMENT: The Board adjourned at 8:14 pm

Minutes prepared by President Kyllis