

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
January, 4th 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:01 pm.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting. A huge shout out to everyone involved in the NCA Holiday party. The party was a great success! There is still an open Board position if anyone is interested or knows of anyone who may be interested.

COMMUNITY FORUM:

No comments

HEARINGS: None

APPROVAL OF MINUTES:

December minutes approved by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer: The budget is on track, still waiting for tree work invoice. Motion out of Committee: To open a Money Market account out of Capitol Bank at 4.25%, moving up to \$100,000. Vote: 4 yes

Environmental: None

Maintenance: None

Planning & Development: None

Welcoming: 4 new residents in December, November packets are being delivered

Architectural Advisory: None

Neighborhood Watch: Chair needed

Management Contract Committee: Next meeting to be held in late January to discuss next steps with meeting with prospective management companies.

Recreation: Looking for ideas for 2024 activities, possibly an Easter party?

Pool: Pool rules have been reviewed and edits to be submitted to the Board. New lounge chair colors to be presented in February for order.

GENERAL BUSINESS – MANAGEMENT REPORT:

Newington Community Association (NCA) Summit Team and Master Calendar available in Vantaca.

2024 is the last year of the audit, pool and grounds contracts. The board wants to go out for competitive bids on these contracts.

Votes Held Between Meetings

None

Financial Review

Financial Highlights. November financials were forwarded to the Board on 12/19/23. Balance and income statement are on Vantaca. As a reminder, year-end financials are always delayed until February to ensure all year-end invoices are paid and accurately reported.

Large Delinquency, over \$9,000, has been cleared.

Resale Inspections

None

Homeowner Communications

- Trees planted on Northumberland are pretty and likes the pansies at the entrances.
- Soccer net is drooping and net needs more ties. (Tina has purchased additional ties.)
- Resident's sister's vehicle as towed without a warning. (No warnings are provided for expired tags.)
- Concern that tree branches hang over resident's home on Kitchener. (pictures taken showing tree is not close to touching home, branches are healthy, and the association does not prune based on overhang on a home or parking space.)
- Car in visitor spot on Jenner that has not moved in over 13 days. (vehicle was not longer there when Manager was on site.)
- Concern of a branch breaking and hitting their pet in back yard. (Not a dead branch. Homeowner has right to prune.)
- Report of a damaged vehicle on Gwynedd. (management to look at it)
- Forward from resident of article about Fairfax County is trying to make it easier for associations to add electric vehicles stations. (let him know I would share his support of community stations with the board but the statement in the article about the cost to associations is between \$20,000 and \$45,000 is the deterrent.)
- Tree across path behind Godolphin (removed)
- Loud music from neighbor. (recommended reviewing County rules and contacting police at the non-emergency number in the future.)
- Giant grocery carts in woods off of Northumberland.
- Trash can at tot lot behind Luce Ct. is full (reported to Patriot Disposal.)

Other Management Actions

- Annual State DPOR filing submitted.
- Annual State SCC filing submitted.
- Reviewed January newsletter.

- Email blasts for holiday party and holiday trash schedule.
- Follow up on inquiry about number of new trees installed on Northumberland. Awaiting response from Blade Runners.
- Complaint to County that Verizon has not fixed panel on back of green box. (Response that Verizon states it has been fixed.)
- Reported bucket truck on Delong for third time. No response from police.
 - Reported camper on Northumberland.

OLD BUSINESS

Maintenance – Operating

Street signs: Volunteers will be used for removal of all old fire lane signs.

Tree Work: Management continues to maintain a tree maintenance tracking list, determining cost.

Trash Issues: Ongoing effort, street ambassadors to be POC for 'on the ground' contact for providing information about issues. [Immediate issue; lack of awareness when Holidays and Weather delays/cancellation of trash days occur.]

Pool Furniture: Colors to be finalized at the February meeting

Pool Leak: Pending response from Poos Services of Arlington.

Pool Electrical Box: See Motions

NEW BUSINESS

Office: Policy verbiage to be drafted on use of the Association's Zoom account.

2024 Improvement Plans: Management has created a recommendation list for 2024, determining cost.

2024 Pool Rules: To be reviewed at the February meeting with Pool Committee input

Manager Back Up: From Summit "As this topic came up last month, I would like to share with this Board that a previous Board contracted with Summit after being unable to find a suitable employee to work at NCA's onsite office. To make it an easy transition and to save money, the Summit contract was tailored to NCA so they could keep all files at the NCA office and retain an employee as Assistant Manager. The Summit assigned Manager's Admin in the Virginia office is not as familiar with NCA as NCA's Assistant Manager. When the assigned Manager is not available, your back up is the Assistant Manager. An emergency backup is assigned at Summit when the Manager is on vacation. Additionally, Summit has a 24-hour emergency hotline that screens all emergency calls to the appropriate Manager or their back up. Please let Summit know if there are processess you would like

to discuss or change.”

MOTIONS

- **Motion** to approve the replacement of the electrical box at the pool not to exceed \$7000. Vote: 4 yes 0 no

The Board convened into Executive Session: 7:52pm

Reconvened into Open Session: 7:56pm

ADJOURNMENT: The Board adjourned at 7:56 pm

Minutes prepared by President Kylis