

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
Meeting ID: <https://meetings.ringcentral.com/j/1493752705>
July 3, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:00 pm.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 13 residents

PRESIDENT'S COMMENTS:

- Hope everyone is enjoying the pool

COMMUNITY FORUM:

- A resident on Moline expressed support for keeping the hoop up. Doesn't want to see it taken away since it is a good outdoor activity near the house for their son to play. Would like to hear concerns directly to address them.
- A resident on Moline expressed support for allowing the basketball hoop to remain. Loves having the kids play there as it is an important part of the community.
- A resident on Moline expressed support for keeping the basketball hoop up.
- A resident on Moline expressed support for the hoop. The hoop has been here for over a decade, and they would like it to stay.
- A resident on Moline expressed support for the hoop. Their kids bought the current hoop after the old one (which was there since they moved in 2002) and would like the hoop to stay. It's a community staple and the kids enjoy playing with their friends.
- A resident put out a call for volunteers for the Architectural Advisory Committee. First meeting scheduled for Weds 7/17 at 7:30pm at the pool house (in-person).
- A resident expressed support for allowing the basketball hoop to remain.

HEARINGS: None.

APPROVAL OF MINUTES:

June minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: Grounds and pool contracts have increased in excess of CPI increase. Finance Committee will need to review budget in advance of annual meeting.

Environmental: Trash enclosure on Euclid forthcoming

Maintenance: None.

Planning & Development: None.

Welcoming: All packages (except for one on Moline) have been delivered.

Architectural Advisory: Volunteers wanted! First meeting scheduled for Weds 7/17 at 7:30 at the pool house (in-person).

Neighborhood Watch:

Management Contract Committee: Discussions are ongoing. Currently waiting on Summit to respond to requests for modifications from President Kylis. Hope for bigger update at next month's meeting.

Recreation: None.

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Budget Variances to Note

- Pool close to budget limit; only emergency maintenance to be done on pool
- General repairs are high
- Private trash hauling close to budget limit - this occurs when residents put out items that our trash collector won't take. This is an expense to the association.
- Payroll service charges are close to limit. Management to investigate
- Management to get newsletter printing charge reclassified to newsletter typing

Votes Held Between Meetings

- None

Homeowner Communications

- Tree on Luce drops branches. [Tree is healthy but older. No action needed.]
- Yard debris sitting out on Godolphin for an entire week. [violation letters sent]
- Light on Gwynedd not working. [Reported to Dominion Energy]
- Homeowner reserves blank parking space in front of home. [monitored situation and sent violation letter. Other cars observed in spaces on Kitchener over 7 days and ticketed]
- Many reports of bulk trash in community. [If not picked up with regular trash service, management has contacted a private hauler]
- Yard debris missed on Gwynedd [reported to Patriot]
- Request for community trash can on Euclid near parallel parking because many people stop there to eat fast food and throw trash on ground.
- Resident asked if Moline basketball hoop could be removed as it attracts outside visitors and trash is being left behind. [See New Business]
- Resident would like trees behind home on Jenner cut way down or removed. [Trees are healthy.]
- Water main break on LeMoyne. [Homeowners have reported the break]
- Water main break on Durer. [Reported to Fairfax Water]
- FCPS bus drops students off on DeLong and then drives through Kitchener. [too close to end of school year to investigate.]

- Request from homeowner on Brandeis Way to trim trees behind her home on common. She would remove limbs from white oak and dogwood at her expense.
- Request to remove brush and vines behind home on Gwynedd. [this is not an area maintained by the grounds contractor.]
- Gwynedd shrub needs trimming next to parking space. [tree trimming was already on schedule and completed same day as request submitted to Blade Runners. Hard pruning is done in winter as an extra charge if done.]
- Durer Court watchlight out. [Reported to Dominion Energy]
- Vultures on trash and roof tops on Eucalyptus. [The Association is limited in its ability to control wildlife. As discussed previously, management has ordered signs on stakes to put out in problem trash area. \$184]
- Community walker saw the following: pool parking lot steps to Dampier have vines across them (reported to Blade Runners), a mattress on the ground on Gwynedd (to be scheduled for removal by onsite office), poorly maintained yards on Gwynedd, and erosion issues from common grounds
- to Lodge Court (pictures taken of dirt in street).
- Resident has problems with people parking in his assigned parallel parking space. [If homeowner will not have the vehicles towed, there is little the association can do.]
- Homeowner has multiple cars and parks them on parallel spaces in front of his home, then places cones between some to reserve a space. [cones moved from parking space, three tickets issued on vehicles. Cones will be taken to office and sign placed on front door if seen again.]
- Homeowner received violation for storage of dog poop bin on front stoop in violation of the trash policy. Homeowner would like NCA to reconsider this as a violation. Discussion in Executive Session. See Motions
- Homeowner received violation for trash cans in driveway and would like an exemption. Discussion in Executive Session. No action or exemption.
- Durer Court has water coming up from street [reported leak to Fairfax Water Authority].

Other Management Actions

- On-site visits resulted in out-of-cycle violation letters.
- Annual ARC inspections started. Streets Completed: all single family, Euclid/Getty, Luce, and Moline. To Be Done: All of Newington Place (Matisse and courts).
- Requested Blade Runners to pick up several branch piles that have crept up throughout the community.
- Received notice from Patriot that County landfill increase is \$7.00 per ton and will impact the monthly contract rate.
- Baby pool gate repaired to comply with Health Department. \$250
- Pool house painted just where turquoise color was peeling and around counter. \$300
- Main pool flowmeter replaced. \$300

- PO box renewed. \$222
 - Replaced pool fire extinguisher.
 - Two nonworking toilets sent to Griffin Plumbing for repair. \$850. Asked them to come back out as one is not working within one week of repair.
 - Drive through of community after storm on 6/26/24.
 - FROM LAST MONTH: Would the Board want to do any curb painting this year? This is a line item in budget. Frequent complaints are received from Kitchener and Durer. Management will get quote for Kitchener and Durer.
- Homeowner received violation for storage of dog poop bin on front stoop in violation of the trash policy. Homeowner would like NCA to reconsider this as a violation. See **Discussion in Executive Session. See Motions.**
 - Homeowner received violation for trash cans in driveway and would like an exemption. See **Discussion in Executive Session. No Action or Exemption.**

OLD BUSINESS

Maintenance - Operating

Street Signs (12/2023 - 6/2024): Volunteer labor to remove all unnecessary fire lane posts and signs is in progress. (7/2024) Inquiry with Woodbridge Metal Recycling to remove poles at pool. They will not pay for them if they have to pick them up. Online inquiry with Potomac Metals in Springfield since they have a mobile service. Awaiting response.

Tree Work: Dead trees identified during recent annual inspections and reported to tree contractor.

LeMoyne ground renovation 7700 to 77012 (#10): Last quote is \$7,500. Awaiting a response from contractor on if quote has changed. Expecting a 10% increase. (2/2024) Board approved \$9,500 for project. Approval passed on to contractor. (3/2024-7/2024) No action at this time.

Pool Furniture: 20 loungers stained. (07/2024) Cost to restrap stained chairs and receive temporary replacements is \$2514; for same cost, could buy 5 or 6 new chairs. Wait till end of season to address. No action at this time.

Maintenance - Reserves

Common Grounds: Path Repairs – J. Kyllis received voice message from Fairfax County Stormwater Management that the path area is in VDOT right-of-way. Work order sent to Fairfax County deferred to VDOT. Work order sent to VDOT. Service Request #1952589

Streets: Based on this engineer's evaluation of Moline and Matisse, management recommends the next street project being Moline and waiting until there are enough funds, which appears to be in 2025. Association could contract with engineer for a specifications report in late 2024 or early 2025. (4/2024-7/2024) No action at this time.

Trash Issues: (6/2024) letter prepared by Board for Euclid Way residents to respond on a potential install of a trash can storage box on their street. (7/2024) Update to be provided by J. Kyllis. One response form

received by management.

Parking Spaces on Matisse: Second assigned parking space for a unit was moved to a ramp accessible space at resident's request, which affected the unassigned parallel parking spaces on that street. (7/2024) Surveyor contracted by County to assess situation.

NEW BUSINESS

Contracts

Three grounds proposals under review.

EV Charging Policy

Topic to be discussed when more information is available on neighboring HOAs who have implemented policy in townhomes.

Maintenance - Operating

Drainage behind Moline: Muddy ground behind 8351 to 8359 Moline. (07/2024) No action taken at this time, project too expensive.

Basketball Hoop on Moline

Complaint letter sent asking to remove hoop. Management sent letter to several homes near hoop advising to remove it or Association would do so. Multiple homeowners responded in favor of allowing hoop to remain. Topic tabled for now, resident expressed that they have done and will continue to clean up trash left in area.

Memorial Bench

Past resident would like to install bench in honor of their father at the baseball field. Board will consider at resident's expense. No objections from the Board.

Pool Survey

To be sent out to homeowners soon.

MOTIONS

- Motion that dog waste bins shall be treated as a trashcan and follow community trash standards and be placed in backyard. 3 yeses, 2 absent (Woods and Bojanini)

The Board convened into Executive Session: 8:13pm

At 8:13pm the meeting will convene to Executive Session for the purpose of discussing violations and owner accounts.

Reconvened into Open Session: 8:28 pm

ADJOURNMENT: The Board adjourned at 8:30 pm

Minutes prepared by Secretary DiFolco-Visbeck