

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors - DRAFT
Video Conference Call, via Ring Central Teleconference
June 5th, 7:00 PM

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

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

MANAGEMENT PRESENT: June Jackson

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Thank you pool opening volunteers, arch inspections underway

COMMUNITY FORUM:

- Publicize need for AAC volunteers, newsletter pitch for committee members. Update webpage.
- Update Chair of AAC from Sarah

HEARINGS: None

APPROVAL OF MINUTES:

May minutes approved by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer: Annual budget process starting early, limits with CPI during contract renewals that are going to be substantially more expensive.

Environmental: N/A

Maintenance: N/A

Planning & Development: N/A

Welcoming: 1 packet delivered in May, a few packets to be delivered this week. Positive feedback from Pool Opening event.

Architectural Advisory: New Chair of Mike Smith

Neighborhood Watch: N/A

Management Contract Committee: Continuing to review potential new managing company

Recreation: Thanks all for support for the Pool Opening Event. Potential for 4th of July Event.

Looking for \$200 for fireworks, hotdogs, chips, drinks. Thoughts on a local vendor event in the pool lot.

Pool: N/A

GENERAL BUSINESS – MANAGEMENT REPORT:

Newington Community Association (NCA) Summit Team and Master Calendar

2024 is the last year of the audit, pool and grounds contracts. Bids to be obtained. Tracking under New Business.

Votes Held Between Meetings

None.

Financial Review

April monthly financials forwarded to the Board on May 14, 2024.

Homeowner Communications

- Vehicle on Gwynedd in parallel space that does not move. [Assistant Manager is tracking.] • Homeowner asked about who is responsible for dead tree next to her shed. [visited property and confirmed dead tree is on County land.]
- Car on Brandeis that does not move from parallel space. [ticketed]
- Tree down across path near entrance to ball field. [removed]
- Homeowner on Kitchener does not use his numbered space and keeps second cars in blank space. [tracked two Kitchener locations for abuse of parallel parking and sent one violation letter out.]
- Homeowner upset his car was towed when other vehicles are not for expired tags. [picture provided by resident of vehicle not towed was on State street.]
- Homeowner is very concerned with poison ivy coming through fence and in natural area behind her fence. [visited property and ascertained that ivy coming through to her back yard was from neighbor. Violation letter sent. Management does not plan to treat poison ivy in small wooded area unless Board feels differently.]
- Inquiry from homeowner on trimming at their cost trees behind home on Brandeis. [policy information was provided on how to get approval.]
- Branches fallen from tree on Luce. [this tree has previously been looked at by arborist. Branches will drop. Overall tree is in good health.]
- Yard debris in bags left out on Matisse and Euclid/Getty. Blade Runners does not pick up branches during mowing service. Piles are accumulating under trees. [Blade Runners contacted regarding branch piles.]
- Bulk trash on Matisse. [arranged for Patriot to pick it up.]
- Homeowner looking for copy of agreement that allows the Woodmere monument to be on their property. [Explained the history to the homeowner but that it would take a lot of research to find any documentation from the original builder.]
- Grounds crew ran over a sewer cover that broke and lodged in a front door. [Blade Runners has added a three foot mulch ring around the object to eliminate a need for mowers to get close to it.]
- Common grounds tree down on Moline and hit fence. [tree contractor removed.]

- Despite recent mailing, trash and recycling are dumped in common gardens on Luce.
- Commons grounds tree down on Marconi and top hit back deck. [tree contractor removed.]
- Trash on Matisse has been there for four days. [management to look at]
- Yard debris in bags on Godolphin five days before pick up date. [management to look at]

Other Management Actions

- On-site visits resulted in out-of-cycle violation letters. in ES.
- Rake board that fell off pool house has been replaced.
- Authorized spraying for carpenter bees drilling in soffit over office steps.
- Sent several targeted trash mailings and a broadcast email about yard debris policy
- Spray painted some tic marks on Kitchener that were severely faded. Board asked if they want to do any curb painting this year since there is a line item in budget and frequent complaints are received from Kitchener and Durer. [Board member to look at streets.]
- Inquiry on Summer Annual install. [week of 5/28/24]
- Annual ARC inspections started.

OLD BUSINESS

Maintenance – Operating

2024 Maintenance List in Board package.

Street signs: (12/2023-5/2024) Volunteer labor to remove all unnecessary fire lane posts and signs is in progress.

Tree Work: Tree maintenance tracking sheet in Board package.

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. (3/2024-6/2024) No action at this time.

Replacement tree on Brandeis (#23): Tree to be installed this fall.

Maintenance-Reserves

Common Grounds: Path Repairs -- Path between Northumberland and pool in need of repair. Unclear whether County responsible for path maintenance. (4/2024-6/2024) Sought and passed on information from engineer of where it states the path (from pool to Northumberland) ownership is 'undetermined'. J. Kyllis awaiting response.

Streets: Based on engineer's evaluation, 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. (4/2024-6/2024) No action at this time.

Trash Issues: The Board would like to have ongoing discussions on solutions to trash problems in the community with a focus on enforcement. Use of white trashbags is a major issue. (5/2024) Flyer on bulk trash issues sent by email blast. (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.

Parking Spaces (Matisse): (6/2024) Awaiting Fairfax County decision on replacing configuration of existing ramp or an alternate solution before finalizing repainting of parallel parking spaces.

NEW BUSINESS

Contracts

Proposals for Pool and Grounds under review; Blade Runners cost to increase in 2025; Board to get more quotes

EV Charging Policy

Tabled for now, awaiting feedback on other communities in the area with EV Charging before moving ahead

Pool

Board to obtain quotes for price of 20 new loungers vs. price to re-strap existing chairs. Awaiting status of baby pool pump.

Maintenance - Operating

Drainage behind Moline

Muddy area behind 8351 to 8359 Moline to be assessed; may need additional drainage installed.

MOTIONS

- Motion to appoint Mike Smith chair of Arch Advisory – motion Kylis, seconded Woods; 4 yes 0 no, 1 abstain (Space)
- Motion to permit owner at 8412 Red Ash to remove community tree as requested, pending delivery of approval from neighbor - motion Kylis, seconded Space; 5 yes 0 no
- Motion to waive late fee, not administrative fee pending account review by Summit - motion Kylis, seconded Space; 5 yes 0 no

The Board convened into Executive Session: 7:51pm

At 7:51pm the meeting will convene to Executive Session for the purpose of discussing late fees.

Reconvened into Open Session: 7:57pm

ADJOURNMENT: The Board adjourned at 7:59 pm

Minutes prepared by Secretary DiFolco-Visbeck