

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
Meeting ID:
September 4, 7:00 PM

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

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille DiFolco-Visbeck, Treasurer David Randall, and Director Daniel Bojanini

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 4 residents

PRESIDENT'S COMMENTS:

- Pool survey is still available; we need to get community's input to improve.
- Thanks to Phil Space for serving as Treasurer & welcome to Dave Randall

Note: Proposed agenda will be reordered to accommodate President Kylis needing to leave early. Board will vote on motions and address tax status of NCA Assistant Community Manager at beginning of meeting before moving on to Community Forum, et al. After the Motions, President Kylis will leave and Community Manager Lori Randall will take over running the meeting.

COMMUNITY FORUM:

- A resident wanted to welcome new Treasurer.

HEARINGS: None

APPROVAL OF MINUTES:

August minutes approved by acclamation pending correction to Motion, spelling of Delong.
Annual meeting minutes approved by acclamation pending correction to punctuation.

OFFICER/COMMITTEE REPORTS:

Treasurer: Looking over budget increases for 2025.

Environmental: None.

Maintenance: None.

Planning & Development: None.

Welcoming: None.

Architectural Advisory: None.

Neighborhood Watch: None.

Management Contract Committee: Contract proposals are not on Vantaca but residents wanting to

review them can email President Kylis (president@newingtoncommunity.org) directly to request a copy. Decisions to be made in October.

Recreation: None.

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Financial Review

Highlights for 7/30/2024

- Total in Operating: \$304,625 (\$248,516 in cash; \$56,109 in operating reserves)
- Reserve Assets: \$207,6444 (\$110,400 in Common; \$97,244 in streets).
- Members Equity: \$136,748

Aged Balances Report: As of 8/27/24 there are 11 delinquent accounts in collections.

Taxes: 2023 income taxes signed and returned.

2025 Budget: First draft provided in August board package.

Votes Held Between Meetings

- None.

Homeowner Communications

- Per past email from homeowner that sidewalk is raised, management looked at sidewalk and saw no significant trip hazard. All sidewalk problems will be corrected when this street is resurfaced in two to three years per the current street repair plan.
- Per past homeowner complaint that retaining wall needs replacing on Brainerd, the top board could be replaced but all the two foot tall wall is very sturdy.
- Tree across path that runs from pool to Northumberland. [management to look for it.]
- Resident on Kitchener stopped and took a picture of another resident sitting in car. [Homeowner felt it was very odd and did call police.]
- Resident on Brandeis is concerned about proximity of tree behind his fence. [management asked arborist to look at it and assess the health of the tree.]
- Resident on Luce stated community can near their house fills up and trash blows in yard. Also teenagers hanging out on Delong dead end would like to see speed bumps on Delong. homeowner needs to report to management when the trash is full and not being emptied. NCA has no authorization over Delong Drive.]
- Concern about trees behind home on Durer. [these trees have already been authorized for removal. One is complete and vendor is coming back for others.]
- Request for tree removal on Gwynedd. [This is a repeat request and trees were not unhealthy or impeding walks when last checked. Arborist has been asked to look at these.]
- Open area of Moline is full of dog poop. [was told it was cleared before signs could be put out.]

- Vehicles are parking in fire lanes and double parking on Kitchener. [homeowner needs to alert management as soon as they are seen or call towing company to let them know what they see.]
- Trash issues on Moline; pick up days are not followed, small grocery bags used that are torn into by animals, trash not picked up off ground. [Flyer on Page 57. Another resident complained a week later about same location and a sign was put up.]

Other Management Actions

- On-site visits resulted in out-of-cycle violation letters.
- Annual ARC inspections Completed. List of all violations in August board package.
- Watching and ticketing vehicles parked on Kitchener and Matisse blank parking spaces that don't move for a very long time. Blank spaces are hard to find while numbered spaces are wide open.
- Tickets result in moving vehicles into other blank spaces and don't move. Motorcycle on Matisse never moves, and tow will be necessary. Parallel spaces in same are always filled. Homeowner is very confrontational with management when we are in the area and now has an alarm that goes off outside his house when someone is walking in the street.
- Address curb painting on Kitchener and Durer scheduled for September 16th and 17th.
- Pool survey open until September 15th.
- Management will approve the pool winterization list unless there are objections. Pages 58-59 . No objections from Board, management will move forward.
- After annual meeting, updates provided for newsletter, website, and board of current directors list.
- Request by ACM to Fairfax County to remove two damaged vehicles on Delong.
- Wood, wire and drywall all around tree behind Durer. [management sent flyer to closest homes. No change so all will be taken by private hauler.]
- Guards were upset with actions of a patron at the pool and asked manager to come to pool to assist in situation. [Passes were taken away for 72 hours by the Pool Manager.] Homeowner's email on Page 96. in ES.
- ACM to schedule appointment with Fairfax Water who want to replace the pool water meters.
- ACM able to finally get (Dominion took 9 months) past electric bills. Management has been accruing for the expense despite not receiving any invoices on one lighting account.

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. (8/2024) Called Potomac Metals. They said steel is cheap and not cost effective for them to come out with their mobile service. Currently .05 per pound. If someone were to haul it to them, they could get about \$50 for it. Will arrange for private hauling of posts. (9/2024) No update.

Tree Work: Tree maintenance is being tracked.

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. (3/2024-9/2024) No action at this time.

Pool Furniture: (7/2024) The cost to restrap 21 chaise loungers is \$91 each for a total of \$1911. \$56 for 2 chairs = \$112. They have a rental program, and we can get temporary replacements while the pool is active in the summer for a total cost of \$75. Pick-up and delivery is \$295. Total in proposal is \$2514. The cost of the new chaise loungers in mesh this year was \$366 each and chairs were \$164. For \$2514 you can get approximately 5 or 6 new mesh loungers plus shipping. (8/2024) To be revisited in September after pool closes. Based on the 2025 draft budget it would make sense to have this done in 2024.

Maintenance - Reserves

Common Grounds:

Path Repairs – (7/2024) J. Kyllis received a 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 (8/2024) VDOT closed the service request. Email sent to customer service asking why this was cancelled when no work was done on the path. No response to date. (9/2024) 2nd VDOT service request #1981530

Streets: Based on engineer's evaluation in March, 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. (4/2024-9/2024) No action at this time.

Trash Issues: (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. (7/2024-9/2024) Update on survey to be provided by J. Kyllis. Two response forms received by management. Signs placed in problem areas on Moline and directed flyers sent as needed.

Parking Spaces - 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. (08/2024) Motion not to waive trash bin storage policy. See Motions from August minutes. (09/2024) Management provided the Board's response stating that application is denied until a written confirmation is received that NCA is not responsible for maintenance of metal ramp installed on common grounds. Tabled until work is complete, then Board will reassess.

NEW BUSINESS

Contracts: Grounds contract proposals were reviewed and Finance Committee has a recommendation. Pool proposals received.

MOTIONS

- Motion to accept Titan pool contract. Motion Treasurer Randall, seconded President Kylis. 5 yes, 0 no.
- Motion to accept grounds contract proposal from McFall & Berry, to include tot lot chipping. Motion President Kylis, seconded Treasurer Randall. 5 yes, 0 no.
- Motion to approve new ramp install on common ground at 7744 Matisse. Motion President Kylis, seconded Vice President Woods. 5 yes, 0 no.

The Board convened into Executive Session: 07:40pm

At 07:40pm the meeting will convene to Executive Session for the purpose of discussing homeowner violation.

Reconvened into Open Session: 07:50 pm

ADJOURNMENT: The Board adjourned at 07:51 pm

Minutes prepared by Secretary DiFolco-Visbeck