

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
July 6, 2026, 7:00 PM

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

BOARD MEMBERS PRESENT: President John Kylis, Vice President Mike Smith, Secretary Camille DiFolco-Visbeck, Treasurer [Vacant] Director Daniel Bojanini, and absent Director George Faulk

MANAGEMENT PRESENT: Amanda Chohamin (Cardinal Management Group)

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS:

- **Please use the CINC Portal** if you haven't already! Architectural requests, Work Order requests, etc. should be submitted here. You can also pay assessment fees; see if you have any violations; and get information about the community. It is the easiest place for all of your HOA administration to be done. (cardinal.cincwebaxis.com) If you have any questions, please reach out – email president@newingtoncommunity.org
- Hope everyone had a safe and happy Fourth of July holiday, and is having fun at the pool!
- **At last year's Annual Meeting, we did not meet quorum.** 61 properties need to be present at the meeting or submit their proxies. (Up to 30 of these can be Fairfax County). **Without quorum we cannot hold the Annual Meeting. Please make a plan to attend the Annual Meeting in person.** If you cannot attend in person, **please submit your proxies in order to make quorum, even if you do not vote for Board positions.**
 - **Annual Meeting Date/Time:** Harvester Presbyterian Church (7800 Rolling Rd.) on Thursday August 13, 2026 at 7pm.

COMMUNITY FORUM:

- A resident stated that they are frustrated with the communication, and noted that they previously gave this feedback at the January meeting. They asked that the website be updated on a regular basis. They expressed a preference for phone communication with Cardinal rather than email. They also asked that the minutes be made available within 2 weeks after the Board meeting. [President Kylis responded that it is probably time to contract the website and newsletter updates to a third party rather than continue on a volunteer basis].
- A resident asked about a tree located behind their neighbor's house with branches stretching over the resident's yard. [President Kylis replied that any branch crossing over your property line can be trimmed; however, removing the tree entirely must be done by/in consultation with the neighbor on whose property the tree is located].
- A resident asked for follow-up on their architectural request re: installation of a fence.
- A resident asked, what is the policy regarding Fourth of July fireworks? [President Kylis stated that he will get back to the resident on the HOA-related policies on fireworks].
- A resident agreed with the earlier comment that they would like the community to distribute a newsletter again.
- A third resident reiterated that a newsletter would be appreciated.
- A resident stated that the pool umbrellas are dirty.

HEARINGS: None

APPROVAL OF MINUTES:

April, May, and June minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Architectural Advisory: Plan to hold a meeting in August.

Environmental: N/A

Maintenance: N/A

Pool: N/A

Planning & Development: N/A

Recreation: N/A

Welcoming: N/A

GENERAL BUSINESS – MANAGEMENT REPORT:

Financials:

Total Cash & Investments: \$578,671

Total Reserves: \$508,567

Members' Equity: \$155,647

The delinquency rate is at 9%. Manager Chohamin recommends that the Board focus on bringing that delinquency rate down.

The overall budget is in good shape.

Administrative:

Votes Held Between Meetings

- None

Homeowner Communications

- Water on Brainerd – Mgr Chohamin stated that the leaking pipe is a County issue. The County has tried to contact the owner they believe is responsible for the leak but at this time, there is no other update.

OLD BUSINESS

N/A

NEW BUSINESS

Annual Inspection Reports: first inspections have been completed. If you received a violation, it will be listed in your CINC portal (link) – please check and be sure to bring your property into compliance ASAP.

Annual Meeting Documents: Documents and proxy votes for Annual Meeting will be distributed soon. Please attend the meeting in person but if you cannot attend, please submit your proxy vote or send it with a neighbor who is attending.

MOTIONS

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The Board convened into Executive Session: 7:33pm

At 7:33pm the Board will convene to Executive Session for the purpose of discussing legal and account matters.

Reconvened into Open Session: 7:58pm

ADJOURNMENT: The Board adjourned at 7:59pm

Minutes prepared by Secretary DiFolco-Visbeck