

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
June 1, 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:

- Pool is open!
- I will not be running for the Board again. In August, there will be multiple Board positions open for anyone who may be interested in joining. (The election is held at the Annual Meeting in August and tentatively scheduled for Thursday, August 13, 2026).
- Everyone please make an effort to either get proxies or attend the Annual Meeting **in-person**. It will be held at the Harvester Presbyterian Church (7800 Rolling Rd.), tentatively scheduled for Thursday, August 13, 2026 at 7pm.

COMMUNITY FORUM:

- A resident reported trash under the high voltage power lines behind Godolphin and Euclid. [President Kylis stated that the area under the power lines is not managed by the community and is County property. President Kylis agreed that litter throughout the community is an ongoing problem and anyone with solutions is encouraged to reach out to the President/Board. Manager Chohamin confirmed she will report this to the County].
- A resident stated they had an issue obtaining pool passes with the new system.
- A resident stated that they are being charged late fees for assessments, and that they were not notified by Cardinal.
- A resident asked whether they need to obtain permission to hold a yard sale. [President Kylis confirmed that as long as the yard sale is on your property, it is allowed. President Kylis also mentioned that volunteers are needed to help coordinate a community yard sale and this can be held in the pool parking lot].
- A resident had a question about EV charging in the community. [President Kylis confirmed that charging cables cannot be run over community property, including sidewalks, because there is a liability issue with the insurance.]
- A new resident asked about the trash collection schedule. [President Kylis confirmed trash schedule and asked the resident to reach out if they did not receive a welcome packet].
- A resident reported cars speeding on Delong and turning onto Lodge, noting that there is a visibility issue because of the parked cars. The resident stated that this problem is ongoing and there have been several times that an accident has nearly occurred. [Both Lodge and Delong are County roads. Manager Chohamin will reach out to the County and see if the police can do some extra drive-throughs].
- A resident stated that the lifeguards did not allow them into the pool, and said that their pool passes were locked. The resident asked how to obtain their QR codes. [Manager Chohamin clarified that the QR codes are in Access Granted. The reason why residents need to reapply for pool passes every year is so that Cardinal's accounting department can verify that residents have paid their assessment fees. If a resident is overdue on their assessment fees, they will not be able

to receive their pool passes until those have been paid].

- A resident asked how many people live in the community. [President Kylis confirmed that there are 609 residences in the community].
- A resident asked if they need permission to trim or cut down trees. [President Kylis confirmed that for any tree that is not on your property but the limbs cross your property line, you are free to address it. However, for any tree on community property, you have to submit a request to management to assess or remove trees].

HEARINGS: None

APPROVAL OF MINUTES:

Draft versions of the April & May minutes will be posted on the website tonight. April, May, and June minutes will be approved at the July meeting.

OFFICER/COMMITTEE REPORTS:

Architectural Advisory: Committee Chair Mike Smith intends to hold a meeting this month, and is looking for volunteers to join the committee.

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: \$594,781

Total Reserves: \$495,218

Members' Equity: \$155,647

The delinquency rate is at 10%. Manager Chohamin recommends that the Board focus on bringing that delinquency rate down.

Administrative:

Votes Held Between Meetings

- None

Homeowner Communications

- Report of water coming from repaired concrete slab on Brainerd. FFX investigating.
- Report of tree in median on Northumberland. Dale Tree cleaned up.
- Report of broken tree on Gwynedd. Dale Tree to respond.

OLD BUSINESS

N/A

NEW BUSINESS

Spring Inspections: These will be happening within the next few weeks so please bring your property into compliance now in order to avoid violations. (See)

Wading Pool: During reopening operations, it was discovered that the wading pool is delaminating. Titan has relaminated the wading pool (which was still under warranty), so this problem is resolved.

Main Pool Shallow End: There is some cracking on the stairs in the shallow end of the pool. Mark from Titan was out to inspect the stairs and confirmed that these are curing cracks. Manager Chohamin stated that the new whitecoat is still under warranty until mid-July, and she has been visiting weekly to keep an eye on this.

Shaw Office/Poolhouse Proposal: The building needs some TLC – cleaning the gutters, power-washing, etc – and the paint is peeling off the gate to the wading pool area. Manager Chohamin obtained one proposal to repaint the fence to the wading pool and perform some building maintenance. The first proposal was higher than expected so Manager Chohamin will solicit two more proposals.

Annual Meeting Documents: Proxy document is ready to send out and the Annual Meeting to be scheduled for Thursday, August 13, 2026 at 7pm (pending confirmation with Harvester Presbyterian Church).

Paving on Moline: Manager Chohamin is following up with Fairfax Paving to get the date(s) for repaving and hopefully give residents two weeks' notice.

Tennis Court Resurfacing: Contract approved except for fence work. Manager Chohamin will send the contract to President Kylis to sign.

MOTIONS

- Motion to accept the 2026 Annual Meeting proxy as edited for August 13, 2026. Motion Vice President Smith, seconded President Kylis. 4 yes, 0 no, 1 absent (Director Faulk).
- Motion to accept legal's recommendation repayment plan for account number _____. Motion President Kylis, seconded Secretary DiFolco-Visbeck. 4 yes 0 no 1 absent (Director Faulk).

The Board convened into Executive Session: 7:49pm

At 7:49pm the Board will convene to Executive Session for the purpose of discussing legal and account matters.

Reconvened into Open Session: 8:03pm

ADJOURNMENT: The Board adjourned at 8:04pm

Minutes prepared by Secretary DiFolco-Visbeck