



Inside Newington Station

Newington Community Association Monthly Newsletter APRIL 2021

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NCA BOARD OF DIRECTORS MEETINGS

April 7
May 5
June 2
July 7

President's Corner

By Debby Ramirez

It is with great sadness, that I share, the resignation of our community manager, Lori Randall. She has been a strong asset to the board and our community over the years. She will be missed, but we wish her the best in her future endeavors.

With this, I take the opportunity to welcome our new community manager, Sarah Newton. She is working closely with Lori to ensure a smooth transition into this role. She is enthusiastic for the opportunity to work with our community. She can be reached at manager@newingtoncommunity.org. NCA welcomes you, Sarah!

A few friendly reminders, please make sure your assessments are up to date, they are due on April 1st. Do not forget to complete your pool pass registration card, the deadline to avoid the \$20 processing fee is noon Monday, May 10th. If the registration card is received by 5pm Monday, April 12, 2021, you will receive 5 free guest entrance credits.

Finally, lets help keep our community clean, do not throw trash on the common grounds. We have trash cans located throughout the community and we should all use them!

Newsletter Distributors Needed

Volunteers needed to deliver newsletters once a month to the residents on Godolphin, part of Matisse, or Dampier Courts, please contact the Community Manager for details. Call 703-455-3606.

NEW ROUTE: Volunteer needed to break Brandeis Way route into two smaller routes, from 60 to two 30 home deliveries. If interested, please contact NCA Management.

FOUND CELL PHONE

A phone was found on Gwynedd. Call office to claim. 703-455-3606.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

P. O. Box 351
Springfield, VA 22150
703-455-3606 / Fax 703-455-0013

Tuesdays 9:30 am - 2:30 pm
Fridays 9:00 am - 5:00 pm

**** Call first before heading to the office ****

Community Manager: Sarah Newton, CMCA, AMS
with Summit Management (703-945-1428)
Assistant Community Manager: Tina Queen
Email: manager@newingtoncommunity.org

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
Including barking dog complaints
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Energy 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority
Selenia Davis 703-704-6758

Fairfax County Storm Water
Management (not State streets) 703-877-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lewis High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 202-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management 703-360-0904

Supervisor Dan Storck 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-383-8368

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

BOARD OF DIRECTORS

President – Debby Ramirez
Term—elected 8-19 thru 8-22

Email: president@newingtoncommunity.org

Note: Email to NCA President is private and only read by the President.

Vice President – Regina Watson (Term: 8-19 thru 8-22)

Treasurer – Bobby Royal (Term: 8-19 thru 8-21)

Secretary – Karen Chauvin (Term: 8-18 thru 8-21)

Director – John Kylis (Term: 8-20 thru 8-23)

To send an email to the above Board members, use board@newingtoncommunity.org (this includes a copy to the Community Manager).

ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Bobby Royal

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - Pam Rodriguez

Newsletter Distributors

| | | |
|------------------|-------------------|----------------|
| Kathy Anderson | Crystal Coleman | Kelly Paul |
| Lindsay Andrews | Mike Ferraris | Perritt Kids |
| Amanda Baird | Fulcar Family | Ramirez Family |
| Cyrille Barr | Donna Hunholt | Lisa Robbins |
| Blake Carpenter | Zinta Michael | Roche Family |
| Cerchione Family | Jeffrey Notestine | Regina Watson |
| Karen Chauvin | Al Owens | |

LETTER TO THE EDITOR

Written by Tom Queen

Should you be Paying Attention to the NCA Board?

Recently someone attending the NCA board meetings may get the impression certain members of the board believe everything must be regulated. Examples include, last year's changes to the architectural guidelines requiring residents have all exterior projects, including exact replacements approved by the board. You now must complete a form and wait for approval to replace your roof, even with the exact same color and style of shingle. When asked why this is necessary, the answer was; maybe I did not like the old roof color and I don't want to have to live with it again. That change to the guidelines means maintaining your home as purchased may not be possible, if the architectural committee overrides you. Why else would they/she make the change?

The current goal is to restrict the use of outdoor security cameras. It was clear on March 3, 2021, some of the people speaking had little knowledge about security camera installation, probably never installing one themselves. As usual that will not deter them from being experts on the subject. So far they want to dictate which cameras are allowed and limit placement of cameras on your home. One person said, they work as well from the inside aimed through a window as they do when mounted outside. Really, why would exterior mounted night vision cameras exist if that were true? Try pointing a night vision infrared camera out a window or placing it close to a light colored surface and see what results you get after dark. What if you already have cameras on your exterior? They also discussed plans for another full community architectural inspection. I believe the cost for this will be \$6,000.00, based on what was approved for the inspection in July 2019. They paid a person \$1,900.00 to take a picture of every home in the community per the September 2019 news letter, allowing them to detect and have proof during subsequent inspections if even subtle changes occurred. This will allow them to send more violation letters. Has enough changed to require another \$6,000.00 expense for a 2021 full inspection, or is the board now excessive? Does our neighborhood look that bad?

Free No obligation Home Valuation



Who do you know that is looking to buy or sell?

I am always happy to sit down with people to chat about what their home is worth, how much work to get it on the market and what is involved in the buying and selling process. Give me a call at 703-338-1706 and I am happy to answer any real estate questions you have.

Call Sarah at 703-338-1706
or email at
sarah@sarahjernigan.com
with questions

Sarah  Jernigan
Helping find great homes for people and pets



KELLER WILLIAMS
CAPITAL PROPERTIES

*If your property is currently listed with another broker, please disregard this notice. It is not our intention to solicit the offerings of other brokerages.

Draft

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
March 3, 2021 7:00 pm

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

The meeting was recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Regina Watson, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director John Kylis.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS:

President Ramirez welcomed everyone to the meeting and expressed her thanks for their participation. She announced that Community Manager Lori Randall is resigning and expressed gratitude and appreciation for all her "above and beyond" work for NCA over the years. Community Manager Lori Randall will be greatly missed, but we wish her all the best as she transitions to new adventures. NCA is pleased to welcome Sarah Newton as the new Community Manager starting March 16th and we look forward to working with her.

COMMUNITY FORUM:

- A resident thanked Community Manager Lori Randall for the tremendous job she has done for NCA for many years. He also inquired whether the Board has considered when and if to resume in-person Board meetings. [Topic added to New Business.]
- A resident thanked Community Manager Lori Randall for her support over the years; she will be missed.
- A resident thanked Community Manager Lori Randall for all of her hard work for NCA.
- A resident reported that there are 2 dead trees along Rolling Rd. by Kitchener.
- A resident requested a copy of NCA's Financial Audit Report and Management Letter. These documents will be provided after NCA receives a Records Request Form.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: See Meeting Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal

December financials are not yet complete. There will be a Budget Finance Committee meeting the end of March to do a 1st quarter review of the budget. The Committee will look at maintenance funding.

Committee Reports

Environmental Committee – John Kylis

Clean-Up day is scheduled for March 20, 2021 starting at 10:00am. Fairfax County has a Community-wide Energy and Climate Action Plan (CECAP). The program aims to reduce energy consumption and greenhouse gas emissions in Fairfax County. For more information, contact <https://www.fairfaxcounty.gov/environment-energy-coordination/about-us>

Planning & Development – Lou Tobat

Road work is starting on Rolling Rd where it meets Old Keene Mill Rd. Extra lanes are being added.

Reserves & Maintenance Planning Committee –

Beth Rodriguez
No report.

Recreation Committee – Pam Rodriguez

No report.

Welcoming Committee – Regina Watson

Working on draft materials, e.g., welcome cover page, welcome letter, list of contact info, menus of takeout restaurants at Saratoga, token gift card, magnets, plastic bags, etc. About 34 residents move into NCA each year. Motion made on the matter.

GENERAL BUSINESS – MANAGEMENT REPORT:

This is the last year of the current pool contract and the final year of the audit contract. NCA will need to address both this year.

Votes Held Between Meetings – Lori Randall, Management
None.

Homeowner Communications – Lori Randall, Management

- Vehicle on Moline that parks in unnumbered spaces for long periods of time. [Vehicle ticketed and there were communications with owner.]
- Comment on Board's action to address homeowner's communications in compliance with the State Statutes. [Board President responded.]
- Request from owner for NCA to remove shrubs and ivy outside his fence. [After looking at it, the shrub appears to have started under the fence and the owner may remove it. The ivy is protecting the hill from erosion. Owner still wanted Board's review to deter-

- mine if NCA will pay for removal. [The Board declined the request.]
- Truck parked on grounds outside end unit on Durer Court. [Violation letter sent. An article will be included in the next newsletter reminding residents that driving on common grounds is prohibited and can lead to violation enforcement procedures.]
- Resident submitted information on a public hearing on plastic bags no longer acceptable for yard waste. [This only applies to the single family section. Yard waste is picked up with trash on Fridays in the townhomes. NCA's trash contractor has also provided information to NOT use plastic bags for yard waste. Information was distributed to single family homes only.]
- Car on Kitchener monopolizing blank space. [Picture taken and vehicle is being monitored.]
- Resident stated that the Friday (2/19) trash pickup was cancelled and although the notice was seen on the website, suggested that emails be sent to the community. [An email about the trash cancellation was sent to those residents who have submitted their email addresses for the NCA Distribution List. There have been multiple requests over the years for residents to submit their email addresses, including in the most recent Survey. To sign up, send an email to announcement@newingtoncommunity.org.]
- Resident emailed the Board their concerns about moving reserve funds to Summit. [If reserve funds were to be moved to Summit, the funds would be deposited in FDIC insured accounts in the Association's name and Board members would be able to get signing authority. No decision has been made on moving any reserve funds. The Finance Committee will discuss this issue at their March meeting.]
- Request from a homeowner in the single family houses for NCA to pay \$75 for a trash can, as the trash can that American Disposal originally provided to that house was returned to the NCA office. [Motion made on the matter. Subsequently, as a gesture of goodwill, American Disposal agreed to deliver a trash can at no charge to the new owner.]
- A resident had concerns about muddy grounds on Moline, a tree growing under a fence, a large amount of trash in the woods, and a car with a flat tire. [A private hauler will be called to get the trash and the car will be addressed.]

OLD BUSINESS

- Maintenance – Reserve Funds Streets
- GJB has solicited bids for the Euclid, Getty, LeMoyné street re-paving project. One bid received.

Maintenance 2021 – Operating Funds

- Awaiting proposals for the 8 priority locations.

- Use of Association Email by Committees – Implementation is pending the development of procedures. The Board reviewed Draft procedures. Procedures will be expanded to cover all NCA email addresses.
- Security Cameras/Ring Cameras – The Board reviewed legal counsel's response to questions about laws covering video cameras and uses of video recordings. The Board reviewed the draft standard and clarified requirements. Tabled to April.
- Annual ARC Inspections for 2021 – Motion made on the matter.
- Rules and Regs – Porticos – Motion made on the matter.
- 2021 Pool Season – The pool contractor is prepared to handle all aspects of opening the pool including staffing, setting up zones, disinfecting, and following all guidelines set forth by the Governor and CDC. NCA may need to purchase a COVID-19 Sanitation Package at a one-time cost of \$1,650. NCA needs to determine a sign-in process (either electronic or paper) for reserving blocks of time at the pool and make it available to the contractor. Research will be done on costs for electronic sign up, e.g. SignUpGenius, etc. In the future, Summit's new system, Vantaca, has a calendar function and an amenities calendar will eventually be added for pools, tennis courts, etc. A note will be attached to the pool passes informing residents of the availability of the new Vantaca website at Summit where they can login to see their account information. The Board may schedule a special meeting to discuss the pool opening procedures. Tabled to April.

NEW BUSINESS

- Dog Waste Stations – Because of the recurring costs and maintenance involved with dog waste stations, the Board will instead consider adding additional trash cans in community areas. Trash cans will be an agenda item.
 - Newsletter Delivery – The Board discussed alternatives to paper delivery of newsletters. Paper delivery will continue. Will look into splitting large newsletter route into two routes. No further action.
 - Violations – The Board reviewed the survey findings. No further action.
 - Rules and Regs: Trash Policy, Special Pick Ups – Guidance on special pickups, e.g. donations, will be added to the NCA Trash Information document.
- In-person Board Meetings – The Board will continue virtual meetings for the next few months and will re-evaluate the COVID situation in June.

MEETING MOTIONS

1. Minutes of the February 3, 2021 Board meeting as published in the March 2021 newsletter, with the

Community News & Reminders

Simple Ways to Love your Pet and the Environment

Always clean up after your pet. Our local streams are the source of the water we use every day at home! Pet waste makes our streams unsafe for human contact and increases the cost to treat our drinking water. Cleaning up after your dog saves money by preventing the pollution in the first place.

It's the law. Failure to properly dispose of dog waste is a Class 4 misdemeanor and subject up to a \$250 fine (County code Section 41.1-2-6).

Dispose of pet waste properly. Bag it and place pet waste in the trash.

Never dispose of pet waste in a storm drain. These drains lead directly to local waterways. Only rain should go down the drain.

Encourage other pet owners to be responsible. Picking up after your dog is part of the commitment of owning a pet.

http://www.ebmcndn.net/fairfax/fairfax-cable-viewer.php?w=768&h=432&viewnode=dog_waste_psa
www.fairfaxcounty.gov/publicworks/stormwater

Yard Debris Pick Up Schedule

American Disposal will resume yard debris pick up on Saturdays effective March 13 through April 3. The pick up will move to Wednesdays starting on April 7, 2021.

For townhomes, please continue to place your yard debris out with Friday's pick up.

Effective March 1st, 2021, ADS will no longer collect any yard debris in plastic bags. Residents must use compostable paper bags or a can labeled "yard waste" for grass clippings, leaves, etc.

No Driving on Common Grounds!

Just a reminder that no motorized vehicles may be driven or stored on common ground. This includes contractor vehicles. "No" means none, not one, zip, zilch, zero, not for 5 minutes.

NCA Covenants and Conditions, Article VIII, "Open space not contained in lots and streets shall not be denuded, defaced or otherwise disturbed in any manner." Driving or parking on common ground is a violation of Association Rules. NCA policy and Virginia State law provide that the Association may enforce these violations, plus add the reimbursement for actual damages such as removal of ruts so ground is an even grade. Please, just don't.

Raccoons Seen During the Day

Raccoons are nocturnal, which means they dig through your trash at night. There have been reports from neighboring communities of raccoons seen during the day and the animals appeared to be sick. Some signs that a raccoon may have rabies include aggressiveness, unusual vocalization, and excessive drool or foam from the mouth. If you think you have seen a sick or rabid raccoon, STAY AWAY, and keep your pets away. Report immediately any animals acting strangely, fights between wild and domestic animals, and animal bites to the Fairfax Animal Protection Police Non-emergency number, 703-691-2131.

<https://www.fairfaxcounty.gov/police/specializedunits/animalprotectionpolice>

removal of the duplicate President's name in the President's Comments section, were approved by unanimous consent.

2. Motion out of the Welcoming Committee to approve not to exceed \$300 for materials and token \$5 gift cards for Welcome Packets for new residents.
Made by Vice President Watson.
Vote: 5 Yes 0 No.
3. Motion to disapprove a request from a new homeowner to pay for a replacement trash can from American Disposal.
Made by Director Kyllis, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
4. Motion to approve an MOU (Memorandum of Understanding) with Summit Management for the inspection of all NCA houses and preparation of appropriate violation letters at a cost of \$6,000.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
5. Motion to approve the addition of a new Section 28. Porticos to Article VI of the Architectural Standards, as published in the March newsletter.
Made by President Ramiriz, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:22 pm.

Minutes prepared by Secretary Chauvin.

VANTACA

Summit's new database system will allow all homeowners to have access to their assessment accounts to see balances and transactions. There are many other features the Association may use.

If you want to receive the upcoming notice from Summit about how to get login access to the Vantaca system, Summit must have your email on file. Any previous submissions of emails were for NCA's website distribution list and cannot be used.

Please contact us to add your email to our system at:

Helena.P@summitmanage.com,
lori.randall@summitmanage.com, OR
Sarah.newton@summitmanage.com.

Subject: My address is ????, Add My email!

Hopefully by the next newsletter we will have instructions for how to add your email through the Summit website without having to go through us. Stay tuned!

2021 Pool Procedures

The Newington Community hopes to open the pool in 2021. Discussions have already started with the pool contractor to make sure plans are in place to accomplish this goal.

Passes will be available in the office starting in May (check May newsletter for dates and times) as long as the Registration Forms were completed properly, old passes returned, pictures provided, assessments are current and everything turned in by May 10. **REGISTRATION FORMS MUST BE COMPLETED IN 2021** even if the 2020 registration form was completed.

The NCA office has your pool passes for everyone who submitted the registration last year. You will need to drop off pictures if your pass has expired. Please be sure to include your phone number on the registration so we can contact you if there are any issues with creating your pass. WE will call YOU if we need that picture. Please get your registration forms in as quickly as possible.

Drop all completed forms in the drop box at the base of the NCA office steps or submit by email if your passes are here from last year. A PDF fillable form is on the website. Do not submit pictures of applications. Lost passes are \$10 each to replace. Late registrations should be accompanied by a \$20 check. Early Bird Special: Get everything returned by April 12, 2021 to earn free guest credits.

RESIDENTS ARE REQUIRED TO PICK UP THEIR ANNUAL POOL PASSES IN THE COMMUNITY OFFICE and proof of residency will be required. The office will have a few evening and weekend hours in May to accommodate picking up the passes. Dates and times will be posted in future NCA newsletters. Passes will NOT be ready for pick up prior to Tuesday, May 18th.

Newington Station Update - Jim Fox & The Mason Group



Under Contract:

1 townhome priced @ \$434,900

Sold:

1 townhome with a sold price \$430,000

Please stay safe and healthy during the pandemic.
We have extra masks and gloves for anyone in need~



**Jim Fox, Terry Moore &
Ki Hatch**

703-755-0296 (direct)

800-382-2345 (toll-free & fax)

Email: jim@masongroup.com

Top Producers with 40+ years of experience!

NCA Calendar

APRIL 2021

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|---|--------------------------------|--|---|---|-----------|
| Trash Timing: Monday & Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am. Bulk pick-up must be pre-arranged due to COVID-19 restrictions. Call 703-368-0500 to schedule bulk items. | | | | 1 White Goods Pickup ¹ | 2 Trash & Bulk pick-up NO RECYCLING | 3 |
| | | | | Fairfax County Public Schools - Spring Break | | |
| 4 | 5 FCPS Closed | 6 Trash & Recycling | 7 Yard Debris (single family) | 8 White Goods Pickup ¹ | 9 Trash & Bulk pick-up NO RECYCLING | 10 |
| 11 | 12 POOL PASS - Early Bird Special Ends Today (see page 7) | 13 Trash & Recycling | 14 Yard Debris (single family) | 15 White Goods Pickup ¹ Newsletter Deadline | 16 Trash & Bulk pick-up NO RECYCLING | 17 |
| 18 | 19 | 20 Trash & Recycling | 21 Yard Debris (single family) | 22 White Goods Pickup ¹ | 23 Trash & Bulk pick-up NO RECYCLING | 24 |
| 25 <div>Yard debris is on Fridays for townhomes.</div> | 26 | 27 Trash & Recycling | 28 Yard Debris (single family) | 29 White Goods Pickup ¹ | 30 Trash & Bulk pick-up NO RECYCLING | |

NOTE: *Yard Debris for single family homes resumes on Wednesdays starting April 7, 2021. ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-0555. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>.