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Newington Community Association Monthly Newsletter APRIL 2023

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NCA BOARD OF DIRECTORS MEETINGS

March 1
April 5
May 3

PRESIDENT'S CORNER

By John Kylis

Spring is here! With the warmer weather children will be outside, they should avoid playing in the streets and everyone should obey the speed limits in our community, for the safety of all.

Let's all do our part to help beautify our community. During this time, many will be busy sprucing up their yards with fresh mulch, planting flowers and trimming bushes. Keep in mind, that our front yards should look tidy throughout the whole year, toys, bikes, tools etc. should not be left out.

Trash should be taken out after 5pm, on the day before trash collection day. Trash is collected on Tuesdays and Fridays. Recycle is collected on Wednesdays only. ***Yard Debris pick up will begin Saturday, April 1 for all NCA residents.***

Remember it is pool season time - turn in your pool passes by April 10 to get 5 pool credits.

NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, April 5, 2023 starting at 7:00 pm.

To join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1493752705>

Or Telephone: +1 (470) 869-2200 | Meeting ID: 149 375 2705

Quarterly Assessments Due April 1, 2023

Quarterly homeowner assessment (HOA) fees are due by April 1. For questions, please contact Summit Management at 703-360-0904.

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 & Thursdays 9:30 am - 2:30 pm

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

Community Manager: Lori Randall with
Summit Management (703-945-1425)

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

USEFUL TELEPHONE NUMBERS

Emergency	911
Mental Health Emergency	988
Non-Emergency (Police & Fire)	703-691-2131
Including barking dog complaints	
Animal Control/Shelter	703-830-1100
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
Selena 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

Patriot Disposal 703-257-7100

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

Email: president@newingtoncommunity.org

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

Vice President – John Woods (Term: 8-22 thru 8-25)

Treasurer – Phil Space (Term: 8-21 thru 8-24)

Secretary – Cate Reich (Term: 8-22 thru 8-25)

Director – Daniel Bojanini (Effective: 2-22 thru 8-24)

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 - John Kylis (temporary)

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Phil Space

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

NEIGHBORHOOD WATCH COMMITTEE

Chair - TBN

POOL COMMITTEE

Chair - Tina Guthrie

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

SUMMER JOB

Looking for a summer job? Titan Pool Service, Inc. is currently hiring for all positions to staff the Newington Station pool.

Go to: www.titanpools.com for details.



2023 Pool Procedures

Please read the updated pool rules ([link](#)).

The pool application forms are electronic ([link](#)). The NCA Office has 100 application cards printed if you would prefer to pick up a hard copy.

Complete the online form - print, sign and attach your last year's pool pass(es).

Drop all completed forms in the drop box at the base of the NCA office steps. Lost passes are \$10 each to replace. **Early Bird Special:** Get everything returned by 5pm on Monday, April 10, 2023 to receive 5 free guest credits.

After 12 Noon on Monday, May 8, 2023 - there will be a \$20 processing fee.

Passes will be available in the office before opening day as long as the Registration Forms were completed properly, old passes returned, pictures provided, assessments are current and everything turned in by **May 8**. 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 the May NCA newsletter and the website.

Questions: email: manager@newingtoncommunity.org or call 703-455-3606.



Century 21
New Millenium

Newington Station Update

Active:

1 detached home priced @ \$744,995

Sold:

1 townhome @ \$475,000

The market is heating up! Give us a call today!



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
March 1st, 2023 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 pm. This meeting is recorded for minute taking purposes.

BOARD MEMBERS PRESENT: President John Kyllis, Vice President John Woods, Treasurer Phil Space, Director Daniel Bojanini, and Secretary Cate Reich

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT’S COMMENTS: Welcome all and thank you for joining the meeting. We are creating/activating two committees, the Pool Committee and the Architectural Advisory Committee (AAC). I encourage anyone willing and interested to join one or both Committees. The Pool Committee will be review the pool rules as well as the physical status of the pool. The AAC will be reviewing the Architectural Standards. Please contact us at Board@NewingtonCommunity.org or Manager@NewingtonCommunity.org if you’re interested in joining and thank you!

COMMUNITY FORUM:

A resident suggests the Board appoint any willing member(s) to the Board, urges anyone in the community to join. Also stresses residents join and login to Vantaca where the Board packet can be found, in-depth Association information can be gathered from this document.

A resident volunteered for both the Pool Committee and the AAC, and is willing to be the Pool Committee Chair.

Hearings: 1 Hearing

APPROVAL OF MINUTES: February Minutes – passed by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer – Financials are looking OK. Delinquencies are holding fairly steady, however there is one property that has been delinquent since 2019 with a substantial balance including legal fees and interest due that Management and the Attorney are monitoring as it appears to be going into foreclosure. There will be another hurdle this spring. At that time, we should have a recommendation from the attorney and we will have to make a decision on the next course of action. I would like to get an update on the tree activity for this spring and summer from Management. No major contract activity for 2023. The only one coming up is the snow removal contract this spring.

Incumbent Vendor	Contract	End of Period of Performance
Summit Management	Management Agreement	Renews Every January
Patriot	Trash	Expires 10/31/25
Blade Runners	Grounds	Expires 12/31/24
Springfield Lawn	Snow	Expires 5/1/23
Titan Pool	Pool	Expires 12/31/24
Audit	Dan Hamad	Year 2021, 22 and 23 audits (exp. 24)

Environmental – No report

Continued on next page ...

Maintenance – No report

Planning & Development – No report

Welcoming Committee – There were 2 new residents in February. All new resident packets since October 2022 have been delivered, with special thanks to Debby Ramirez. Next meeting scheduled for March 23rd at 7pm via Zoom.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Motion to approve revised common grounds project increase of \$675. 5 yes

Motion to approve purchase of 4 community trash cans for approximately \$3,300. 5 yes

Financial Review

December financials were sent to the Board February 28th.

Homeowner Communications

- Bulk trash out on Moline for two weeks and truck is not parking between lines. [vehicle ticketed and letter sent regarding trash which was later removed.]
- Homeowner's sewer pipes were replaced. Tree roots were issue. Homeowner wants to know if Association pays for damage or will remove tree. [Association is not responsible for damage and information and pictures should be provided to support request for tree to be removed.]
- Light out reported on Gwynedd.
- Resident saw illegal activity on their street and would like to see improvement in lighting on LeMoyne Lane. Additionally an existing light is out. [Light reported to Dominion Energy]
- Neighbor on Durer keeps putting trash out at wrong times. [Letter sent. Homeowner called to apologize for tenants stating they are difficult.]
- Light on Matisse out. [Reported to Dominion Energy.]
- Several homeowners shared Public notice about fence at corner of Godolphin and Northumberland. [copy received in NCA office as well.]
- Trash pile reported on Eucalyptus. [Removed by private hauler.]
- Early trash on Durer. [Flyer prepared and distributed.]
- Car on Kitchener is parking all the time and takes up more than one space. [no vehicle seen.] Reported that it left and has come back. [management saw vehicle that is parked properly but will follow up to ensure it is not staying in same space more than 7 days.]
- Homeowner states homes on LeMoyne are not being maintained well. [Management stated they would perform an inspection shortly. Does the Board have any objection to starting annual inspections and spreading them out instead of doing all within a shorter, usually two to three week, period? – Board agreed architectural inspections can be spread out and even focus on maintenance first and go back and look at landscaping.]
- Homeowner reported water main leak on Matisse. Leaking after Fairfax Water was out to property twice. Large patch in travelway. [unfortunately, in newer section of street.]
- Not enough mulch under shrubs on Luce.
- Resident on Dampier has a request for a late fee waiver [See Page 88-89 ES] and repair of watch light [submitted to Dominion], correction to sidewalk where water puddles exist [can be added to maintenance request list but would definitely be corrected as part of that streets resurfacing and concrete repairs in the future], and addition of dog waste station in neighborhood [informed that new trash can to be added soon]
- 3 members expressed interest in being on the Architectural Advisory Committee.
- Neighbor on Durer is using parking space for car repairs and body work. [Letter to be sent]
- Dead tree on Delong was removed.

Other Management Actions

- Annual worker's compensation audit completed.
- Reviewed draft minutes and draft newsletter.
- Bulk trash removed from Eucalyptus, Brandeis and pool house.

Continued on next page

- Certified letter sent to Vector Security to cancel service.
- Notarized legal documents.
- 15 mph signs ordered and received.
- Updated pool application for website and printing. Placed on website.
- Order placed for 6 pool umbrellas and bases to ensure there is shade over picnic tables in grassy area of pool. \$1,800.
- Ordered cables to and attempted to hook up 2nd monitor.
- Reviewed draft revised ARC Standards. Board to restart an Advisory Committee for this subject.
- Coordination with electrician for him to see panels at pool to fix all lights.
- Placed order for 4 community trash cans.
- Met homeowner who has concerns about common grounds behind his property.
- Letters for new violations from weekly inspections. [See 1st notices in report on Pages 90-106]

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting: Scheduled for spring.

Pool signs: new signs will be installed in the spring.

Tree Replacement: Tabled pending possible trash alternative.

Street signs: New signs received. Fire Marshal reinspection resulted in two failure signs (Kitchener, Gwynedd). Modifications to be made.

2023 common area Improvements: LeMoyne area was previously quoted. Management to get updated proposal.

Maintenance – Reserves

Street Resurfacing: Bid request to be sent to Fairfax Paving

New Community Cans: Cans ordered. Quote needed to install.

EV Charging Station Policy: See Motions. Obtain attorney opinion on publication.

Trash Issue: *Continued* - Focus still on policy enforcement. Further discussion after community survey.

Management Contract: Remove from agenda

Pool Passes: To be discussed by the Pool Committee

Distribution Lists: Remove from agenda

Newsletter Procedures: On-going edits and updates.

Pool Rules 2024: To be discussed by the Pool Committee

RV Lot Policy: Statement regarding trading spaces to be added.

Office Security System: New option under discussion/research

NEW BUSINESS

Blade Runners: Blade Runners' resident service to be added to the website under helpful links

Matisse Tree Removal: Tree damaged sewer pipes and residents would like it removed. No objections from Board.

Summit Invoices: Statement on the invoice causing confusion to some homeowners to be removed.

Architectural Standards: To be discussed by the Architectural Advisory Committee

Motions

- Motion: To approve the EV Policy, Made by President Kylis, second by VP Woods: Vote: 5 yes 0 no
- Motion: To create a Pool Committee for the purpose of reviewing the Pool Rules and overall pool status and make recommendations to the Board. Made by President Kylis, second by VP Woods. Vote: 5 yes 0 no.
- Motion: To activate the Architectural Advisory Committee (AAC) for the purposes of reviewing the Architectural Standards and provide recommendations to the Board. Made by President Kylis, second by VP Woods. Vote 4 yes 0 no 1 abstain (Space)
- Motion: To waive Trash can violation for Lot 224. Made by President Kylis, second by Director Bojanini. Vote 4 yes 0 no 1 abstain (C. Reich)

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:33 pm to discuss architectural violations, personnel matters, and hearing deliberation. The Board reconvened to open session at 9:02pm

ADJOURNMENT: The Board adjourned at 9:16 pm

Minutes prepared by President Kylis and Secretary Reich

Community News & Reminders

Small Animal Pet Sitting and Dog Walking

Available to care for cats, hamsters, fish & small pets. Small to medium sized dogs, only

Call or text: Abby 770-356-5605

Email: jennapeace@hotmail.com

NO MOTOR VEHICLES ON COMMON GROUNDS

Per NCA's General Policies: NO motorized vehicles (**including contractor vehicles**) may be driven or stored on common grounds. Expect an immediate notice of hearing for anyone who drives or allows their contractor to drive on common grounds. Damage may not be immediate, but curbs and sidewalks are not designed to be driven over.

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach at
freinchy2@yahoo.com.

22153 zip code year to date stats:

201 Homes Sold

Average Days on Market: 7

Buyers are still looking for homes.

Call today at @703-338-1706 to
get full market stats!

The average sales
price is up 9.54%
over the 2021 sales
price

Sarah  Jernigan
Helping find great homes for people and pets



RLAH.
REAL ESTATE



*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.

NCA Calendar

APRIL 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Yard Debris resumes for all NCA residents
2	3	4 Trash Only NO RECYCLING	5 RECYCLING DAY	6	7 Trash Only NO RECYCLING	8 Yard Debris pick up for all NCA residents
Farifax County Public Schools (FCPS) closed - SPRING BREAK						
9 	10 POOL PASS - Early Bird Special Ends Today	11 Trash Only NO RECYCLING	12 RECYCLING DAY	13 FCPS 2-Hr Early Release	14 Trash Only NO RECYCLING	15 Yard Debris pick up for all NCA residents
16	17 Newseletter Deadline	18 Trash Only NO RECYCLING	19 RECYCLING DAY	20	21 Trash Only NO RECYCLING	22  Yard Debris pick up for all NCA residents
23 30	24	25 Trash Only NO RECYCLING	26 RECYCLING DAY	27	28 Trash Only NO RECYCLING	29 Yard Debris pick up for all NCA residents