



Inside Newington Station

Newington Community Association Monthly Newsletter AUGUST 2022

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NCA BOARD OF DIRECTORS MEETINGS

August 3

Annual Meeting
Thursday, August 11, 2022

President's Corner

By Debby Ramirez

This summer is moving along rather quickly! Continue to enjoy the hot summer weather and the pool because before you know it the kids will be returning to school. This year the first day of school will be Monday August 22nd, that's less than a month away. Please remember to respect the speed limits throughout the community as we have children that are out playing and soon will be walking to and from the bus stop.

Mark your calendars! NCA will be hosting the Annual Meeting on Thursday August 11th at Harvester Presbyterian Church which is located at 7800 Rolling Road. The meeting will start at 8:00 pm with a regular meeting preceding it at 7:30 pm. Be sure to arrive early to check in and pick up your ballot. If you will not be able to attend the meeting be sure submit your proxy before the meeting.

As the end of my term on the NCA Board approaches I want to extend my deepest gratitude to everyone in the community for their support. It is because of you that I have gained a greater appreciation for our community. Accordingly, upon my departure I would like to announce two vacancies for the NCA Board positions soon to be available in August. Please consider nominating yourself or someone you know.

In closing, I will always be available to you as your neighbor and for community support.

Wishing everyone a wonderful rest of the summer!

Pool Hours for August & Labor Day Weekend

- Daily pool hours: 11am to 8pm
- Hours after school 4pm to 8pm (August 22 - 26, August 29 - September 1) and 11am to 8pm on weekends. **Friday, September 2 11am to 8pm (no school)**
- Monday, September 5 (Labor Day): 11am to 6pm



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
Wednesdays 9:00 am - 4:00 pm
Fridays 9:30 am - 2:30 pm

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

Community Manager: Dominique Jackson with
Summit Management (703-945-1428)
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
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
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

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: 8-21 thru 8-22)

Email: president@newingtoncommunity.org

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

Vice President – Bobby Royal (Term: 8-21 thru 8-22)

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

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

Director – Daniel Bojanini (Term: 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 - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Phil Space

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

Newsletter Distributors

Kathy Anderson	Mike Ferraris	Ramirez Family
Lindsay Andrews	Donna Hunholt	Lisa Robbins
Amanda Baird	Jeffrey Notestine	Ariana Rosario
Blake Carpenter	Al Owens	Tom Rowder
Karen Chauvin	Kelly Paul	Regina Watson
Crystal Coleman	Perritt Kids	

Newington Community Association Annual Meeting

Thursday, August 11, 2022
Harvester Presbyterian Church Meeting Room
7800 Rolling Road, Springfield, Virginia 22153
8:00 P.M.

Sign-in starts @ 7:15 PM , Regular meeting starts @ 7:30 PM

The annual meeting will include elections for **two** positions on the Board of Directors.

DOOR PRIZES AT MEETING

**Nominations will continue to be accepted at the community office or by any Board member.
Nominations may also be made from the floor at the annual meeting.**

Your attendance is *valued* at these meetings.

\$50 cash!

You are eligible to win only if the proxy is completed accurately. Proxies received at the meeting will go into the drawing. *(limit of one proxy per NCA owner)*

\$100 cash!

You are eligible only if you attend the annual meeting on Thursday, August 11 and register by 8pm.
(limit of one per NCA owner)

You must be a member in good standing for either prize.

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.

Draft

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
July 6th, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:05 pm by President Ramirez

The meeting was virtual and recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, and Secretary John Kylis; Director Daniel Bojanini arrived 7:27pm.

MANAGEMENT PRESENT: Lori Randall and Dominique Jackson

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Welcomed everyone to the meeting and gave a special welcome to Dominique Jackson as the new Manager for the NCA community.

COMMUNITY FORUM:

A member received a scam email pretending to be President Ramirez and asking for money. She wants the community to be aware to avoid fraudulent transactions.

HEARINGS:

1 scheduled

APPROVAL OF MINUTES: Meeting Minutes passes by acclamation

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Phil Space

- The new Money Market account has been created and the proceeds from the CD have been deposited.
- As the Schwab account accrues no interest and our current financial posture precludes us from investing in longer term treasury instruments, which is the only real advantage of the Schwab account, it is recommended that the funds in the Schwab account be moved to the new money market account and the Schwab account be closed.

Environmental Committee – Chair: John Kylis –

- Lawn maintenance: beware the summer heat! Email Environment@newingtoncommunity.org for questions/tips/tricks for summer/fall lawn maintenance [it's free!].

Planning & Development – Lou Tobat no report

Reserves & Maintenance – Chair: Beth Rodriguez

- Street signage maintenance documented, categorized, and submitted to the Board. (carryover from June) Application for Fire Marshall approval pending.
- Nature trail signs for 'No Motorized Vehicles' on every nature trail entrance, i.e., trail by pool sign has been vandalized. (carryover from June) TBD.
- Pool rules sign is out of sync with what is posted on the website and distributed via pool pass registration card. (carryover from June) Secretary Kylis to determine required updates.

Welcoming Committee – Regina Watson (Regina was not present, President Ramirez provided the summary).

- 5 new residents for June 2022, packets to be delivered
- 12 welcome packets ready for new residents, will need additional supplies, list of items will be submitted to the Manager.

Recreation Committee - Vacant

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management - None

Homeowner's Communications – Lori Randall, Management

- Concern with kids playing in Matisse area throw their trash on the ground and toys are left in the street. Also why are trash cans not required.
- Request for pruning of low hanging branches over parking space on Luce Court. [added to tree list.]
- Resident wants tree in front of her home assessed and dead branch removed. Threatened legal action which was sent to Board to remind them not to correspond with anyone that threatens a lawsuit. [tree is healthy and not included for work by arborist. Dead branches are low on the priority list.]
- Concern that grounds contractor is not mowing at corner of Godolphin and Northumberland near gulley. [Reminder sent to contractor and work complete.]
- Resident wanted grounds crew to pick up pile of branches on Kitchener between Brainerd and Delong. [contractor not sent out for this, but they had put multiple branch piles on their walk through list which was approved.]
- Dissatisfaction with trash pickup and use of flimsy white trash bags.
- Dead branches in tree around mailbox on Luce court. [added to tree maintenance list]
- Tree near their home is causing problems with

drainage and damaging roof. Video sent. Would also like tree at parking space pruned because it hangs low. [contractor states in video that the mesh of the gutters is too small, and everything sits on top of the gutter. Pruning of tree near parking spot added to tree maintenance list.]

- Many questions in response to violation letters.
- Homeowner saw draft minutes and comment about puddling at back gate on Brandeis. Homeowner stated townhomes on Euclid are downhill from commons area-back yards have a lot of water. She stated she was told community would not assist.
- Complaint of boat parked on Godolphin that also moves to Cushing which makes it difficult to drive where it is. [Explained State versus private street association enforcement capabilities.]
- Homeowner on Getty Court felt the association should power wash the community sidewalks.

Other Management Actions

- Authorized \$1,300 in list of urgent actionable items from Blade Runners annual tree inspection.
- Obtain proposals for 2022 trash contract.
- Obtain quote for some maintenance work at NCA: paint pool doors, \$300; reassemble round deck table \$30; sand and paint picnic tables \$300; weather treat lattice fence, restroom privacy walls and park bench \$150. Approved deck table and picnic table repair only for now.
- Request to arborist during annual tree walk to look at tree a resident has repeatedly complained about on Kitchener. [arborist had tree nearby on list but not one resident was complaining about]
- Reached out to contractor who installed timber barrier where dirt was eroding and on path. See NEW BUSINESS. Water is continuing to move stones on to steps.
- Broadcast emails on delayed trash: 5/31, 6/17, 6/24
- Annual Architectural Inspections almost complete. Report in ES. All letters processed through Vantaca in order to utilize the reporting function. This eliminates the use of the spreadsheet if the Board is comfortable with the new format. Only streets still to inspect are Lower Matisse and Red Ash Court.
- Reported to Dominion Energy: light out near 7723 Matisse; light out near 7717 Matisse.
- County health inspector was at the pool and stated overall conditions were satisfactory but the self-closing latch on the gate leading to the wading pool was broken. Titan does not fix gates. Management contacted Alaska Fence who has been out, assessed the situation and installed a new latch at a cost of \$600.
- Titan recommended a containment vat for the acid barrel based on other facility inspection fails. Ap-

proved at \$128.

- Annual Meeting notice prepared and ready for pick up from printer.
- Out-of-cycle violation letter on Marconi for condition of exterior of property. See ARC report in Executive Session.

OLD BUSINESS

- Maintenance Operating – no new action(s)
- Maintenance Reserves – no new action(s)
- Bi-Annual Architectural Inspections –Refinement conducted. See motions.

NEW BUSINESS

- Pool parking policy to be revised – tabled for August.
- Trash contract – Some proposals received, further discussion to be had.

The Board convened into Executive Session at 8:46 pm.

EXECUTIVE SESSION: The Board Convened into Open Session at 9:22 pm

MEETING MOTIONS:

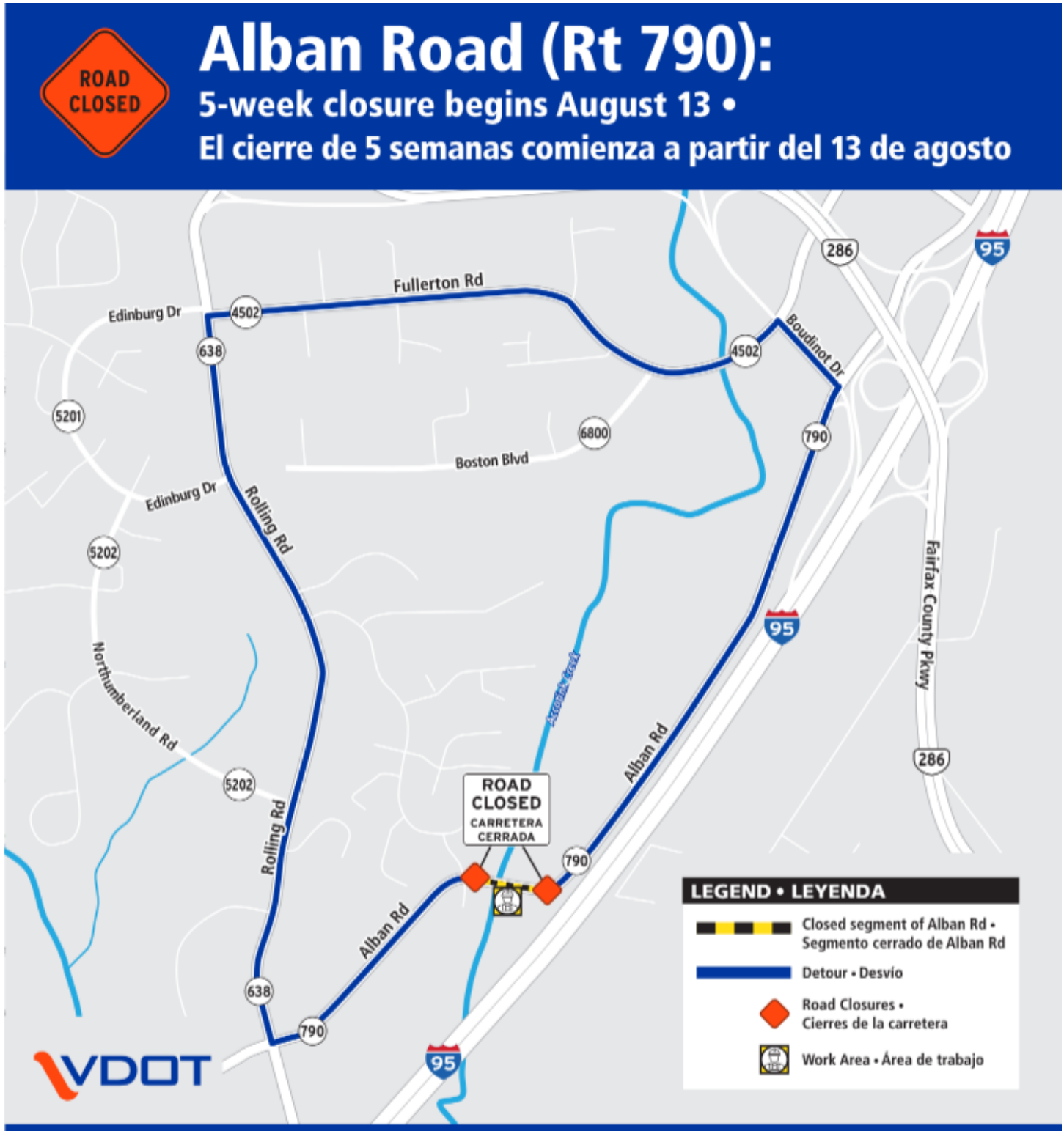
1. **Motion:** To accept the painting of the pool doors. To weather treat the lattice fence and park bench not to exceed \$425 made by Secretary Kyllis, seconded by President Ramirez. Vote 5 yes 0 no.
2. **Motion:** To accept architectural inspection procedures and drafts of the violation letters with edits as discussed, made by Secretary Kyllis, seconded by President Ramirez. Vote 5 yes 0 no.
3. **Motion:** To accept proposal for erosion maintenance by common steps not to exceed \$1600, made by Secretary Kyllis, seconded by Treasurer Space. Vote 5 yes 0 no.
4. **Motion:** Out of Executive Session to assess Lot 152 \$10/day starting 9/1/2022 if the correction to the stockade fence is not completed and to have new Exterior Project Request be submitted for the remaining fence installation, made by Secretary Kyllis, seconded by President Ramirez. Vote 5 yes 0 no.
5. **Motion:** Out of Committee: Transfer remaining funds from Schwab account to Money Market account and close the Schwab account. Vote 4 yes 0 no 1 absent.

ADJOURNMENT: The Board adjourned at 9:28 pm Meeting minutes submitted by Secretary Kyllis

Alert: Alban Road Bridge Closing

The Alban Road Bridge over Accotink Creek will be closed for repairs starting August 13, 2022. The closure is estimated to last 5-weeks during this time signs will be posted depicting the detour route. The detour route will be Rolling Road, Fullerton Road and Boudinot Drive as shown on the attached map.

If you'd like to receive periodic updates via email, please send your email address to meetingcomments@vdot.virginia.gov (include "Alban Road over Accotink" in the subject line) or visit the project webpage at virginiadot.org/AlbanRoadBridge for the latest project information.



988 - New Phone Number for Mental Health Emergencies

The new 988 phone number to call or text for mental health, substance use, and suicide crises is now available nationwide. The [988 Suicide and Crisis Lifeline](https://988lifeline.org) is an easy-to-remember way to connect with help and support during a crisis, any time, 24/7.

When someone calls or texts 988, or chats with the Lifeline at [988Lifeline.org](https://988lifeline.org), they will be connected to trained counselors who are part of the existing National Suicide Prevention Lifeline Network. These counselors are trained to provide support and resources as needed.

If you experience a mental health, suicide, or substance abuse crisis, please call 988 for life-saving support.

Importantly, 988 is **not** a replacement for 911. 911 is still the number to call for Emergency Medical Services, firefighters, and police as needed.

Newington Station Update - The Mason Group



Active:

4 townhomes priced from \$470,000-510,000

Under Contract:

1 townhome priced @ \$465,777

1 detached home priced @ \$799,000

Sold:

1 townhome @ \$525,000

HAPPY SUMMER!



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

Community News & Reminders

VOLUNTEERS NEEDED

Maintenance Committee is looking for volunteers. If you are interested in serving on this committee, please call the NCA office at 703-455-3606.

Need Babysitting Services?

CPR and First Aid Certified. Contact Jenny Bach at freinchy2@yahoo.com.

Ad Costs for NCA Newsletter

We sell monthly ad space:

- 1/8 page = \$15
- 1/4 page = \$25
- 1/2 page = \$35
- Full page = \$54

There is a 25% discount for 3 months or more.

If interested, contact the NCA office (703-455-3606).

Your NCA Board at Work – 08/2021-08/2022

The NCA Board has been busy working to maintain and improve our community. Special thanks to Tina Queen our Assistant Manager and Lori Randall for helping to train the new managers we have had in the past year. Special thanks to Dominique Jackson who is working ardently to learn the ways of NCA. The Board appreciates all their hard work, their invaluable advice and support. Together as a team we have accomplished the following so far:

- Community mailboxes were cleaned
- Street paving projects (Euclid & Getty) were completed along with sidewalk repairs and path repair projects
- Management spending authority was increased to \$5,000
- Architectural Standards Revision-Approval of security cameras in the community
- Turf Repair-Common grounds for the fall of 2021-Completed
- Various Tree Removal and Pruning of Limbs-Completed
- Snow Removal Contract was renewed
- Board approved funds for the Community Manager to obtain a Notary License
- Pool Contract was renewed
- RV Lot policy was amended
- Next street repaving project for Lemoyne Ln- Approved
- Two community clean ups were completed
- Repairs on the pool deck were completed
- Patch repair to the pool was completed
- Board approved that Annual Architectural Inspections will be conducted for half the community one year and the other half the following year
- Winter storm tree damage cleanup for priority areas-Completed
- Turf repair-common grounds for the fall of 2022-Approved
- Board invested reserve funds
- Second trashcan installed at the ballfield
- Curb painting-for selected spots on Durer Ct and Kitchener Dr-Approved
- Architectural Inspections for 2022-Completed
- Money Market Account opened with Summit for reserve assets
- Neighborhood Crime Watch Program was re-established, and the Charter was approved
- An additional day was added to the office hours (The office is now open on Tuesdays, Wednesdays, and Fridays.)
- One Pool Skimmer was replaced
- Painting of the pool doors, weather treatment to the lattice fence and park bench-Approved
- Architectural Inspection Procedures and revisions to the violation letters-Approved
- Proposal for erosion maintenance by common steps-Approved
- In the process of closing the Schwab account
- Trash Contract is expiring at the end of this year-Board has begun to review bids

NEWINGTON COMMUNITY ASSOCIATION

PROXY for the Annual Meeting of the Members August 11, 2022

I, _____
(Name)
being a legal owner of _____,
(Newington address)

Lot # _____, being a member in good standing of the Newington Community Association, under the provisions of the duly recorded legal instruments governing said Association, do grant my proxy for voting at the Annual Meeting on August 11, 2022 as follows. One, and only one, option must be marked for the proxy form to be valid. If no option is marked, the proxy form is not valid.

() for the purpose of establishing a quorum only

() to _____. This individual will use your proxy for the purpose of establishing a quorum and/or to vote on your behalf as they see fit, unless otherwise noted below:

(Signature, member)

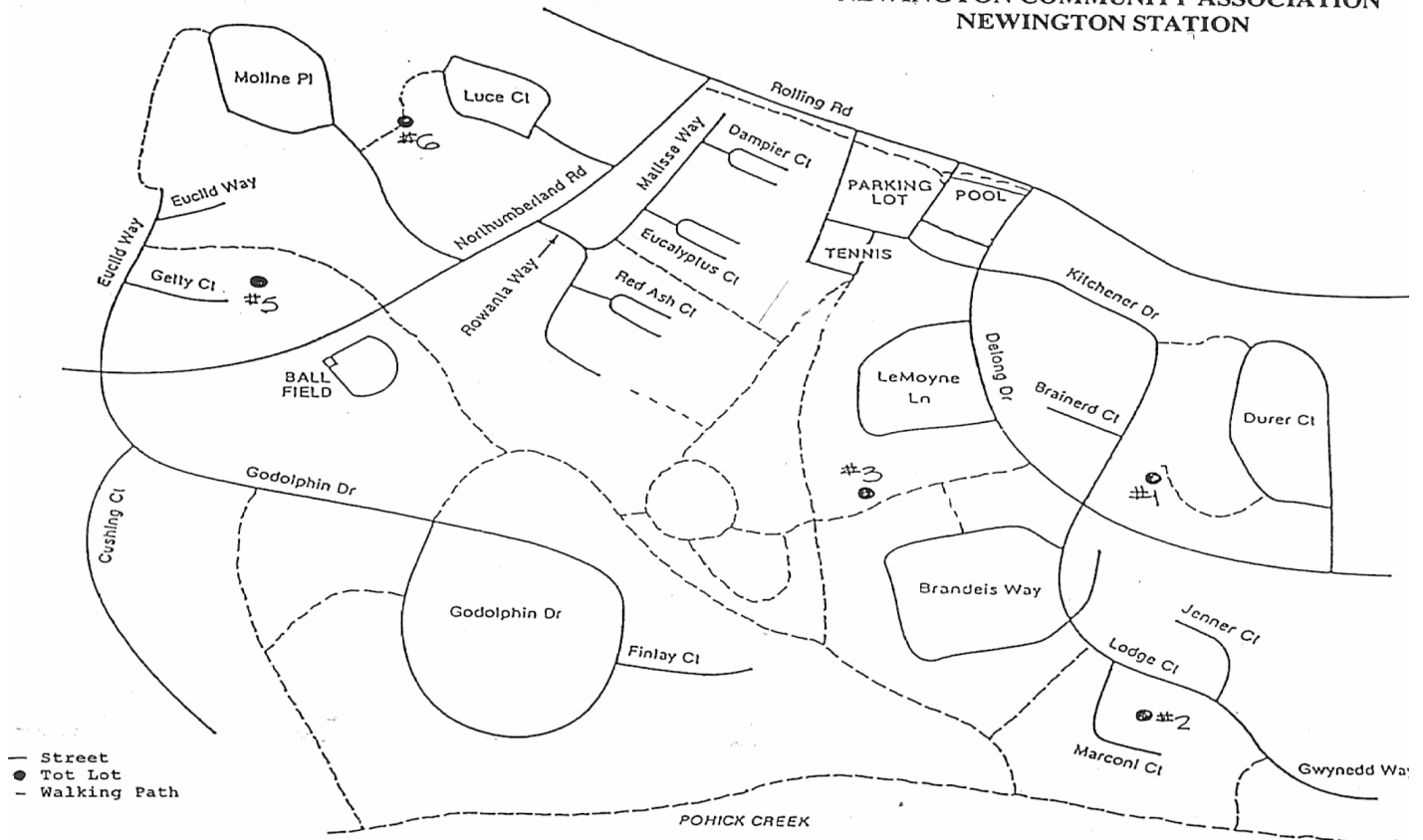
(date)

(Signature, proxy)

(date)

All proxy forms must be complete and accurate to be considered valid. Proxy forms that are not signed and dated are not valid. **Any person who has five (5) or more proxy forms is asked to submit forms to the NCA Community Office by noon on the Monday prior to the Annual Meeting to allow time for validation.** Valid proxy forms may be (1) mailed to NEWINGTON COMMUNITY ASSOCIATION, P.O. Box 351, Springfield, Virginia 22150; (2) delivered to the NCA Community Office during normal business hours or put in the metal box at the bottom of the stairs; (3) given to someone to deliver to the Annual Meeting; (4) or emailed to manager@newingtoncommunity.org. If you decide after you have executed your proxy form that you will attend the Annual Meeting and exercise your own vote, you must indicate in writing that your proxy form is null and void and that you wish to vote your own ballot.

NEWINGTON COMMUNITY ASSOCIATION
NEWINGTON STATION



NCA Calendar

AUGUST 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Pool Hours 11am - 8pm	2 Trash & Recycling Pool Hours 11am - 8pm	3 7pm NCA Board Mtg (see website for location/details) Yard Debris (single family) Pool Hours 11am - 8pm	4 White Goods pick-up ¹ Pool Hours 11am - 8pm	5 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes) Pool Hours 11am - 8pm	6 Pool Hours 11am - 8pm
7 Pool Hours 11am - 8pm	8 Pool Hours 11am - 8pm	9 Trash & Recycling Pool Hours 11am - 8pm	10 Yard Debris (single family) Pool Hours 11am - 8pm	11 Annual Meeting Harvester Church 7:30 PM White Goods pick-up ¹ Pool Hours 11am - 8pm	12 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes) Pool Hours 11am - 8pm	13 Pool Hours 11am - 8pm
14 Pool Hours 11am - 8pm	15 Newsletter Deadline Pool Hours 11am - 8pm	16 Trash & Recycling Pool Hours 11am - 8pm	17 Yard Debris (single family) Pool Hours 11am - 8pm	18 White Goods pick-up ¹ Pool Hours 11am - 8pm	19 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes) Pool Hours 11am - 8pm	20 Pool Hours 11am - 8pm
21 Pool Hours 11am - 8pm	22 FCPS SCHOOL STARTS Pool Hours 4PM - 8PM	23 Trash & Recycling Pool Hours 4PM - 8PM	24 Yard Debris (single family) Pool Hours 4PM - 8PM	25 White Goods pick-up ¹ Pool Hours 4PM - 8PM	26 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes) Pool Hours 4PM - 8PM	27 Pool Hours 11am - 8pm
28 Pool Hours 11am - 8pm	29 Pool Hours 4PM - 8PM	30 Trash & Recycling Pool Hours 4PM - 8PM	31 Yard Debris (single family) Pool Hours 4PM - 8PM	Trash Timing: Monday & Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am.		

NOTE: ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-0500. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>. ²Bulk pick-up schedule has changed to Tuesdays and must be pre-arranged. To schedule, call American Disposal at 703-368-0500 and note some fees may apply. **It's considered bulk if it can't fit in your trash can.**