



Inside Newington Station

Newington Community Association Monthly Newsletter AUGUST 2024

INSIDE THIS ISSUE:

Annual Meeting Reminderp. 1
 Board Nominationsp. 1
 NCA Directory.....p. 2
 Annual Meeting Details.....p. 3
 Car Tax Compliance.....p. 3
 NCA Proxyp. 4
 NCA Board Nomination Form.....p. 5
 Draft Board Minutes..... p. 6-9
 Community News & Remindersp. 10
 Calendar.....p. 11

NCA BOARD OF DIRECTORS MEETINGS

Wednesday, August 7
Thursday, August 8*

**NCA Annual Meeting*

Wednesday, September 4

NCA ANNUAL MEETING REMINDER

NCA’s Annual Meeting will take place on Thursday,
August 8, 2024.

The Annual Meeting of the Members starts at 8:00 pm with
Community Forum beginning at 7:30 pm. Sign-in starts early at
7:15 pm. Come early to check in and pick up your ballot before
the meeting starts.

Harvester Church
7800 Rolling Road
Springfield, VA 22153

(across from the McDonalds near Fullerton & Rolling)

Letters were mailed to all homeowners with additional details.

We have two Board positions open for election, so if you are
interested, please fill out the nomination form found on page 9
and bring to the meeting.

NCA has received two nomination statements which are listed
below. See page 3 for additional Annual Meeting details.

Annual Meeting Board Nominations

NCA has received two nominations from residents who are interested in serving on the NCA Board of Directors for three years (August 2024 - August 2027). Please see below for their statements.

- Darrell Allen, CPA:** I have been a resident of the neighborhood for four years. I am the treasurer for Saratoga Elementary PTA and Fairfax County Council PTA. I am an auditor for the Air Force and hold certifications as a Certified Internal Auditor and Certified Public Accountant.
- Daniel Bojanini:** My wife and 2 kids have been living in the community since December of 2021. We truly care about our neighbors and the neighborhood. I have been on the board ever since I joined the community, and I can say that the board members do care. They are looking for better ways to improve our old processes and the community as a whole. I am proud to have served the board the last 2 years and hope to do so 2 more years

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: 8-23 thru 8-26)

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: Camille DiFolco-Visbeck (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 ADVISORY COMMITTEE

Chair - Mike Smith

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 - Donyell Allen

WELCOMING COMMITTEE

Chair - Regina Watson



**REMEMBER TO SCOOP THE POOP!
IT'S THE LAW!!!**

Newington Community Association Annual Meeting

Thursday, August 8, 2024 at 8:00 P.M.
Harvester Presbyterian Church Meeting Room
7800 Rolling Road, Springfield, Virginia 22153

Sign-in starts @ 7:15 PM , Regular meeting starts @ 7:30 PM The annual meeting will include an election for two open positions on the NCA Board of Directors.

DOOR PRIZES AT THE 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.
See page 9 for the nomination form.**

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 8th and register by 8pm.
(limit of one per NCA owner)

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

Car Registration/Tax Compliance

(from the Fairfax County Government Website)

Vehicles garaged in Fairfax County are required to register with the Virginia Department of Motor Vehicles (DMV) and display Virginia license plates within 30 days of purchase or move in to Virginia. Vehicles are also required to register with Fairfax County within 60 days.

Virginia license plates may be obtained when the vehicle is registered with the [Virginia Department of Motor Vehicles](#). For your convenience, the Virginia Department of Motor Vehicles' [DMV 2 Go](#) customer service van is frequently scheduled to visit the Fairfax County Government Center.

There may be instances when vehicles are not required to register and display Virginia license plate. Some of these include:

1. Active military or active military spouses temporarily living in Fairfax due to military order.
2. Non-resident students enrolled as full-time students in an accredited institution of learning in Virginia. (Full-time college students are also subject to the Personal Property (Car) tax based on the domicile of the owner; see www.fairfaxcounty.gov/taxes/vehicles/full-time-college-students for more information.)
3. People visiting family members residing in Fairfax County.

This site allows citizens to report vehicles that may not be in compliance with the registration and the Personal Property tax laws. The two options below can be used to enter information of vehicles with out of state plates for staff to research, or to check on the status of previously reported vehicles.

To report a new vehicle, [click here](#).

To check the status of a previously reported vehicle, [click here](#).

Vehicles owned by Fairfax County residents who display out-of-state license plates on their vehicle rather than Virginia license plates as required by state law within 30 days of purchase or residency are subject to Fairfax County's local No Plate tax. Valid temporary Virginia plates are acceptable. The No Plate Tax refers to the following assessed annually (in addition to the County's local Personal Property (Car) tax: \$100 Tax (Section [4-17.3-1](#). Local motor vehicle license plate tax). \$250 Penalty (Section [4-17.3-5](#). Penalty).

For more information, visit the Fairfax County website "Car Registration/Tax Compliance".

NEWINGTON COMMUNITY ASSOCIATION

PROXY
for the Annual Meeting of the Members
August 8, 2024

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 8, 2024 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)

(Signature, proxy)

(date)

(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.

BOARD OF DIRECTORS — NOMINATION FORM

Newington Community Association Nominations are being accepted for two (2) positions on the Newington Community Association Board of Directors. Terms are for three years (August 2024 – August 2027).

Elections will be held at the Annual Members Meeting August 8, 2024. If you are interested in serving your community as a member of the Board, please complete this nomination form.

Name: _____

Address: _____

Telephone: _____

Background: _____

Statement to be published in August Newsletter (if received by Friday, July 19, 2024):

Mail completed form to:

Newington Community Association
P.O. Box 351 Springfield,
VA 22150

Fax or Text to: 703-945-1425, or

Email to: manager@newingtoncommunity.org, or

Bring this completed form to the Thursday, August 8th Annual Meeting.

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
Meeting ID: <https://meetings.ringcentral.com/j/1493752705>
July 3, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:00 pm.

BOARD MEMBERS PRESENT: President John Kylis, Secretary Camille DiFolco-Visbeck, Treasurer Phil Space. Absent: Vice President John Woods and Director Daniel Bojanini.

MANAGEMENT PRESENT: Lori Randall.

OTHER ATTENDEES: 13 residents.

PRESIDENT'S COMMENTS: Hope everyone is enjoying the pool.

COMMUNITY FORUM:

- A resident on Moline expressed support for keeping the hoop up. Doesn't want to see it taken away since it is a good outdoor activity near the house for their son to play. Would like to hear concerns directly to address them.
- A resident on Moline expressed support for allowing the basketball hoop to remain. Loves having the kids play there as it is an important part of the community.
- A resident on Moline expressed support for keeping the basketball hoop up.
- A resident on Moline expressed support for the hoop. The hoop has been here for over a decade, and they would like it to stay.
- A resident on Moline expressed support for the hoop. Their kids bought the current hoop after the old one (which was there since they moved in 2002) and would like the hoop to stay. It's a community staple and the kids enjoy playing with their friends.
- A resident put out a call for volunteers for the Architectural Advisory Committee. First meeting scheduled for Weds 7/17 at 7:30pm at the pool house (in-person).
- A resident expressed support for allowing the basketball hoop to remain.

HEARINGS: None.

APPROVAL OF MINUTES: June minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: Grounds and pool contracts have increased in excess of CPI increase. Finance Committee will need to review budget in advance of annual meeting.

Environmental: Trash enclosure on Euclid forthcoming.

Maintenance: None.

Planning & Development: None.

Welcoming: All packages (except for one on Moline) have been delivered.

Architectural Advisory: Volunteers wanted! First meeting scheduled for Weds 7/17 at 7:30 at the pool house (in-person).

Neighborhood Watch: None.

Management Contract Committee: Discussions are ongoing. Currently waiting on Summit to respond to requests for modifications from President Kylis. Hope for bigger update at next month's meeting.

Recreation: None.

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Budget Variances to Note

- Pool close to budget limit; only emergency maintenance to be done on pool

Continued on next page

Minutes continued from previous page

- General repairs are high.
- Private trash hauling close to budget limit - this occurs when residents put out items that our trash collector won't take. This is an expense to the association.
- Payroll service charges are close to limit. Management to investigate.
- Management to get newsletter printing charge reclassified to newsletter typing.

Votes Held Between Meetings: None.

Homeowner Communications

- Tree on Luce drops branches. [Tree is healthy but older. No action needed.]
- Yard debris sitting out on Godolphin for an entire week. [Violation letters sent.]
- Light on Gwynedd not working. [Reported to Dominion Energy.]
- Homeowner reserves blank parking space in front of home. [Monitored situation and sent violation letter. Other cars observed in spaces on Kitchener over 7 days and ticketed.]
- Many reports of bulk trash in community. [If not picked up with regular trash service, management has contacted a private hauler.]
- Yard debris missed on Gwynedd [Reported to Patriot.]
- Request for community trash can on Euclid near parallel parking because many people stop there to eat fast food and throw trash on ground.
- Resident asked if Moline basketball hoop could be removed as it attracts outside visitors and trash is being left behind. [See New Business.]
- Resident would like trees behind home on Jenner cut way down or removed. [Trees are healthy.]
- Water main break on LeMoyne. [Homeowners have reported the break.]
- Water main break on Durer. [Reported to Fairfax Water.]
- FCPS bus drops students off on Delong and then drives through Kitchener. [Too close to end of school year to investigate.]
- Request from homeowner on Brandeis Way to trim trees behind her home on common. She would remove limbs from white oak and dogwood at her expense.
- Request to remove brush and vines behind home on Gwynedd. [This is not an area maintained by the grounds contractor.]
- Gwynedd shrub needs trimming next to parking space. [Tree trimming was already on schedule and completed same day as request submitted to Blade Runners. Hard pruning is done in winter as an extra charge if done.]
- Durer Court watchlight out. [Reported to Dominion Energy]
- Vultures on trash and roof tops on Eucalyptus. [The Association is limited in its ability to control wildlife. As discussed previously, management has ordered signs on stakes to put out in problem trash area. \$184]
- Community walker saw the following: pool parking lot steps to Dampier have vines across them. (Reported to Blade Runners.), a mattress on the ground on Gwynedd (To be scheduled for removal by onsite office.), poorly maintained yards on Gwynedd, and erosion issues from common grounds to Lodge Court (Pictures taken of dirt in street.).
- Resident has problems with people parking in his assigned parallel parking space. [If homeowner will not have the vehicles towed, there is little the association can do.]
- Homeowner has multiple cars and parks them on parallel spaces in front of his home, then places cones between some to reserve a space. [Cones moved from parking space, three tickets issued on vehicles. Cones will be taken to office and sign placed on front door if seen again.]
- Homeowner received violation for storage of dog poop bin on front stoop in violation of the trash policy. Homeowner would like NCA to reconsider this violation. Discussion in Executive Session. See Motions.
- Homeowner received violation for trash cans in driveway and would like an exemption. Discussion in Executive Session. No action or exemption.
- Durer Court has water coming up from street. [Reported leak to Fairfax Water Authority.]

Other Management Actions

- On-site visits resulted in out-of-cycle violation letters.
- Annual ARC inspections started. Streets Completed: all single family, Euclid/Getty, Luce, and Moline. To Be Done: All of Newington Place (Matisse and courts).

Continued on next page

Minutes continued from previous page

- Requested Blade Runners to pick up several branch piles that have crept up throughout the community.
- Received notice from Patriot that County landfill increase is \$7.00 per ton and will impact the monthly contract rate.
- Baby pool gate repaired to comply with Health Department. \$250
- Pool house painted just where turquoise color was peeling and around counter. \$300
- Main pool flowmeter replaced. \$300
- PO box renewed. \$222
- Replaced pool fire extinguisher.
- Two nonworking toilets sent to Griffin Plumbing for repair. \$850. Asked them to come back out as one is not working within one week of repair.
- Drive through of community after storm on 6/26/24.
- FROM LAST MONTH: Would the Board want to do any curb painting this year? This is a line item in budget. Frequent complaints are received from Kitchener and Durer. Management will get quote for Kitchener and Durer.

OLD BUSINESS

Maintenance - Operating

Street Signs (12/2023 - 6/2024): Volunteer labor to remove all unnecessary fire lane posts and signs is in progress. (7/2024) Inquiry with Woodbridge Metal Recycling to remove poles at pool. They will not pay for them if they have to pick them up. Online inquiry with Potomac Metals in Springfield since they have a mobile service. Awaiting response.

Tree Work: Dead trees identified during recent annual inspections and reported to tree contractor.

LeMoyne ground renovation 7700 to 77012 (#10): Last quote is \$7,500. Awaiting a response from contractor on if quote has changed. Expecting a 10% increase. (2/2024) Board approved \$9,500 for project. Approval passed on to contractor. (3/2024-7/2024) No action at this time.

Pool Furniture: 20 loungers stained. (07/2024) Cost to restrap stained chairs and receive temporary replacements is \$2,514; for same cost, could buy 5 or 6 new chairs. Wait till end of season to address. No action at this time.

Maintenance - Reserves

Common Grounds: Path Repairs – J. Kyllis received voice message from Fairfax County Stormwater Management that the path area is in VDOT right-of-way. Work order sent to Fairfax County deferred to VDOT. Work order sent to VDOT. Service Request #1952589.

Streets: Based on this engineer's evaluation of Moline and Matisse, management recommends the next street project being Moline and waiting until there are enough funds, which appears to be in 2025. Association could contract with engineer for a specifications report in late 2024 or early 2025. (4/2024-7/2024) No action at this time.

Trash Issues: (6/2024) letter prepared by Board for Euclid Way residents to respond on a potential install of a trash can storage box on their street. (7/2024) Update to be provided by J. Kyllis. One response form received by management.

Parking Spaces on Matisse: Second assigned parking space for a unit was moved to a ramp accessible space at resident's request, which affected the unassigned parallel parking spaces on that street. (7/2024) Surveyor contracted by County to assess situation.

Continued on next page

NEW BUSINESS

Contracts

Three grounds proposals under review.

EV Charging Policy

Topic to be discussed when more information is available on neighboring HOAs who have implemented policy in townhomes.

Maintenance - Operating

Drainage behind Moline: Muddy ground behind 8351 to 8359 Moline. (07/2024) No action taken at this time, project too expensive.

Basketball Hoop on Moline

Complaint letter sent asking to remove hoop. Management sent letter to several homes near hoop advising to remove it or Association would do so. Multiple homeowners responded in favor of allowing hoop to remain. Topic tabled for now, resident expressed that they have done and will continue to clean up trash left in area.

Memorial Bench

Past resident would like to install bench in honor of their father at the baseball field. Board will consider at resident's expense. No objections from the Board.

Pool Survey

To be sent out to homeowners soon.

MOTIONS

- Motion that dog waste bins shall be treated as a trashcan and follow community trash standards and be placed in backyard. 3 yes, 2 absent (Woods and Bojanini).

The Board convened into Executive Session: 8:13pm

At 8:13pm the meeting will convene to Executive Session for the purpose of discussing violations and owner accounts.

Reconvened into Open Session: 8:28 pm

ADJOURNMENT: The Board adjourned at 8:30 pm

Minutes prepared by Secretary DiFolco-Visbeck.

Community News & Reminders

Learn About Cubscouts Wednesday, August 28 at 6pm

Cubscouting is for Boys AND Girls, grades K-6!

Come enjoy popsicles and learn about Pack 1892 on Wednesday, August 28 at 6pm at the Saratoga Pool tennis courts (8070 Edinburgh Drive).

Rain date, Wednesday, September 4 at 6pm.

For questions, please email: cubpack1892@gmail.com

Problems at the Pool?

Recently someone brought a long list of concerns about pool operations to our attention. We love receiving homeowner feedback, especially at the pool, since it is such a major asset of the community. If you see something, please do not hesitate to contact management at manager@newingtoncommunity.org or Summit email at lori.randall@summitmanage.com.

Many issues can be quickly addressed by management through the chain of command with Titan Pool Services, the Association vendor for pool management services. Maintenance items are mainly handled by management.

If you do wish to bring something to our attention, it is valuable to have the day and time, so that those working those days/hours are directly communicated with.

We want the pool to be a great place for you and your family to enjoy!

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ freinchy2@yahoo.com.

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

2024 POOL SUMMER HOURS

August 2024 through Labor Day

- Daily pool hours: 11am to 8pm.
- Hours once school starts* (August 19th) 4pm to 8pm, weekdays, and 11am to 8pm on weekends.
- Friday, August 30th: 11am to 8pm (no school*).
- Monday, September 2 (Labor Day): 11am to 6pm.

*Fairfax County Public Schools

2024 Farmer's Market Open!

Fairfax County local farmer markets are open!

To learn more about local farmer markets and for the full 2024 schedule, visit: <https://www.fairfaxcounty.gov/parks/farmersmarkets>.

You can also sign up to receive recipes and a newsletter here: <https://www.fairfaxcounty.gov/parks/farmersmarkets/subscribe>.





Newington Station Update

Active:

- 1 single family home priced @ \$700,000
- 1 townhome priced @ \$500,000

Under Contract:

- 1 single family home priced @ \$779,999
- 2 townhomes priced from \$499,995-519,900

Closed:

- 3 townhomes sold from \$535,000-550,000

Happy Summer!



Jim Fox, Terry Moore & Ki Hatch

703-755-0296 (direct)
703-922-4010 (office)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NCA Calendar

AUGUST 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Trash Timing: Placed out for pick-up NO EARLIER than 5pm the night before. Placed out for pick-up NO LATER than 6am the morning of.</p>				1	2	3
				Pool Hours 11am - 8pm	Trash Only NO RECYCLING Pool Hours 11am - 8pm	Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
4	5	6	7	8	9	10
Pool Hours 11am - 8pm	Pool Hours 11am - 8pm	Trash Only NO RECYCLING Pool Hours 11am - 8pm	7pm NCA Board Mtg (see website for location/details) RECYCLING DAY Pool Hours 11am - 8pm	Annual Meeting Harvester Church 7:30 PM (see page 3 for details) Pool Hours 11am - 8pm	Trash Only NO RECYCLING Pool Hours 11am - 8pm	Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
11	12	13	14	15	16	17
Pool Hours 11am - 8pm	Pool Hours 11am - 8pm	Trash Only NO RECYCLING Pool Hours 11am - 8pm	RECYCLING DAY Pool Hours 11am - 8pm	Pool Hours 11am - 8pm	Trash Only NO RECYCLING Pool Hours 11am - 8pm	Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
18	19	20	21	22	23	24
Pool Hours 11am - 8pm	FCPS SCHOOL STARTS Pool Hours 4PM - 8PM	Trash Only NO RECYCLING Pool Hours 4PM - 8PM	RECYCLING DAY Pool Hours 4PM - 8PM	Pool Hours 4PM - 8PM	Trash Only NO RECYCLING Pool Hours 4PM - 8PM	Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
25	26	27	28	29	30	31
Pool Hours 11am - 8pm	Pool Hours 4PM - 8PM	Trash Only NO RECYCLING Pool Hours 4PM - 8PM	RECYCLING DAY Pool Hours 4PM - 8PM	Pool Hours 4PM - 8PM	FCPS - NO SCHOOL Trash Only NO RECYCLING Pool Hours 11am - 8pm	Pool Hours 11am - 8pm