



# Inside Newington Station

## Newington Community Association Monthly Newsletter DECEMBER 2023

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### NCA BOARD OF DIRECTORS MEETINGS

Wednesday, December 6  
 Wednesday, January 3, 2024  
 Wednesday, February 7  
 Wednesday, March 6  
 Wednesday, April 3  
 Wednesday, May 1



**It's a holiday party! Our NCA Recreation Committee has been busy planning a Holiday Party for NCA!**

**There will be a cookie contest, games and door prizes along with a very special guest. See page 6 for complete details!**

**If you can help with the holiday party - please signup via genius link on page 6.**

# 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](mailto: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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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

## 2023 Holiday Trash Schedule

The only week that NCA trash service will be impacted is the week of December 24.

1. Tuesday's Trash Pick-up (Dec 26) is moved to **Wednesday, December 27**
2. Wednesday's Recycling Day (Dec 27) is moved to **Thursday, December 28**
3. Friday's Trash Pick-up (Dec 29) is moved to **Saturday, December 30.**

**\*\* See Calendar on Page 8\*\***

[Click here for Patriot Disposal's schedule.](#)

## BOARD OF DIRECTORS

President – John Kylis (Term: 8-23 thru 8-26)

Email: [president@newingtoncommunity.org](mailto: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](mailto:Board@newingtoncommunity.org) (this includes a copy to the Community Manager).

## ARCHITECTURAL ADVISORY COMMITTEE

Chair - Sarah Jernigan

## 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

NEWINGTON COMMUNITY ASSOCIATION  
**DRAFT** Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 144 923 2284  
November 1, 2023 7:00 PM

**CALL TO ORDER:** Meeting was called to order at 7:01 pm.

**BOARD MEMBERS PRESENT:** President John Kylis, 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 everyone and thank you for joining the meeting.

**COMMUNITY FORUM:**

- A resident commented on some missing information from the previous meeting's minutes, namely the Pool Committee section, also comments on a typo in the text. States that the curb painting affected by a water main repair should be paid for by the water works company. Questions why the discussion of the Association audit was in executive session.
- A resident stated belief of an incorrect date for the Welcoming Committee meeting. Also inquired as to when/whether the survey results will be made available.

**HEARINGS:** Lot 452

**APPROVAL OF MINUTES:**

Approval of minutes postponed pending edits.

**OFFICER/COMMITTEE REPORTS:**

**Treasurer:** See motions.

**Environmental:** Clean Up supplies requested for Fall Clean Up, Clean Up tentatively scheduled for Nov 18 pending receipt of supplies, weather permitting.

**Maintenance:** N/A

**Planning & Development:** N/A

**Welcoming:** Next meeting scheduled for Nov 16<sup>th</sup> 7pm (virtually on Zoom) see website for details. Four welcome packets to be delivered this week.

**Architectural Advisory:** Next meeting tentatively to be held the end of October.

**Neighborhood Watch:** Chair needed

**Management Contract Committee:** Meeting held Oct 19<sup>th</sup>; reviewed renewal contract edits for the Summit contract, final edits given to Summit, final draft ready to sign pending approval of the Board. Next meeting tentatively scheduled for Thursday, Nov 16<sup>th</sup> 7pm pool house (does conflict with Welcoming Committee). Received some initial proposals from other management companies, further refining requirements.

**Recreation:** Committee is moving forward with a holiday party on Friday, December 15<sup>th</sup> from 6:30 to 8. An ugly sweater and cookie party. Committee will have a zoom meeting and will place on website.

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Votes Held Between Meetings - None**

**Financial Review**

Financial Highlights. September financials were forwarded to the Board on 10/17/23. Balance and income statement are available in the Board packet on Vantaca.

2024 Draft Assessment Budget. Budget was put into November newsletter. Budget increase is limited to CPI-U. Budget presented to Board and placed in newsletter had a CPI limit of 3.02%. Current calculation allows for 3.28% increase. Version 7 available in the Board packet on Vantaca. If increasing the budget is a consideration to tie into the current CPI calculation, the Common Ground Reserve Contribution could be increased by \$1,500 and the Street Reserve Contribution could be increased by \$2,500. See Motions.

Continued on next page

Minutes continued from previous page

#### Version 6

524.00	Town homes (quarterly)	\$300.81	2.64%		\$7.94		\$308.75
85.00	Single Family Homes (quart	\$243.56	2.96%		\$7.22		\$250.78

#### Version 7

524.00	Town homes (quarterly)	\$300.81	3.24%		\$9.75		\$310.56
85.00	Single Family Homes (quart	\$243.56	3.22%		\$7.84		\$251.40

### Resale Inspections

8578 Gwynedd, 7751 Euclid

### Homeowner Communications

- Recommendation to make Kitchener a one-way street.
- Lights out on various streets. [Euclid, Moline and Luce reported to Dominion Energy]
- Request for parking box truck in pool parking lot. [truck exceeds weight limit]
- Construction debris in woods at corner of Godolphin and Northumberland.

### Other Management Actions

- Letters going out on RV lot application status as needed. One tow notice sent.
- Kitchener and Lemoyne stop signs replaced.
- Repeated requests for County to take action on vehicles on state streets. (bucket truck, trailers, vehicle on stands, etc.).
- Tracking vehicle parking on Brandeis in blank space for long periods of time.
- Forwarded sample reserve study from engineering firm to Board and Treasurer for consideration before requesting proposal. Proposal requested.
- Inquiry on use of Summit's Ring Central Accounts. These are not for use by Associations.
- Reported broken Verizon box on DeLong in front of pool to County Consumer division.
- Inquiry with legal counsel on responsibility and repercussions of non-approved modifications made after a disclosure inspection and prior to settlement.
- Obtained school reservation for Rec Committee.

## OLD BUSINESS

### Maintenance – Operating

Street signs: Old streets signs and posts removal effort ongoing. Fire Marshal re-inspection completed [PASS]. Volunteers will be used for removal of all old fire lane signs.

2023 Improvement Plans: Root grinding behind Brandeis completed, to be analyzed during next rain storm.

Tree Work: See Board package on Vantaca for complete list of tree work status. See Motions

Tree Replacements: Red Spires are no longer available as a substitute for Bradford Pears. Board agreed to move forward with Cleveland Selects as the replacement approved previously. Tree will not be available until the Spring.

Trash Issues: Ongoing effort, street ambassadors to be POC for 'on the ground' contact for providing information about issues.

Pool Furniture: Inventory reviewed by Management, waiting for Pool Committee input. Areas to be considered: long term maintenance cost of new chairs and plan for replacing all chairs gradually?

Pool Lights: Install completed.

Pool Skimmers: Replacements completed.

Pool Leak: Pending response from Pools Services of Arlington.

Pool Picnic Tables: The best of the old tables to be taken to the Getty tot lot, the rest to be disposed.

2024 Reserve Study: See motions.

Survey: Survey results reviewed, thoughts below:

- Most respondents use the walking paths; consider heavier focus on upkeep.
- Slight majority of respondents seem *interested* in EV charging – keep on the radar but no immediate action yet considering demand plus lack of comparable installations in the area.
- TH Trash Management – Mixed response. Some comments about benefits of trash enclosures. Enthusiastically negative comments regarding trash enclosure greatly outweigh positives. Solution(s) still being considered.
- Interesting comments:
  - Multiple comments about irresponsible dog owners and curbing. However, installing community-wide dog waste stations is expensive and smelly. Consensus that those dog owners wouldn't use them anyway.
  - A comment about the islands between parking spaces within the townhomes are in deteriorating condition. To be looked at for future improvement areas.
  - Cars parking too close to street intersections, request to add no parking areas directly adjacent to intersections. This would have to come from a request to the County.
  - Stricter enforcement of trash policy – letters to be posted on bins out late/early.
  - Multiple comments on outdated pool pass system. Update to this process currently being reviewed by the Management Contract Committee.
- Survey to be placed on website.

**NEW BUSINESS**

Pool Electrical Box: Recommended to be replaced, additional bids to be requested.

Pool Pump Motor: Current motor is in accordance with revised County standards.

Office: NCA Zoom account for use by Committees, see motions

Management Contract: Revised management contract received. Committee asked for two additional items before final review by the Board, the addition of follow up inspections for annual ARC review and a revised Schedule A. Contract in the Board package on Vantaca. See motions.

**MOTIONS**

1. **Motion** to approve the draft budget made by Treasurer Space, second by President Kyllis. Vote 4 yes, 1 absent (Reich).
2. **Motion** to approve priority 1 trees at a cost not to exceed \$14,000 made by President Kyllis, second by Treasurer Space. Vote 5 yes 0 no.
3. **Motion** to conduct reserve study at a cost of \$5,250 with GJB Engineering made by President Kyllis, second by Treasurer Space. Vote 5 yes 0 no.
4. **Motion** to approve purchase of a Zoom account for NCA Committees not to exceed \$200/yr. made by President Kyllis, second by Vice President Woods. Vote 5 yes 0 no.
5. **Motion** to accept revised Summit Management contract made by President Kyllis, second by Vice President Woods. Vote 5 yes 0 no.
6. **Motion** to waive late fee for NCA28267 made by President Kyllis, second by Secretary Reich. Vote 5 yes 0 no.
7. **Motion** to approve \$300 Holiday bonus to the Assistant Community Manager, decreased from \$500, with written explanation regarding the change from previous years made by President Kyllis, second by Director Bojanini. Vote 5 yes 0 no.
8. **Motion** to increase Assistant Community Manager salary by 3.2% in accordance with CPIU made by President Kyllis, second by Secretary Reich. Vote 5 yes 0 no.
9. **Motion** not to assess charge for lot 452 regarding architectural violation made by President Kyllis, second by Vice President Woods. Vote 5 yes 0 no.

**At 8:09 pm the meeting convened to Executive Session for the purpose of discussing architectural violations and legal matters.**

**At 8:36 pm the meeting reconvened to Open Session.**

**ADJOURNMENT: The Board adjourned at 8:41 pm.**

Minutes prepared by President Kyllis.



## NCA Holiday Party - Additional Details

Mark your calendars and join your NCA neighbors for the *NCA Ugly Sweater and Cookie Holiday Party* on Friday, December 15 beginning at 6:30 pm. The party will take place in the cafeteria at Saratoga Elementary School (8111 Northumberland Rd, Springfield, VA 22153).



Do you have a special cookie recipe? Do you want to put your recipe to the test? Join in our Cookie Contest and you could be the winner of a fun prize for baking the best tasting cookie!

Sign up via the signup genius on the NCA website or QR Code below. May the best tasting cookie

WIN!

*Door  
Prizes*



*Games*

We're in need of volunteers to help make the event a success. If you're interested in offering your assistance, please sign up for a duty and time via the signup genius link. Your help is greatly appreciated!"

*Frosty  
the*  
**SNOWMAN**



# Community News & Reminders

## Need Babysitting Services?

CPR and First Aid Certified.  
Contact Jenny Bach @ [freinchy2@yahoo.com](mailto: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](mailto:jennapeace@hotmail.com)

## NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, December 6, 2023 starting at 7:00 pm.

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

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

## FALL LEAF CLEAN-UP SCHEDULE

NCA's grounds contract includes leaf removal from common ground turf areas only. Below is a list of the two remaining leaf service dates. These dates are subject to change based on weather. Check the NCA website for any updates.

### NEXT

11/21-11/22 Northumberland Road

11/23-11/24 Delong Drive

### Final

12/6-12/7 start on Northumberland Road

12/8-12/9 Delong Drive

If you are concerned about dust on your vehicle(s), you may want to consider moving your vehicle(s) on the dates noted above.

As a reminder, please do NOT pile leaves from your yard onto common grounds. Piles of leaves left for days will kill the grass. **Do not blow or rake your leaves into the street.** The leaves get wet and slippery or can clog storm drains. Bag leaves in paper bags only. Yard debris pick up for all residents is on Saturdays.

## HOLIDAY DECORATION REMINDER

A reminder that **all** Holiday decorations are permitted on the exterior of a home thirty (30) days prior and thirty (30) days after a major holiday.



## 2024 Budget Approved

The Newington Community Association Board of Directors passed the 2024 Budget. Quarterly assessments in 2024 will be:

Townhomes:	\$310.56
Single Family Homes:	\$251.40

There is a \$ 9.75 increase for townhomes and \$ 7.84 increase for single family homes. Quarterly assessments are DUE on the **first day of the month in January, April, July and October.**

Visit the [NCA website](#) for additional financial information.



## Newington Station Update

### Active:

1 townhome priced @ \$540,000

### Under Contract:

1 detached home priced @ \$749,000

2 townhomes priced from \$494,500-534,900

### Sold:

2 townhomes from \$422,000-485,000

Happy Holidays!



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

## DECEMBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Trash Only NO RECYCLING	2 Yard Debris pick-up (All NCA residents)
3	4	5 Trash Only NO RECYCLING	6 7pm NCA Board Mtg (see web for location/details) RECYCLING DAY	7 Happy Hanukkah 12/7-12/15	8 Trash Only NO RECYCLING	9 Yard Debris pick-up (All NCA residents)
10	11	12 Trash Only NO RECYCLING	13 RECYCLING DAY	14	15 Trash Only NO RECYCLING 6:30 PM - NCA Holiday Party @ Saratoga ES (see page 6 for details)	16 Yard Debris pick-up (All NCA residents) Newsletter Deadline
17	18	19 Trash Only NO RECYCLING	20 RECYLING DAY	21 First Day of Winter	22 Trash Only NO RECYCLING	23 ** Last Day of Yard Debris Pick-Up** (All NCA Residents)
FCPS -- No School -- Winter Break						
24 ** Trash Service impacted this week - see page 2 or NCA website for details	25 *NO TRASH* Merry Christmas	26 *NO TRASH* Kwanza	27 Trash Only NO RECYCLING	28 RECYCLING DAY	29 *NO TRASH*	30 Trash Only NO RECYCLING
FCPS -- No School -- Winter Break						
31 New Year's Eve			<b>Trash Timing:</b> Placed out for pick-up NO EARLIER than 5pm the night before. Placed out for pick-up NO LATER than 6am the morning of.			