



Inside Newington Station

Newington Community Association Monthly Newsletter DECEMBER 2024

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NCA BOARD OF DIRECTORS MEETINGS

- Wednesday, December 4
- Thursday, January 2*
- Wednesday, February 5
- Wednesday, March 5
- Wednesday, April 2

PRESIDENT’S CORNER

By John Kylis

Come join us for the **NCA Holiday Party on Friday, December 13 at 6:30 pm.** The party will be held in the Saratoga Elementary School cafeteria. See page 3.

We’re pleased to announce that beginning January 1st, our community will partner with Cardinal Management Group to manage our HOA operations. Stay tuned for updates and contact information as we transition to this new partnership.

We would like to extend our heartfelt thanks to Cheryl Austin for her incredible service as our Association’s webmaster and newsletter publisher. Your contributions will be greatly missed, but your legacy will always be appreciated. Thank you, Cheryl!

Please be sure to check our [website](#) for any updates on snow plowing and trash removal/cancellations.

Have Merry Christmas or a Happy Hanukkah and a Healthy New Year!

** Due to the first Wednesday in January being a holiday, the tentative date for the NCA Board Meeting is Thursday, January 2, 2025 at 7:00 pm.*

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 4, 2024 at 7:00 p.m.**

[To join from PC, Mac, Linux, iOS or Android – click here:](#)

Or Telephone:
+1(470)8692200
Meeting ID: 149 375 2705

Prior to the meeting, a copy of the Board package is available through your access to Summit’s Vantaca system under the Documents/Meetings tabs.

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)

Secretary: Camille DiFolco-Visbeck (Effective: 2-24 thru 8-25)

Director: Daniel Bojanini (Term: 8-24 thru 8-27)

Director: David Randall (Term: 8-24 thru 8-27)

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 - TBD

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





PLEASE JOIN
NEWINGTON COMMUNITY ASSOCIATION
FOR A

WINTER *Party*

MUSIC * DANCING * UGLY SWEATER CONTEST *
HOT CHOCOLATE * DESSERT BAKE-OFF (COOKIES,
PIES, CAKE, ETC.) * AND MUCH MORE!

DECEMBER 13TH, 2024

6:30 PM UNTIL 8:30 PM

SARATOGA ELEMENTARY SCHOOL CAFETERIA

Let's celebrate together!



NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
November 6, 2024 | 7:00 PM

CALL TO ORDER: Meeting was called to order at 07:00 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille Di-Folco-Visbeck, Treasurer Dave Randall, and Director Daniel Bojanini

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS:

- I will be moving in the next 2 months and will step down as President, but will remain a homeowner and member of the community.

COMMUNITY FORUM:

- Homeowner/Board Treasurer Randall expressed unhappiness with Cardinal contract and stated he will not support the vote tonight. He stated the Cardinal contract is too expensive for NCA; he also stated that he had a bad experience when he lived in Cardinal-managed property in the past.
- A homeowner received a violation letter and asked how often the violation inspections occur. Answer from President Kylis: Out-of-cycle inspections are conducted by assistant Association Manager on a biweekly basis; any noted violations are reported. When Portfolio Manager Lori Randall is onsite, she will report noted violations. And, sometimes community members report violations.
 - The homeowner expressed that he felt the violation was not justly enforced because his sign was in violation after one day, but he reported neighbors' signs and those were not enforced.
- Another homeowner expressed disapproval of proposed management Cardinal contract and stated she believed the Board was unswayed by cost concerns.

NOTES:

- The Board heard discussion and recommendations from the Management Contract Committee regarding the contract proposal from Cardinal Management Group. Following the vote (see Motions), Treasurer Randall resigned, effective immediately, from the position of Treasurer, but stated that he would stay on as a Board Member for the duration of the term.

HEARINGS: None.

APPROVAL OF MINUTES: October minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer/Finance: A new budget was prepared in compliance with management contract proposal and will need to be voted on tonight.

Environmental: Fall cleanup Saturday, meet at pool parking lot at 10am.

Maintenance: None.

Planning & Development: No updates but the chair expressed concern about moving to new management company after treasurer resigned.

Welcoming: Packets to be distributed to new residents at end of month.

Architectural Advisory: Moving forward, we will start an Architectural Advisory email thread to get discussions going. If you want to join please email president@newingtoncommunity.org.

Neighborhood Watch: None.

Management Contract Committee: The committee, which includes President Kylis, Vice President Woods, and Treasurer Randall gave updates regarding the management contract proposal from Cardinal. The Board and community members discussed the contract proposal and asked the committee questions. The Board voted on the current, final contract proposal from Cardinal (see Motions).

Recreation: Shredding event is 9-12noon this Saturday at the pool (please bring 1-2 items only per household); 123Junk is also coming so bring any junk items (they cannot take certain items). We had a meeting for the holiday party which is December 13. Next Zoom is November 18, I'll send an email.

Minutes continued from previous page

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Financial Review

September monthly financials forwarded to the Board on October 21, 2024.

Highlights for 9/30/2024

- Total in Operating: \$221,015 (\$164,452 in cash; \$56,563 in operating reserves)
- Reserve Assets: \$241,277 (\$118,918 in Common; \$122,359 in streets).
- Members Equity: \$136,748

Aged Balances Report. As of 10/29/24 there are 9 delinquent accounts in collections.

2025 Budget. First draft provided in August Board package. Version 4 changes include reduction in pool contract for 2025 (increase is in 2026 for extra week in summer). and recalculation of CPI increase.

Votes Held Between Meetings: None.

Homeowner Communications

- Resident stated commercial trucks are parking in the Euclid parallel spaces taking up multiple spaces. [Dominion towing asked to monitor in the evenings.]
- Bulk trash disposal on Matisse in various locations. [Repeated mailings sent out and signs posted.]
- Large branch came out of tree on Durer. [agreed to look at tree. No branch was seen on ground and tree had just been pruned last year.]
- Light out on Kitchener. [reported to Dominion Energy]
- Water coming up out of ground on Brainerd. [Homeowner called Fairfax Water]
- Lights reported out in the front and rear of a home on Matisse.
- Residents on Marconi are not properly putting trash out for collection, using flimsy bags. [notice mailed to the residents on the street.]
- A resident saw someone dump bags of trash in woods off Delong. [after investigation, no bags could be found.]
- Resident on Matisse is not parking their vehicle within the parking space lines taking spaces away from other residents. [Repeated requests to the County to address the issue.]
- Neighbor seen dumping trash from car into parking space. [flyer sent to several homes near parking space.]
- Plastic bags with yard waste placed out and not picked up. [signs put next to bags]
- Car parking on yellow curb on Durer in the evenings. [reported to Dominion Towing]

Other Management Actions

- Working with County's management company to get parallel spaces repainted where new ramp was installed and get the grounds around ramp and retaining wall filled in. [email blast, signs and flyers distributed.]
- Provided access to Fairfax Water Authority to replace water meter in pump room.
- After multiple attempts due to complications with proof of insurance, was able to get approval for cafeteria for holiday party.
- Blade Runners wanted to say thank you for the 18 years of working together.
- County notice on proper pool water discharged sent to pool contractor.
- Suspicious person seen at end of Delong and reported to police. Several complaints of nefarious activity at the end of Delong.
- Vehicle on Delong with no plates reported to police.
- Spoke to engineer about reserve study.

OLD BUSINESS

Maintenance – Operating.

Street signs: (12/2023-6/2024) Volunteer labor to remove all unnecessary fire lane posts and signs is

Minutes continued from previous page

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. (8/2024) Called Potomac Metals. They said steel is cheap and not cost effective for them to come out with their mobile service. Currently .05 per pound. If someone were to haul it to them, they could get about \$50 for it. Will arrange for private hauling of posts. (9/2024) No update. (10/2024) Received quote of \$250 to \$300 to have poles hauled away by private hauler. Offer from Springfield Lawn owner to remove poles at no charge. Will take any additional poles that come out of ground as well. (11/2024) No update.

Maintenance – Reserves

Common Grounds.

Path Repairs — (7/2024) J. Kylis received a 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 (8/2024) VDOT closed the service request. Email sent to customer service asking why this was canceled when no work was done on the path. No response to date. (9/2024) 2nd VDOT service request #1981530. (10/2024) second service request closed by VDOT.

Trash Issues

5/2024) Flyer on bulk trash issues sent by email blast. (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. (7/2024-9/2024) Update on survey to be provided by J. Kylis. Two response forms received by management. Signs placed in problem areas on Moline and directed flyers sent as needed. (10/2024) Signs placed on Kitchener (1), Durer Ct and later moved to Euclid Way (3) as problem areas; continued use of white bags and placing bulk trash out. (11/2024) signs placed again on Euclid for plastic bags filled with leaves during the week.

EV Charging Policy

Topic to be discussed when more information is available on neighboring HOAs who have implemented policy in townhomes. (11/2024) During recent inspections at another local association that recently approved Level 1 and 2 chargers contingent upon an application and proof of insurance, had three homeowners with unapproved chargers and major trip hazard/safety hazards installed. Follow up coming soon.

NEW BUSINESS

Audit contracts: See Motions.

Pool contracts: Plan to allow food on the pool deck for one month trial period.

MOTIONS

1. A motion was made to accept proposal from new management company, Cardinal, beginning 2025. Motion President Kylis, seconded Director Bojanini. 3 yes, 1 no (Randall), 1 abstain (Woods).
2. A motion was made to use \$100 for cash prize for youth volunteers at fall clean up event. Motion President Kylis, seconded Vice President Woods. 5 yes.
3. A motion was made to accept Daily Hamad audit. Motion President Kylis, seconded Board Member Randall. 5 yes.
4. A motion was made to approve the budget as accepted in the November Board Package. Motion President Kylis, seconded Vice President Woods. 3 yes, 1 no (Randall), 1 abstain (DiFolco-Visbeck).

The Board did not convene into Executive Session.

ADJOURNMENT: The Board adjourned at 08:23 pm

Minutes prepared by Secretary DiFolco-Visbeck.

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

NCA Fall Leaf Clean Up Schedule

First Round: was late November 2024

Second Round: December 23 & 24

Dates subject to change based on weather.

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ freinchy2@yahoo.com.

2025 Quarterly Assessments

The NCA Board passed the 2025 Budget. Quarterly assessments in 2022 will be:

Town Homes	\$317.76
Single Family Homes	\$257.65

There is a \$7.20 increase for town homes and \$6.25 increase for single family homes. Quarterly assessments are DUE on the first day of the month in January, April, July and October.

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

Important Holiday Trash Day Changes (Refer to Calendar on Page 8)

The last day for yard waste is Saturday, December 21.

**Wednesday, December 25 — No recycling service.
Recycling will be picked up on Thursday, December 26.**

Friday, 12/27 Trash Day moves to Saturday, 12/28

**Wednesday, January 1— No recycling service
Recycling will be picked up on Thursday, January 2.**

Friday 1/3 Trash Day moves to Saturday, 1/4

CHRISTMAS TREE COLLECTION:

Christmas trees** will be collected during the first full 2 weeks of January. For NCA, the first tree pick up will be on Saturday, January 11 and the second tree pick up will be on Saturday, January 18. **If a tree is placed curbside for collection on yard waste collection day and is not picked up, please LEAVE IT OUT at the curb and collection will be completed as soon as possible.**

**All tinsel and decorations must be removed, and trees should not be placed in plastic bags.



**Century 21
New Millenium**

Newington Station Update

Active:

1 townhome priced @ \$455,000

Closed:

3 townhomes from \$345,000-510,000

1 detached home @ \$755,000

Happy Holidays!



Jim Fox, Terry Moore & Ki Hatch

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NCA Calendar

DECEMBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Trash Only NO RECYCLING	4 7pm NCA Board Mtg (see web for details) RECYCLING DAY	5	6 Trash Only NO RECYCLING	7 Yard Debris pick-up (All NCA residents)
8	9	10 Trash Only NO RECYCLING	11 RECYCLING DAY	12	13 Trash Only 6:30pm NCA Holiday Party Saratoga ES (See page 3)	14 Yard Debris pick-up (All NCA residents)
15	16 Newsletter Deadline	17 Trash Only NO RECYCLING	18 RECYCLING DAY	19	20 Trash Only NO RECYCLING 6:30 PM - NCA Holiday Party @ Saratoga ES (see page 6 for details)	21 First Day of Winter ** Last Day of Yard Debris Pick-Up** (All NCA Residents)
22	23	24 Trash Only NO RECYCLING	25 Merry Christmas Happy Hanukka (12/25-1/2) ** NO RECYCLING	26 (12/26 1/2) RECYCLING DAY	27 ** NO TRASH Moved Saturday =====>	28 Trash Only NO RECYCLING
FCPS -- No School -- Winter Break						
29	30	31 TRASH ONLY 	1/1 ** NO RECYCLING	1/2 RECYCLING DAY	1/3 ** NO TRASH Moved Saturday =====>	1/4 Trash Only NO RECYCLING
FCPS -- No School -- Winter Break						

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.