



Inside Newington Station

Newington Community Association Monthly Newsletter DECEMBER 2022

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NCA BOARD OF DIRECTORS MEETINGS

December 7
January 4, 2023
February 1

PRESIDENT'S CORNER

By John Kylis

Thank you all for your patience during the trash contract transition. Good news, the townhomes are now on schedule to have yard waste collected on Saturdays. Please keep in mind that yard waste must be placed in a yard waste bag or other appropriate bin, not in plastic bags. Additionally, bulk pickup items cannot be taken out with regular trash. Please see the trash collection FAQ (on page 3) for further information.

A special thanks goes out to Cate R. and kids, as well as Ed and Martha P., for coming out to the Fall Cleanup Event! Congratulations to Nick R. for winning the \$100 raffle.

Reminder that this will be the last paper copy of the newsletter to be distributed. To receive future newsletters electronically, please email Announcement@NewingtonCommunity.org to receive an electronic copy, as well as other important community announcements and news! As always, every newsletter will be available on our website www.newingtoncommunity.org. Paper copies will still be available upon request to pick-up at the NCA office.

Happy Holidays to all!

PATRIOT DISPOSAL CONTRACT UPDATED FOR YARD DEBRIS COLLECTION

Historically, townhome yard debris was collected with regular trash. Now, yard debris will be collected from the townhomes and Single Family homes by Patriot on **Saturdays** beginning **November 19th**.

For both townhomes and single family homes, yard debris must be placed out in paper bags or in a can with no bags on Saturdays. Any yard debris put out in plastic bags **WILL BE REJECTED!**

Yard debris pick up stops December 24th and restarts March 1st of every year.

*A special thank you to all of our newsletter distributors, past and present, who have helped deliver NCA's newsletter door-to-door for 40+ years!!
We appreciate your service.*

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
Fridays 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

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 - TBN

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

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

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
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

Newsletter Distributors

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

*See the special thank you to all of
our distributors on bottom of page 1.*

Newington Community Association
Frequently Asked Questions Regarding Trash Cans and Services

Q.) I live in the townhomes. Can I get a Patriot Disposal can?

A.) Yes, contact customerservice@patriotdisposalservices.com, [Customer Service](#). There is a fee of approximately \$50 to \$75 depending on size.

Q.) I live in the townhomes. Can I use my regular trash can?

A.) Yes, Patriot will pick up trash in a regular trash can or from bags. NCA rules state you must use black heavy duty bags to deter animals

Q.) I live in the single family homes. The carts are too big. Will Patriot remove it?

A.) Yes, email customerservice@patriotdisposalservices.com, [Customer Service](#) to coordinate a day they can pick them up.



Q.) When is yard debris picked up?

A.) Historically, townhome yard debris was collected with regular trash. Now yard debris will be collected from the townhomes and single family homes by Patriot on Saturdays, beginning November 19th.

Q.) How do I put out yard debris?

A.) For both townhomes and single family homes, yard debris must be placed out in paper bags or in a can with no bags on Saturdays. Any yard debris put out in **plastic bags** WILL BE REJECTED!

A.) Yard debris pick up stops December 24th and restarts March 1st of every year.



Q.) I do not want my 18 gallon bin. Will the office take it?

A.) Yes, you can drop your bin at the NCA office and we will save for those who need extras.

Q.) The trash company missed my can today. Who do I contact?

A.) If it is an isolated incident, please bring it back in and set back out on next scheduled trash/recycling day. If a repeat problem, please contact the NCA office.

Q.) I live in the single family homes. How can I replace a broken cart?

A.) Please email customerservice@patriotdisposalservices.com, [Customer Service](#) to coordinate a day they can pick them up your damaged can and replace it with a better can.

Q.) Will the trash contractor take my recycling in boxes?

A.) Please break down as much as possible and consolidate into one box or bin. There should not be multiple built boxes placed out.

Q.) Why was my recycling not taken?

A.) Was it in a plastic bag? **NEVER** put recyclables out in a plastic bag. Was it a used pizza box.



Used pizza boxes are trash, not recyclable. There can be **NO FOOD WASTE** in or on your recyclables. **NO GLASS** is allowed.

Q.) Why was my dresser not taken?

A.) Patriot only picks up household trash/recycling. All bulk pick up must be coordinated with Patriot. There is a charge.

Please submit questions/concerns by email manager@newingtoncommunity.org or phone/text: by phone or text at 703-945-1425.

NEWINGTON COMMUNITY ASSOCIATION
DRAFT

Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
November 2, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:02 pm.

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

MANAGEMENT PRESENT: Lori Randall, Tina Queen

OTHER ATTENDEES: 6 residents

PRESIDENT'S COMMENTS: The Ring Promo is active for all of November, the Fall Clean Up event is to be held Saturday, November 5th, \$100 prize for a youth volunteer. Welcome to Patrick Roche and thank you for joining the meeting.

COMMUNITY FORUM:

A resident asked if the property on Kitchener with tall grass had been looked at by management.

Patrick Roche, Attorney, joined to discuss legal restrictions and guidelines to inform EV charging policy, currently in development.

APPROVAL OF MINUTES:

9/7/2022 – Updated Minutes Approved

10/5/2022 – minutes will be revised to update Header & Date, approved with that change; passed by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer – P. Space stated the tree costs are still climbing; there are lines under budget but tree costs continue to increase. Budget presented in November newsletter, no comments received, Board can vote tonight and generate annual assessment letter.

Environmental – J. Kyllis stated Clean Up Day is November 5 at 10:00 am, baseball field. Fairfax County provided supplies. Anyone volunteering under 18 years of age will be in a cash reward raffle, \$100 prize! Raffle at 11.

Maintenance – No Report

Planning & Development – No Report

Welcoming Committee – No report; Do need to order NEW magnets with trash schedule

Neighborhood Watch – Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. September financials were not complete at the time of the preparation of this report.

Resale Inspections: 3

Exterior Project Requests

In September, 8 applications, all approved.

In October, 2 applications; 1 approved, 1 pending.

Towing

8 tows since last meeting.

Homeowner Communications

September – not previously reported

- Late fee waiver request. [homeowner informed it would not be waived.]
- 8411 Eucalyptus wants to know if floodlights were approved and shouldn't be a violation.
- Overgrown front yards on Eucalyptus were reported.
- Question on if school buses are allowed on NCA's private streets.
- Kids are using soccer field and replacement was never installed. Can that be done now? [Manager responded that the nets don't look that bad. L. Randall was contacted by the homeowner as well who responded that there are no registered teams on the fields.]
- Request for policy on moon bounces. [they are not allowed on common grounds but may be placed in private back yards.]
- Moline resident inquired on EV car charger usage.
- Homeowner's curb where house number was painted (by the Association) was removed in front of their house and they asked if the Association could repaint it. [will be done as part of some additional curb painting contracted at the end of the LeMoyne project]

October

- Saturday morning trash on Durer with pictures of many vultures around.
- Continued/multiple reports of missed and late trash in the community.
- Follow up from resident on Moline about neighbor's tree.
- Homeowner hopes Board will send email notices when newsletter is posted on website.
- Homeowner on Kitchener recommends against halting newsletter distribution. She is concerned people won't remember to check online. Also suggested giving people the option of delivery or no delivery.
- Boat has been sitting for a long time on Delong. [Boat was reported and moved the week of 10/11.]
- Dead tree next to home. [Is on tree contractor's list]
- Residents concern about a trip hazard from a EV charging cable on Kitchener sidewalk night. Homeowner suggested a light could be required at night as part of the policy being developed.
- Question on ownership of path between pool and Northumberland

Continued on next page...

Minutes continued from page 5...

- Dangerous boards with lots of nails sticking out next to the field between Durer and Kitchener.
- Can pool passes be transferred when a homeowner moves. [Only those purchased in last year.]
- Homeowner's trash can lid was thrown away. Is wondering if he can get compensated by trash contractor.

Other Management Actions

- Signed Code of Conducts follow up
- Conflicts of Interest: Sent to all new Board members.
- Signatures on RV Lot policy – Secretary certification needed.
- Leaf schedule received and posted on website.
- Broadcast email on delayed 10/24/22 trash pick-up.
- Watchlight out at 8413 Dampier
- Flyer and signs in area where Giant carts are dumped in woods.

OLD BUSINESS

Maintenance – Operating

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

Street signs: Signs ordered. Awaiting proposal for installation.

Operation Projects: All 2022 project work complete.

Maintenance – Reserves

Reserves/Streets: Lemoyne project completed.

EV Charging Station Policy

Patrick Roche (legal counsel) gave comments and answered questions during the meeting. Further discussion to be had. Roche advises that cords running across common ground is too high of a liability. Recommends coming up with an innovative idea(s) to allow access to EV charging while legally shielding the association from liability.

Trash Contract

New contract has begun. Messages of upcoming changes and actions sent to the community via signs, email blasts and articles in the newsletter.

Trash Alternatives

Summary of NCA trash woes shared with Patriot, they do not have a solution for us. Discussion to continue.

Annual Budget

The budget was included in the November newsletter, CPI calculation is an increase of 7.31%.

Management Contract

Discussion ongoing, changes to Summit contract

as well as on site staff duties as well as modernizing association work flows.

NEW BUSINESS

Pool Passes

Pool pass software to be considered

Maintenance – Operating

2023 Curb Painting

Management recommends having Brandeis, Gwynedd, Kitchener and possibly Durer fire lane curb painting done.

Pool Lighting

To repair the globe lights at the pool we need to replace the entire fixture as they don't make the lights. President Kylis to validate, and Management to investigate path forward for discussion at next meeting.

Distribution Lists

In order to have residents sign up for the newsletter distribution, and other communications, residents need to sign up for the 'website distribution list'. We cannot combine distribution lists (Summit) to the (Newington Website) list, and need to have 'opt-in' from residents. This will afford cost savings as we migrate from paper to digital newsletter distribution. Board is exploring mechanisms to address requirements from a few residents who require newsletter delivery and alternative options to support their needs.

Motion: To convene to executive session for the purpose of discussing violations and employee matters. Made by Treasurer Space, Second by President Kylis

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:23 pm and reconvened to open session at 9:02 pm

Motion: Accept the recommendation of legal counsel and authorize them to do bank searches and garnishes as needed on Lot # 244 and Lot# 133. Made by: President Kylis, Second by Treasurer Space, second. Vote: 5 yes, 0 no

ADJOURNMENT: The Board adjourned at 9:03 pm

Minutes prepared by President Kylis and Secretary Reich



Zoila's Daycare

Zoila Ortiz

(703) 455-4282

Zoilasdaycare@gmail.com

www.daycareresource.com/ZoilasDaycare.html

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

NOTICE

A vehicle struck a car parked on Godolphin Drive near Finlay Court on October 27 between 6pm – 8:15pm. The police have been notified, anyone with information can email or call the NCA office at manager@newingtoncommunity.org or 703-455-3606.

FALL LEAF CLEAN-UP SCHEDULE

NCA's grounds contract includes leaf removal from common ground turf areas only. Below is a list of additional leaf service dates, weather permitting, for your information. First clean-up was scheduled for late October. The second clean-up was scheduled for mid-late November. The last clean-up is scheduled as follows:

Last Run

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. Again, these dates are subject to change based on weather conditions. Check the NCA website for updates.

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.

All residents should bag the leaves from their property - only paper bags. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Saturday - starting Saturday, November 5. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!

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.

Attention Teenagers - Please Help If You Can

The NCA office occasionally receives calls from residents looking for teenagers or other residents who may be willing to volunteer to help rake leaves or shovel snow.

Contact the NCA office at 703-455-3606 to find out how you can help a neighbor in need.

HOLIDAY DECORATION REMINDER

Just 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.



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.

Newington Station Update - The Mason Group



Active:

1 detached home priced @ \$749,995
2 townhomes priced from \$389,000-465,000

Under Contract:

3 townhomes priced from \$335,000-475,000

HAPPY FALL!



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

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Top Producers with 50+ years of experience!

How do Fairfax County Residents Recycle Glass?





As you know, NCA residents are not supposed to recycle glass in the recycle bins provided by Patriot Disposal services. Throughout Fairfax County, there are purple bins to recycle glass.

NCA now has another option for recycling glass. In celebration of Fairfax Recycles Day, Fairfax County has installed a Purple Bin at the Saratoga Park & Ride. The bin is for container glass – bottles and jars only. No windowpanes, Pyrex baking dishes, or cardboard boxes. The glass is recycled into new glass bottles. In addition, Fairfax County uses crushed glass for its construction projects.



NCA Calendar

DECEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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.				1	2 Trash Only NO RECYCLING	3 Yard Debris pick-up (All NCA residents)
4	5	6 Trash Only NO RECYCLING	7 7PM NCA Board Mtg (see website for location/ details) RECYCLING DAY	8	9 Trash Only NO RECYCLING	10 Yard Debris pick-up (All NCA residents)
11	12	13 Trash Only NO RECYCLING	14 RECYCLING DAY	15 Newsletter Deadline	16 Trash Only NO RECYCLING	17 Yard Debris pick-up (All NCA residents)
18 Happy Hanukkah  12/18-12/26	19	20 Trash Only NO RECYCLING	21  First Day of Winter RECYCLING DAY	22	23 Trash Only NO RECYCLING	24 ** Last Day of Yard Debris Pick-Up** (All NCA Residents)
FCPS -- No School -- Winter Break						
25 Merry Christmas 	26  12/26-1/1	27 Trash Only NO RECYCLING	28 RECYCLING DAY	29	30 Trash Only NO RECYCLING	31 NEW YEAR'S EVE 
FCPS -- No School -- Winter Break						