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Newington Community Association Monthly Newsletter
February 2025

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NCA BOARD OF DIRECTORS MEETINGS

Monday, February 3
Monday, March 3
Monday, April 7
Monday, May 5

PRESIDENT'S CORNER

By John Kylis

Thank you all for your patience as we navigate through the transition to Cardinal Management.

If you've not already, please activate your owner's portal account and take advantage of all the benefits including streamlined communications and applications.

The Pool Rules will be published in next Month's newsletter.

Pool Passes will be digital for the first time this year. Please stay tuned for all the information regarding pass application processing!

NCA Approval is Needed Before Making Any Exterior Changes

Just a reminder that ALL EXTERIOR MODIFICATIONS/CHANGES/ALTERATIONS **must be approved BEFORE making the change!** This includes ANYTHING on the exterior, including but not limited to, roof, fence, siding, doors, sidewalk, patio, windows, exterior colors, handrails, security cameras, decking, etc. You must submit an Exterior Project Request Form and WAIT for approval before starting your project.

If in doubt, please contact the NCA office.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

Cardinal Management Group

4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192
703-569-5797 / Fax 703-866-3156
Community Manager: Amanda Chohamin
Admin Support: Grecia Pichardo
Account Rep: Jennifer Penny

Assistant Community

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



NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Zoom
January 23, 2025, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:06 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille DiFolco-Visbeck, Treasurer [Vacant], Director Daniel Bojanini, and Board Member David Randall

MANAGEMENT PRESENT: Amanda Chohamin (Cardinal Management)

OTHER ATTENDEES: 8 residents

PRESIDENT'S COMMENTS:

- Amanda Chohamin is our new property manager. Our new property management group is Cardinal Management Group. All info about the transition will be updated on the website (www.newingtoncommunity.org)
- I am the new webmaster. Let me know if you want anything posted or updated - president@newingtoncommunity.org.
- There will be no late fees for assessments paid in January.
- The community's concerns about snow removal have been heard.

APPROVAL OF MINUTES:

December minutes approved by acclamation

COMMUNITY FORUM:

- A homeowner mentioned that the pool cover is sinking into the pool. [The Board and Management are aware and reaching out to contractor for repair].
- A homeowner stated that some of the new concrete sidewalk on Marconi is crumbling in the cold weather. Homeowner will forward pictures to the Board and Manager.
- A homeowner reported that neighbors are putting out white trash bags in violation of the trash policy, which is attracting vultures.
- A homeowner had concerns about the ice on the roads and asked whether sidewalks being treated is part of the snow removal contract. The homeowner wanted to know who is responsible for common area sidewalks (near pool house for example). [President Kylis stated that snow removal on sidewalks would require increased contract and increased cost to residents through dues, and is not currently part of our snow removal contract].
- A homeowner asked whether there will be office hours with the new management co. [President Kylis replied that there will be onsite office hours one day a week, day and time TBD].

HEARINGS: None

OFFICER/COMMITTEE REPORTS:

Treasurer: Currently, there is no treasurer, though there are three homeowners interested in being part of Finance Committee, but none of the homeowners is interested in being chair of the Committee. No updates on financials.

Environmental: None.

Maintenance: None.

Planning & Development: None.

Welcoming: None.

Architectural Advisory: None.

Neighborhood Watch: None.

Recreation: None.

Pool: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Amanda Chohamin introduced herself and stated that Cardinal is working to get files and info from previous management company. Next month will be smoother, thanks for your patience during the transition.

Amanda R Chohamin - Community Portfolio Manager
a.chohamin@cardinalmanagementgroup.com

Grecia Pichardo - Administrative Assistant
g.pichardo@cardinalmanagementgroup.com

Jenna Penny - Account Representative
j.penny@cardinalmanagementgroup.com

Votes Held Between Meetings

- None.

Homeowner Communications

- N/A

Other Management Actions

- N/A

OLD BUSINESS

Pool Rules: Current pool rules are on Pages 14-22. (12/2024) Last month the board discussed implementing some changes on a trial basis in lieu of revising some sections of the rules. The month of July will be our trial

month for allowing food and beverage on the deck (by popular demand from the pool survey). (1/2025) These will be posted for review shortly. Additional discussion at February meeting.

NEW BUSINESS

Pool Cover: Cardinal is waiting on the pool company (Titan) to do a site visit and resecure the cover.

Broken toilet in community meeting room: Amanda will contact the vendor to get in and address the issue.

Onsite community manager hours will be Tuesdays 1:30-5:30pm

Website administration: Currently President Kylis is handling updates to newingtoncommunity.org. There is also a portal to make payments and handle other administrative tasks through Cardinal.

Pool gate on trash days: Management to follow up with trash company on this issue.

EV Charging in Townhomes: Board would like advice from new management company or new ideas from other communities.

Creating an account on the Cardinal app: send Grecia an email if you lost your code to make an account on Cardinal app.

Streets: mill and pave Moline, need RPG and discuss more at next meeting.

MOTIONS

- o Motion to establish recurring Board Meeting on first Monday of the month, starting February 3. Motion President Kylis, seconded Vice President Woods. 5 yeases.

The Board convened into Executive Session: 8:11pm

At 8:11pm the meeting will convene to Executive Session for the purpose of discussing personal and legal matters.

Reconvened into Open Session: 8:38 pm

ADJOURNMENT: The Board adjourned at 8:38 pm

Minutes prepared by Secretary DiFolco-Visbeck



Newington Station Update

Active:
1 townhome priced @ \$450,000

Sold:
1 townhome @ \$452,000

Inventory is still low! Call us today for a free Market Analysis!



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 February 2025

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 Trash Only NO RECYCLING	
2	3 7PM NCA Board Mtg (see website for location/details)	4 Trash Only NO RECYCLING	5 RECYCLING DAY	6	7 Trash Only NO RECYCLING	8
9 SUPER BOWL	10	11 Trash Only NO RECYCLING	12 RECYCLING DAY	13 Newsletter Deadline	14 Trash Only NO RECYCLING Happy Valentine's Day	15
16	17 NO SCHOOL PRESIDENTS DAY	18 Trash Only NO RECYCLING	19 RECYCLING DAY	20	21 Trash Only NO RECYCLING	22
23	24	25 Trash Only NO RECYCLING	26 RECYCLING DAY	27	28 Trash Only NO RECYCLING	