



# Inside Newington Station

## Newington Community Association Monthly Newsletter JANUARY 2023

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### NCA BOARD OF DIRECTORS MEETINGS

January 4  
February 1  
March 1  
April 5

### PRESIDENT'S CORNER

By John Kylis

Happy New Year! I hope everyone was able to enjoy time with family and friends over these past couple of weeks.

Welcome to the first fully electronic edition of the NCA monthly newsletter. Just a reminder that every newsletter will be available on our website [www.newingtoncommunity.org](http://www.newingtoncommunity.org). Paper copies will still be available upon request to pick-up at the NCA office.

Another reminder - assessments are due January 1, 2023. Quarterly dues are as follows:

Townhomes: \$300.81  
Single Family Homes: \$246.56

As the winter season continues - remember to keep your walkways clear of any ice or snow. Please help any neighbors - if they are unable to clear their own walkways. If you live near a fire hydrant, please help dig it out if there is a lot of snow for the fire department to quickly find in an emergency.

From all of us on the NCA Board of Directors, we look forward to serving you this year and hope you have a wonderful 2023!

### NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, January 4, 2023 starting at 7:00 pm.

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

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

### Quarterly Assessments Due January 1, 2023

Quarterly homeowner assessment (HOA) fees are due by January 1, 2023. For questions, please contact Summit Management at 703-360-0904.

# 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](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 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

## BOARD OF DIRECTORS

President – John Kylis (Term: 8-20 thru 8-23)

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 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

## Towing Enforced on NCA Private Streets



- \* Never park on a yellow curb or double park.
- \* Commercial vehicles are prohibited.
- \* Vehicles must be in running condition and display current safety inspections and registrations.

NEWINGTON COMMUNITY ASSOCIATION  
**DRAFT** Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 149 375 2705  
December 7, 2022 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, Treasurer Phil Space, Director Daniel Bojanini, and Secretary Cate Reich

**MANAGEMENT PRESENT:** Lori Randall

**OTHER ATTENDEES:** 6 residents

**PRESIDENT'S COMMENTS:** There have been repeated complaints about the trash collection procedures, or lack thereof. Please see the FAQ on the website for proper trash collection protocol. Please inform your neighbors if you see them putting out trash incorrectly so trash is not left by the contractor.

**COMMUNITY FORUM:**

- A resident suggests at least 1-2 newsletters should go out each year as hard copy, believe most people in the community don't have internet access.
- A second resident wishes the newsletters would continue in hard copy because that's how it's been for 40 years.
- A resident noted the management report misrepresented the fact that the Bylaws were edited in 2016. Management clarified that the bylaws have been edited but not to allow what the resident claimed was allowed.
- A resident is concerned about a property covered by green vegetation growth.
- A resident wants the signs to note when newsletters are available.

**APPROVAL OF MINUTES:**

11/2/2022 – minutes will be revised to remove Tina's name from Management Present, approved with that change; passed by acclamation

**OFFICER/COMMITTEE REPORTS:**

Treasurer – Motion out of Committee to accept the 2022 audit. Votes 5 yes 0 no

Environmental – J. Kylis stated Clean Up Day was a success, Congrats to Nick R. for winning the \$100 raffle and special Thank You again to Cate R. and Ed and Martha P. for coming out!

Maintenance – No Report

Planning & Development – Happy Holidays to all and a safe New year.

Welcoming Committee – Oct/Nov new residents to get welcome packets. Dec residents to get packets in Jan/Feb. New magnets ordered.

Neighborhood Watch – Chair needed

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Newington Community Association (NCA) Master Calendar**

**Votes Held Between Meetings**

None

**Financial Review**

Financial Highlights. October financials were forwarded to the Board on November 17<sup>th</sup>.

CD expired 11/5/22. \$53,000 operating reserves.

Continued on page 4 ...

## **Resale Inspections**

1 reinspection

## **Towing**

8 tows since last meeting.

## **Homeowner Communications**

- A resident's concerns that annual meeting election votes are not made public, the bylaws allow management to hold an officer position, committee charters should be abolished, and there should be nine seats on the Board. [Anyone is welcome to the vote tallies and can obtain them by contacting the management office. The bylaws were not changed. The Board can pass a resolution if it wishes to change the number of Board seats.]
- Hill behind home has eroded and homeowner suggested a retaining wall. [The resident can consider building the retaining wall on their property. A similar concern was brought up in 2021 as well.]
- Dog allowed to defecate in common and other yards on Eucalyptus. [management asked for a picture]
- Rain water flows from the upper side of Luce Court to the lower side towards storm drain where resident lives then flows beneath cars at a fast, steady pace getting their feet wet when getting in the car. [management requested pictures.]
- Residents recycling was not picked up from Delong Drive. [cans must be placed out on private streets.]
- Resident extremely upset that trash was not picked up and believes American Disposal was better. [Styrofoam, wood and sink top cannot be placed on common grounds and be expected to be removed. Will call private hauler if necessary.]
- Holes in bottom of ballfield trash can and it is leaning. [Does the Board want the leaning can removed?] J. Woods to look at can for repairs.
- Repeated requests to have neighbor's tree pruned so it is not hanging over their home. [no letter found so new violation letter sent.]
- Resident called to say that a neighbor's dog bit her child while on common grounds and Animal Control Officer needs the Association to sign a letter allowing them to enforce the law. [Officer confirmed there are two parts to this situation. There can be a civil case to determine if the dog is a danger. That part of the case has been closed. To pursue the leash law, they are requesting a letter and policy on the matter. – See New Business.]

## **Other Management Actions**

- All Board members have signed the Code of Conduct and Conflict of Interest forms.
- Reported 2 watch lights out.
- LeMoyne project complete and invoices paid.
- Prepared and mailed annual assessment letters by due date.
- Reported multiple pool lights out to electrician.
- Registered with County's Plus system for online access to pool permits.
- Notified trash contractor that trash cans were being turned over, possibly because it was raining, but all trash in can was then on common grounds.
- Letters sent to those who applied and were renewed for pool parking spaces in the RV lot and those who did not submit renewals.
- Several letters were mailed to homeowners with trash violations in the community.
- Initiated getting updated signers on reserve account.

## **OLD BUSINESS**

## **Maintenance – Operating**

### **2023 Curb Painting**

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

### **Pool signs**

New signs will be installed in the spring.

Continued on page 5....

### **Street signs**

Signs ordered. Awaiting proposal for installation.

### **EV Charging Station Policy**

Back to legal for final review, townhome EV Charging to be disallowed. Installation of EV Charge Stations to be installed in the community added to the agenda for January.

### **Trash Alternatives**

Focus of Board will turn to enforcing the trash policy. Alternative collection methods will still be considered. Topic removed from agenda.

### **Management Contract**

Association document management to be modernized. To look at the ARC submission/approval process to conform to Vantaca's document management capabilities. Migration of data to be discussed next month after ascertaining what format it is sent in from Vantaca and how it is transferred.

## **NEW BUSINESS**

### **Pool Passes**

HOA mobile applications to be considered.

### **Maintenance – Reserves**

Moving forward with resurfacing Marconi and Jenner, to get the engineer's specifications report. Maintenance projects that are paid from reserves to be looked at in January.

### **Trash Policy**

Revisions to be made to the trash policy with recent changes (no glass, townhome yard waste collection, etc.) Management to inquire on contradiction of information on no glass in with recycling as it is included in the contract.

### **Distribution Lists**

Discussion on using both distribution lists (Vantaca and NCA website). It was also brought up that the Newsletter procedures will need revisions to be in sync with current decisions and will be added to the January agenda.

### **Animal Control**

Updated letters to the County for Animal Control to enforce laws in our community were accepted. Additionally, the letter of renewal authorizing the police to enforce trespassing and vehicle laws on common was accepted.

### **Motions**

Motion: For the engineer to provide a specification report for Marconi and Jenner not to exceed \$5,000.

Made by Treasurer Space, second by President Kylis. Vote: 5 yes 0 no

Motion to approve policy resolution 2022-03 Regarding Authorization to Enforce Leash Laws in Common Areas renew the leash law and animal control letters. Made by President Kylis, second by Secretary Reich. Vote: 5 yes 0 no.

**EXECUTIVE SESSION: The Board Convened into Executive Session at 8:44 pm to discuss personnel matters. The Board reconvened to open session at 8:52**

**ADJOURNMENT: The Board adjourned at 8:53 pm**

Minutes prepared by President Kylis and Secretary Reich.

# Community News & Reminders

## 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.



## Need Babysitting Services?

CPR and First Aid Certified.  
Contact Jenny Bach at  
[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)

## VOLUNTEERS NEEDED

Maintenance Committee is looking for volunteers. If you are interested in serving, please call the NCA office at 703-455-3606.



**Zoila's Daycare**

Zoila Ortiz  
(703) 455-4282

[Zoilasdaycare@gmail.com](mailto:Zoilasdaycare@gmail.com)

[www.daycareresource.com/ZoilasDaycare.html](http://www.daycareresource.com/ZoilasDaycare.html)

## 2022 Holiday Trash Schedule and Christmas Tree Collection

### Christmas Day and New Year's Day

Christmas Day and New Year's Day both fall on a Sunday and will have no impact on your regularly scheduled collections.

### Christmas Tree Collection

Christmas trees will be collected during the first 2 weeks of January. Trees will be collected on your usual yard waste collection day. For NCA, our yard waste collection day is Saturday for all residents.

All trees must be placed on the curb with all tinsel/decorations removed and trees should not be placed in plastics bags. Collection of Christmas trees may be impacted by the national labor shortage; 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.



**Remember  
to turn on  
your front  
porch lights  
each night  
for safety.**

## 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.



## Newington Station Update - The Mason Group



### Active:

1 detached home priced @ \$749,995

1 townhome priced @ \$435,000

### Under Contract:

2 townhomes priced from \$384,000-465,000

### Sold:

4 townhomes priced from \$325,000-500,000

**HAPPY FALL!**



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

**703-755-0296 (direct)**

Email: [jim.fox@realtor.com](mailto:jim.fox@realtor.com)

**Top Producers with 50+ years of experience!**

## 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.

## 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

## JANUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 FCPS Winter Break - No School	3 Trash Only NO RECYCLING	4 7PM NCA Board Mtg (see website for location/ details)  RECYCLING DAY	5	6 Trash Only NO RECYCLING	7 XMAS Tree Pick-UP (see page 6 for info)
8	9	10 Trash Only NO RECYCLING	11  RECYCLING DAY	12	13 Trash Only NO RECYCLING	14 XMAS Tree Pick-UP (see page 6 for info)
15	16  FCPS No School	17 Trash Only NO RECYCLING	18  RECYCLING DAY	19	20 Trash Only NO RECYCLING	21
22	23	24 Trash Only NO RECYCLING	25  RECYLING DAY	26	27 Trash Only NO RECYCLING	28
			2-Hr Early Release (FCPS)		No School - Student Holidays (FCPS)	
29	30	31 Trash Only NO RECYCLING	<div>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.</div>			