



Inside Newington Station

Newington Community Association Monthly Newsletter
JANUARY 2024

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NCA BOARD OF DIRECTORS MEETINGS

Wednesday, January 3, 2024
Wednesday, February 7

President's Corner By John Kylis

Happy New Year!

I hope everyone enjoyed their holidays. Thank you to everyone who volunteered to help with the NCA Holiday party. Please check out the pictures on page 3. A special shout out to the Allen Family and Ms. Chesapeake for coordinating the party!

A quick winter trash reminder. If roads are deemed unsafe due to snow or ice, trash collection will be suspended until next regularly scheduled collection day. Trash **MUST** be brought back in. Check NCA website for details.

Yard Waste Update

NCA's Saturday yard waste will be suspended from December 24 to early April. Dates will be confirmed and shared in March.

However, **Christmas trees** will be collected the **first TWO Saturdays** in January (see calendar on page 7). All tinsel and decorations must be removed and trees should not be placed in plastic bags. No other yard waste will be collected on these two Saturdays - only Christmas trees.

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. Patriot Disposal will complete the pick up as soon as possible.



Quarterly Assessment Reminder

Quarterly homeowner assessment (HOA) fees are due by January 1. 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 & 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

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)

Treasurer – Phil Space (Term: 8-21 thru 8-24)

Secretary – TBN (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 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

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



NCA HOLIDAY PARTY 2023



NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
December 6, 2023 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:04 pm.

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

MANAGEMENT PRESENT: None.

OTHER ATTENDEES: 7 residents.

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting. The NCA Holiday party is scheduled for Friday December 15th at Saratoga elementary cafeteria, 6:30pm.

COMMUNITY FORUM:

A resident expressed interest in joining the Board but strictly for the Treasurer position.

A resident clarified how the Board positions are decided and the elections at the Annual Meeting.

HEARINGS: None.

APPROVAL OF MINUTES: October revised and November minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: The budget is on track for year end, a significant delinquent account has been settled.

Environmental: None.

Maintenance: None.

Planning & Development: None.

Welcoming: 2 new residents in November, 1 in December.

Architectural Advisory: None.

Neighborhood Watch: Chair needed.

Management Contract Committee: Next meeting will be after the new year where we will begin inviting representatives from Management Companies to pitch their services.

Recreation: Holiday party volunteers needed, see signup genius on the website.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Request from resident to prune common tree at their expense on Brandeis. 5 yes documented in ES.

Financial Review

October financials were forwarded to the Board on 11/27/23. Balance and income statement on Vantaca.

Resale Inspections: 8576 Gwynedd

Homeowner Communications

- Concern about HOA assessment increase. [explanation of HOA expenses provided]
- Resent request to Dominion for light out on Luce Court.
- Homeowner was disappointed tree was removed. [if contractor can get a stump grinder to location, the stump will be ground down. Tree was not in good condition.]
- Sidewalk along Northumberland from Godolphin to ballfield is full of pine needles. [state road but will see if Blade Runners has on action list during leaf removal.]
- Repeat complaint of faded parking lines on Durer. [management approved contractor to fix.]
- Telephone tag with homeowner upset their vehicle was towed for expired tags when she had placed the order for new tags but had not received stickers.
- Home on Red Ash missed in 11/4 leaf pick up.
- 25 tags put on trash cans first week of November by T. Queen.

Other Management Actions

- Annual assessment notice letters in mail before Thanksgiving.
- Requested again to Police parking enforcement for trailer and vehicle on jack stand on Lodge Ct. [they stated they would issue a 15-day tow tag.]
- Payment of final online invoice from fire marshal for signage inspection.
- Looked into report of trees installed on Northumberland [confirmed and emailed Blade Runners on placement.]
- Plumber replaced brass cap on water heater to stop dripping from water heater.
- After pictures and assessment of electrical panel in pool pump room from board member, electrician scheduled to look in pump room to assess breaker box situation. [see old business]
- Conversations with attorney on three subjects, large unpaid balance from Moline foreclosure, HUD complaint for Fair Housing modification, and how to handle homes that develop violations between disclosure inspection and settlement.
- Awaiting insurance response on impact of allowing alcohol at community pool. Pool contractor responded: *"My main concern is that alcohol consumption has been the main disciplinary issue at the pool for the past several years. I'd prefer the underage guards not have to deal with an additional, already contentious issue that causes the most problems and in addition poses a health and safety risk."*
- New management agreement fully executed.
- Snow contract executed.
- Old picnic tables removed from pool area.
- Executed reserve study proposal and sent to contractor.
- Follow up with Blade Runners on what trees were installed on Northumberland and how to get one moved.

OLD BUSINESS

Maintenance – Operating

Street signs: Volunteers will be used for removal of all old fire lane signs.

2023-2024 Improvement Plans: Management has created a recommendation list for 2024, determining cost.

Tree Work: Management continues to maintain a tree maintenance tracking list, determining cost.

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

Pool Furniture: Waiting for input from Pool Committee.

Pool Leak: Pending response from Pool Services of Arlington.

Pool Picnic Tables: Table moved to Getty tot lot, all others disposed. Thank you Tom and Tina!

Survey: Survey results posted on the website.

Pool Electrical Box: Inquiry needed to contractor about non-corrosive materials.

NEW BUSINESS

Zoom Account: NCA needs to establish a written policy and procedures for the Committees to be able use the NCA zoom account for conducting meetings.

MOTIONS

1. **Motion** to approve the Recreation Committee to spend the remainder of the 2023 budget for recreational activities for the Holiday Party, made by President Kyllis, second by Treasurer Space. Vote: 4 yes, 0 no.

ADJOURNMENT: The Board adjourned at 7:45 pm.

Minutes prepared by President Kyllis.

Community News & Reminders

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ 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

NO MOTOR VEHICLES ON COMMON GROUNDS

Per NCA's General Policies: No motorized vehicles (including contractor vehicles) may be driven or stored on common grounds. Expect an immediate notice of hearing for anyone who drives or allows their contractor to drive on common grounds. Damage may not be immediate, but curbs and sidewalks are not designed to be driven over.

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.



Don't Block the Box!

The mailbox that is. The mail carrier has mentioned that the mailboxes are sometimes blocked by vehicles, trash and recycle barrels, which makes mail delivery more difficult and slower. This is especially true in the single family homes, particularly for those residents who live on or near pipe stems.



If necessary, it is OK to line up your trash and recycle barrels on the sides of the pipe stem, while still allowing enough room for autos to enter and exit.

Please, do not place barrels on the sidewalk! The trash and recycle attendants are pretty good about returning the barrels to where they were, which keeps the barrels out of the path of the mail carrier. **The mail carrier thanks you!!**

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.



**Century 21
New Millennium**

Newington Station Update

Under Contract:

3 townhomes priced from \$494,500-534,999

Sold:

1 townhome at \$540,000

1 detached home at \$737,800

Happy New Year!

HAPPY LABOR DAY!



**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

JANUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 HAPPY NEW YEAR FCPS NO SCHOOL	2 Trash Only NO RECYCLING	3 7PM NCA Board Mtg (see website for location/ details) RECYCLING DAY	4	5 Trash Only NO RECYCLING	6 Christmas Tree Pick Up
7	8	9 Trash Only NO RECYCLING	10 RECYCLING DAY	11	12 Trash Only NO RECYCLING	13 Christmas Tree Pick Up
14	15 FCPS No School	16 Trash Only NO RECYCLING	17 RECYCLING DAY	18	19 Trash Only NO RECYCLING	20 Yard Waste Pick Up Suspended Until Late March/Early April
21	22	23 Trash Only NO RECYCLING	24 RECYCLING DAY	25 FCPS 2-Hr Early Release	26 Trash Only NO RECYCLING FCSP No School	27 Yard Waste Pick Up Suspended Until Late March/Early April
28	29	30 Trash Only NO RECYCLING	31 RECYCLING DAY	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.		