



Inside Newington Station

Newington Community Association Monthly Newsletter JULY 2023

INSIDE THIS ISSUE:

President's Corner	p. 1
Assessment & Board Meeting	p. 1
2023 NCA Survey.....	p. 3
Draft NCA Board Minutes	p. 4-7
Proxy.....	p. 8
Annual Meeting Notice.....	p. 9
Board Nomination Form	p. 9
Reminders	p. 10
Budget Form.....	p. 11
Calendar	p. 11

NCA BOARD OF DIRECTORS MEETINGS

July 5
August 2
Annual Meeting: Thursday,
August 10

PRESIDENT'S CORNER

By John Kylis

A special thank you to the Welcoming Committee for organizing and executing the Community Day Event, as well as, a thank you to all those who volunteered their time and materials to make it happen.

The Finance Committee along with the Board is currently working on the budget for 2024 and we're looking for your input! Please see the Community Survey on page 3, also available to submit online at: <https://forms.gle/ksGpogikot7KmiNLA>. Your input is greatly appreciated and we're very interested in your thoughts! Townhome owners are especially encouraged to submit a survey as installing community trash enclosures throughout the townhomes is a topic under consideration. Do you think these would be a benefit to the community? Let us know!

Enjoy your summer.

Quarterly Assessment Reminder

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

NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, July 5, 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

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: 8-20 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 - John Kylis (temporary)

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 - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

Beware of Tall Grass!!!

Per Architectural Guidelines,
Article VI, Section 9... Grass
height must not exceed 6 inches.

Get those mowers working!



NCA Survey 2023

- 1) What is your relationship to NCA?
 - a. Owner/Resident
 - b. Owner/Non-Resident
 - c. Non-Owner/Resident
- 2) What is your opinion on rule violation enforcement?
 - a. Must be imposed to maintain property value
 - b. No opinion
 - c. Other _____
- 3) Do you feel NCA's common grounds are well maintained?
 - a. Yes
 - b. No
- 4) Would you use an Electric Vehicle Charge station, if available at the Pool Parking lot on a pay-to-use basis?
 - a. Yes
 - b. No
 - c. Maybe in the future
- 5) ***Townhome residents only***

Do you think building/installing centralized trash enclosures within the townhome areas would alleviate problems with trash collection (i.e. litter, bins left out, trash set out at the wrong time, etc.)

 - a. Yes
 - b. No
 - c. Alternative solution: _____

- 6) Which, if any, amenities have you or someone in your home used in the past 18 months?
 - a. Tot lots/Playgrounds
 - b. Tennis courts
 - c. Walking paths
 - d. Basketball Court
 - e. Pool
 - f. None

Kindly, include things you like, things you don't like, things you wish to see "implemented and/or decommissioned" if any:

Please use the following space for any additional comments:

Thank you for your time in filling out this survey! Your feedback is valuable to us.

Or complete the above form online at <https://forms.gle/ksGpogikot7KmiNLA>

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

CALL TO ORDER: Meeting was called to order at 7:03 pm.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Many thanks to all the volunteers who came out to the Spring Clean Up Event as well as those who assisted in making the June 3rd Community Day event wonderful. A few comments/concerns have come up in the past several months regarding cars being towed in the neighborhood, to date no towing has been unjustified and there are no changes to the policy currently being discussed. Please keep your tags and inspections up to date and check the towing policy for all details.

COMMUNITY FORUM:

A resident expressed interest in installing community trash enclosures to help keep litter down in the community.

A resident commented appreciation for the new community trash cans that have been installed.

HEARINGS: 3 scheduled. None present. See Motions.

APPROVAL OF MINUTES:

May 3rd minutes approved with amendment to the management present [Tina Queen > None] see Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer:

Environmental: Thanks again to everyone who volunteered their time at the Spring Clean Up Event. Inquiry into community wide mosquito spraying.

Maintenance: Requests update to the street signs [All have been installed and approved by the Fire Marshal, old signs still in the process of being removed]

Planning & Development: Asked for confirmation that the fire lane sign on Kitchener has been approved [Confirmed]

Welcoming: Major thank you to all those involved in the Community Day Event. Over 150 ice creams distributed!

Pool: Completed picnic table restoration. Other pool related upgrades and modifications still being researched and priced.

Architectural Advisory: Meeting held to vote in chairperson, Sarah Jernigan is now that chairperson. Next meeting TBD.

Neighborhood Watch: Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Although they are given authority to proceed on legal issues and work with homeowners on payment plans and waivers, the Association legal counsel asked for a vote of the board. His recommendation is to not change the payment plan. Vote 5 yes

Financial Review

Financial Highlights. April financials are completed and were forwarded to the Board on 5/17/23.

Resale Inspections

8580 Gwynedd

Continued on next page ...

Homeowner Communications

- Report of vehicle with expired tag from 2021 on Matisse. [ticket placed on vehicle]
- Homeowner's real estate agent has been corresponding for new owner who received a letter for a black roof on Eucalyptus. Apparently after the roof was cleared by management in a disclosure inspection, the home inspection resulted in a new roof which was replaced with the wrong color by the previous owner before settlement. [management is unsure who is responsible for this violation and would need a legal interpretation]
- Email on the commercialization of Lodge Court. This is a state street and has many work vans, trailers, and often a tow truck parking there. [Anyone can report these prohibited vehicles by calling the police non-emergency number and reminding the police that this is a Residential Community Parking District.]
- Follow up from homeowner that backyard on Brandeis fills with water. [This issue is on management's list of common ground requests. See Old Business.]
- Comment that children are playing in the middle of the street, yelling and cursing, and throwing rocks at windows. [management asked for more details such as where these children lived, pictures, etc. – no response.]
- Report of a nonworking vehicle towed to a visitor spot. [management ticketed the vehicle.]
- Pictures of areas behind Euclid not mowed. [reported to the grounds contractor.]
- Comment that trash crew does not pick up loose papers that fly out back of truck. [shared comment with contractor.]
- Report of dead tree behind 8570 Gwynedd. [sent to tree contractor]
- Report of low branches over parking space on Moline. [management did not see branches touching and has it on list as possible action later.]
- Broken swing at playground. [sent information to Playmark. Quote is \$635. Awaiting results of tot lot inspection before authorizing, in case there are other issues to add to list.]
- Report of yard in need of attention on Godolphin. [inspected street for this and other landscaping issues and letters sent.]
- Reports of a resident who is often in domestic fights and a son who tried to attack them. Videos provided [Instructed to call the police for all emergencies. Videos show boy throwing something that breaks but later sweeping the parking lot. Resident didn't want videos shared. [HOA does not get involved with who is authorized to live in a home.]
- Concern of wooden pallets being left for garbage next to homeowners parking space. [Will distribute flyer if there is a repeat of this situation. Offered pallets to board before calling private hauler.]
- Missing stop sign on Euclid. [replaced.]
- Through communications with President, homeowner asked about shrub pruning near Marconi tot lot. [According to common grounds contractor "The junipers do not tolerate aggressive pruning well. After pruning, bare woody stems will be exposed and new growth does not occur. It can be done but it will not look nice."]
- Questions on centralized EV charging station, Level 2 or Level 3, although not interested in getting an electric vehicle at this time. Deferred to Board President who has more history on this topic.
- Branches across path behind Godolphin. [reported and removed.]
- Inquiry on noise from ice cream truck and towing policy. [Board President responded to homeowner.]
- Homeowner called to say her house was broken into, just reporting. Also trash company should take more than they do.
- Report street light on Matisse is out. [reported to Dominion]
- Range left at end of Euclid. Neighbor stated who was getting a kitchen renovation. Letter sent to remove immediately but homeowner said it was not theirs. [called trash hauler to take when on property to pick up debris at pool]
- Request to set up booth to promote their business at the Community Day.
- Vehicle towed for no tags. Homeowner doesn't think it is fair that rules are different than those on the County streets and considers practice predatory that they look for vehicles at night. He would like it addressed.
- Homeowner stated grounds contractor edged and blew all loose debris into a pile in front of neighbors property. [requested pictures]
- Email about declining trees around ball field. [management is aware of trees]
- Two neighbors are sharing emails and pictures against each other. Accusations of harassment, physical al-

tercations, trespassing, etc. [anyone who feels threatened should be contacting the County police]

- Complaints of kids playing in the streets [no addresses provided. [HOA is limited in enforcement of children in the street].

Other Management Actions

- Reported to Blade Runners that common area around Euclid needed mowing, edging has not been done on single family sidewalk and no Summer flowers have been installed.
- Reported Durer Court – Delong Drive sign down to FXC street sign department.
- Multiple emails from two homeowners against each other. [based on statements about threats, it was recommended they call the police]
- Email about car parked on street in front of yellow curb and believes to be related to threats.
- Multiple emails with current owner and legal on foreclosure payoff on Moline.
- Authorized \$1,385 for playground inspection at all 5 locations. [report received and shared with the Board]
- Email blast on upcoming yellow curb painting.
- Arranged for repainting of tennis court back board that had graffiti. Leaf gate has been secured with a lock.
- Instructions to accounting about not rolling over expired CDs.
- Arranged for wading pool gate to be self closing. Pool expense \$250.
- Letter mailed to every homeowner stating policy of where new Resolutions will be posted. Copy of EV policy included. Paid for extra help from petty cash.
- Met with Power Systems Electric (PSE) to go over interior and exterior lighting issues.
- After submission of first EV application, committee asked for an approval section that looks more like Exterior Project form. [see New Business]
- Ticketed pod on Durer that had been there for multiple weeks. [Agreement to move it to pool parking lot until moving day.]
- Sent map of all community cans, with 3 new locations, to Patriot. Also reminded them that they are not always picking up from the community cans.
- Final newsletter procedure document posted on website.
- Final walk through at pool and reminder to Pool Manager of rules. Three toilets not working. [reported and confirmed they have been fixed.]
- Expressed concern to pool contractor that water was leaking from pool. Awaiting results of removing auto valve.
- Conversation with attorney on account in collections where homeowner wants pool passes.



Zoila's Daycare

Zoila Ortiz
(703) 455-4282

Zoilasdaycare@gmail.com

www.daycareresource.com/ZoilasDaycare.html

June-Aug '23

- Forwarded notice of increase from Patriot to Board. Cost is increasing cost by \$2 a ton. Effective in July.
- New wading pool filter approved at a cost of \$1,900
- Three accounts sent to collection attorney for delinquent assessments.

OLD BUSINESS

Maintenance – Operating

Street signs: All signs installed. Old signs still being removed. Fire Marshal again failed the inspection due to curb painting. Request for quotes to accompany one received for \$9,900.

Replacement Trees: Tabled until decision is made on trash enclosures.

2023 Improvement Plans: Tree canopy reduction on Lemoyne approved, see Motions. Back Yard Water on Brandeis issue to be investigated. Letter to be sent to neighbor regarding the need to cut through roots on common ground of the tree growing on the resident's property.

Maintenance – Reserves

Street Resurfacing: Deposit to be sent.

Community Trash Cans: Installed

Trash Issues: Tabled until after Survey.

NCA Office Security System: Tabled, pending discussion on monitoring duties

Architectural Standards: Tabled, pending recommendations from the AAC

Pool Picnic Tables: See Motions

Tot Lot Inspection for Safety: Completed. Waiting for more details of the findings before taking action

Tree Canopy Reduction: See Motions

NEW BUSINESS

EV Charing Applications: See Motions

MOTIONS

- **Motion:** To accept minutes with edit to Management Present [Tina > None] made by President Kylis second by Treasurer Space. Vote: 4 yes 1 abstain [Sec. Reich].
- **Motion:** To use funding from the Townhome common ground line to be used for curb painting. Made by President Kylis second Treasurer Space. Vote: 5 yes 0 no.
- **Motion:** To approve tree canopy reduction project at a cost of \$4375 from tree maintenance line. Made by President Kylis second Treasurer Space. Vote 4 yes 0 no 1 abstain [Sec. Reich].
- **Motion:** To purchase 4 new pool picnic tables at a cost not to exceed \$4300 as a reserve expense. Made by President Kylis second Treasurer Space. Vote: 3 yes 2 no [Woods, Bojanini].
- **Motion:** To waive violation for Lot 528 pending a final check for can in front yard, waive violation for Lot 552, uphold violation for Lot 562 for trash can being left out front. Made by President Kylis second Treasurer Space. Vote: 5 yes 0 no.
- **Motion:** Not to waive late fee letter charge at Lot 489 by President Kylis, second by Treasurer Space. Vote 5 yes.

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:53 pm for the purpose of discussing violations and reconvened to open session at 9:03.

ADJOURNMENT: The Board adjourned at 9:10 pm

Minutes prepared by President Kylis.



Newington Station Update

Active:

1 detached home priced @ \$744,995

Under Contract:

1 townhome priced @ \$515,000

Sold:

1 detached home @ \$750,000

3 townhomes from \$490,000-540,000

HAPPY SUMMER!



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NEWINGTON COMMUNITY ASSOCIATION

PROXY

for the Annual Meetings of the Members

August 10, 2023

I, _____

(Name)

being a legal owner of, _____

(Newington address)

Lot # _____, being a member in good standing of the Newington Community Association, under the provisions of the duly recorded legal instruments governing said Association, do grant my proxy for voting at the Annual Meeting on August 10, 2023 as follows. One, and only one, option must be marked for the proxy form to be valid. If no option is marked, the proxy form is not valid.

() for the purpose of establishing a quorum only

() to _____. This individual will use your proxy for the purpose of establishing a quorum and/or to vote on your behalf as they see fit, unless otherwise noted below:

(Signature, member)

(Signature, proxy)

(date)

(date)

All proxy forms must be complete and accurate to be considered valid. Proxy forms that are not signed and dated are not valid. **Any person who has five (5) or more proxy forms is asked to submit forms to the NCA Community Office by noon on the Monday prior to the Annual Meeting to allow time for validation.** Valid proxy forms may be (1) mailed to NEWINGTON COMMUNITY ASSOCIATION, P.O. Box 351, Springfield, Virginia 22150; (2) delivered to the NCA Community Office during normal business hours or put in the metal box at the bottom of the stairs; (3) given to someone to deliver to the Annual Meeting ; (4) or emailed to manager@newingtoncommunity.org If you decide after you have executed your proxy form that you will attend the Annual Meeting and exercise your own vote, you must indicate in writing that your proxy form is null and void and that you wish to vote your own ballot.

Revised June 2023

NCA ANNUAL MEETING REMINDER

NCA's Annual Meeting will take place Thursday, August 10th.

The Annual Meeting of the Members starts at 8:00 pm with Community Forum beginning at 7:30 pm. Sign-in starts early at 7:15 pm. Come early to check in and pick up your ballot before the meeting starts.

*Harvester Church
7800 Rolling Road
Springfield, VA 22153*

(across from the McDonalds near Fullerton & Rolling)

Letters will be mailed to all homeowners with additional details.

We have one Board position open for election, so if you are interested please fill out the nomination form found below.

BOARD OF DIRECTORS — NOMINATION FORM

Newington Community Association

Nominations are being accepted for one position on the Newington Community Association Board of Directors. Terms are for three years (August 2023 – August 2026).

Elections will be held at the Annual Community Meeting August 10, 2023. If you are interested in serving your community as a member of the Board, please complete this nomination form.

Name: _____

Address: _____

Telephone: _____

Background: _____

Statement to be published in August Newsletter (if received by Friday, July 14, 2023):

Mail completed form to:
Newington Community Association
P.O. Box 351
Springfield, VA 22150

Fax to: 703-455-0013, or Email to: manager@newingtoncommunity.org

Community News & Reminders



Pool Hours for July 2023

- **Daily 11am to 9pm**
- **NOTE: on Tuesday, July 4 the pool will close at 8pm**

VOLUNTEERS NEEDED

NCA is still looking for one or two volunteers to head the Neighborhood Watch Committee and the Recreation Committee.

Please contact the NCA Office for questions or more information.

703-455-3606

manager@newingtoncommunity.org

Farmer Markets Are Open

Fairfax County operates 10 farmers markets across Fairfax County under the Fairfax County Park Authority. By providing access to locally grown foods, our farmers market program strives to improve the health of Fairfax County citizens, support local food producers and protect the environment.

Our markets are strictly **producer-only**, meaning that all of our farmers and producers may only sell what they raise on their farms or make from scratch. We encourage our vendors to use local ingredients in the creation of their products as much as possible. Our farmers and producers all come from within a 125-mile radius of Fairfax County, with a few exceptions for hard to find products.

Buy fresh, buy local ...

Fruits, veggies, baked goods, plants, honey, cut flowers, meat dairy, eggs and more.

For more info: <https://www.fairfaxcounty.gov/parks/farmersmarkets>



Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach at
freinchy2@yahoo.com.



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

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

RECOMMENDED BUDGET ITEM FOR NEWINGTON COMMUNITY ASSOCIATION

NOTE: Budgets from prior years are available on NCA's website: www.newingtoncommunity.org

Budget Item (identify/describe the item needed or not needed):

Justification (why do we need it, how will it benefit the community, why do we not need it):

Cost (include actual costs or qualified estimates if possible):

Name _____

Address _____

Phone _____

Submit to:

Newington Community Association

P.O. Box 351

Springfield, VA 22150, Or


Drop-off: mailbox at base of Community Office steps, Or,

Email: manager@newingtoncommunity.org

Budget Call – Your recommendations are Needed!

NCA Calendar

JULY 2023

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 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
2 Pool Hours 11am - 8pm	3 Pool Hours 11am - 9pm	4  NO TRASH SERVICE Pool Hours 11am - 8pm	5 7pm NCA Board Mtg (see website for RECYCLING DAY) Pool Hours 11am - 9pm	6 Pool Hours 11am - 9pm	7 Trash Only NO RECYCLING Pool Hours 11am - 9pm	8 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
9 Pool Hours 11am - 8pm	10 Pool Hours 11am - 9pm	11 Trash Only NO RECYCLING Pool Hours 11am - 9pm	12 RECYCLING DAY Pool Hours 11am - 9pm	13 Pool Hours 11am - 9pm	14 Newsletter Deadline Trash Only NO RECYCLING Pool Hours 11am - 9pm	15 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
16 Pool Hours 11am - 8pm	17 Pool Hours 11am - 9pm	18 Trash Only NO RECYCLING Pool Hours 11am - 9pm	19 RECYCLING DAY Pool Hours 11am - 9pm	20 Pool Hours 11am - 9pm	21 Trash Only NO RECYCLING Pool Hours 11am - 9pm	22 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
23 Pool Hours 11am - 8pm	24 Pool Hours 11am - 9pm	25 Trash Only NO RECYCLING Pool Hours 11am - 9pm	26 RECYCLING DAY Pool Hours 11am - 9pm	27 Pool Hours 11am - 9pm	28 Trash Only NO RECYCLING Pool Hours 11am - 9pm	29 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
30 Pool Hours 11am - 8pm	31 Pool Hours 11am - 9pm					