



# Inside Newington Station

## Newington Community Association Monthly Newsletter JULY 2024

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### NCA BOARD OF DIRECTORS MEETINGS

Wednesday, July 3  
 Wednesday, August 7  
 Thursday, August 8\*  
 \*NCA Annual Meeting

### President's Corner By John Kyllis

I hope everyone is enjoying the summer days! For those enjoying the NCA pool, please follow all pool rules and respect the lifeguards who are working hard to keep everyone safe.

There will be an Architectural Advisory Committee (AAC) meeting at 7:30pm on Wednesday, July 17th. The meeting will be in person at the NCA John Nolan Meeting Room (Pool House).

**Save the Date:** NCA Annual Meeting, 8pm on Thursday, August 8 at Harvester Church, 7800 Rolling Road, Springfield, VA 22153. Regular Meeting will start at 7:30pm. All homeowners should be receiving a letter before the end of July.

There will be two open Board positions this August. Please join the NCA Board to elect your next two Board members.

Happy 4th of July and be safe! Please see page 3 for some firework guidelines and safety tips.

### Reminder — Annual ARC Inspections

As is done every year and as part of the management services for the Association, Summit Management will conduct a thorough walk-through inspection in the community to ensure that homes are maintained in accordance with the governing documents and Rules and Regulations of the Association. During the inspection process, management will look at the overall appearance of the exterior of each home, as well as the appearance of the front, back and side yards.

Some areas that Summit will be focusing on are painting of doors and exterior trim, faded or missing shutters, trash cans not properly stored, gutters, cleaned sidewalks, maintained gardens and turf, fences, camera locations, and personal items not properly stored.

As a community, everyone benefits from living in a well-maintained neighborhood. Enhancing property values, the exterior condition of the homes provides a positive first impression to visitors. It is important that each homeowner recognizes their responsibilities and proactively does their part to maintain the exterior of their property.

As a reminder, all exterior changes, must be approved in advance of any work done. Forms and policies are always on the [NCA website](#).

# 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](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 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](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: Camille DiFolco-Visbeck (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 ADVISORY COMMITTEE

Chair - Mike Smith

### 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



**REMEMBER TO SCOOP THE POOP!  
IT'S THE LAW!!!**



# Celebrate Safely Fireworks Safety Tips



**1. Know the Law:** Fireworks in Fairfax County must stay on the ground, like pinwheels, fountains, and sparklers. It is illegal to possess, use, store sell or handle any fireworks that explode, rise into the air, or travel laterally or fire projectiles into the air. For more information, visit the [Fairfax County Office of the Fire Marshal](#).

**2. Choose a Safe Open Location:** Select a clear, open area away from homes, buildings, and dry grass. It is recommended to water dry grass to prevent any damage or fires to grass nearby. Windy conditions should be avoided to ensure wind won't carry sparks towards flammable objects. In addition, have a first aid kit available for any minor burns or injuries.

**3. Handling Fireworks:** Read and follow all instructions on the packaging carefully. Designate one adult to light fireworks and handle equipment.



**4. Keep Pets and Children Safe:** Ensure kids and pets stay at a safe distance from the fireworks area. The Fairfax County Noise Ordinance established nighttime noise levels between 10 p.m. and 7 a.m. Sunday through Thursday, or between 11 p.m. and 7 a.m. on Fridays, Saturdays, and the day before a federal holiday. For more information, visit [Fairfax County Noise Ordinance](#).

**5. Proper Disposal:** Soak used cool down fireworks in water before disposing to prevent accidental ignition. Dispose of used fireworks in a metal trash can, away from combustible materials, or in heavy duty trash bags next day. Do not recycle any parts of the fireworks.

**6. Attend Public Displays Instead:** Enjoy professional shows organized by experts in lieu of setting off your own fireworks. [Find some nearby places to celebrate Independence Day. The Workhouse Arts Center in Lorton, VA will be hosting their annual fireworks event on Saturday, June 29<sup>th</sup>.](#)

**Remember:** Safety first for all. Celebrate responsibly and have a Happy 4<sup>th</sup> of July!



NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, via Ring Central Teleconference  
June 5th, 7:00 PM

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

**BOARD MEMBERS PRESENT:** President John Kyllis, Vice President John Woods, Secretary Camille Di-Folco-Visbeck, Treasurer Phil Space, and Director Daniel Bojanini.

**MANAGEMENT PRESENT:** June Jackson.

**OTHER ATTENDEES:** 7 residents.

**PRESIDENT'S COMMENTS:** Thank you pool opening volunteers, arch inspections underway.

**COMMUNITY FORUM:**

- Publicize need for AAC volunteers, newsletter pitch for committee members. Update webpage.
- Update Chair of AAC from Sarah

**HEARINGS:** None

**APPROVAL OF MINUTES:**

May minutes approved by acclamation

**OFFICER/COMMITTEE REPORTS:**

**Treasurer:** Annual budget process starting early, limits with CPI during contract renewals that are going to be substantially more expensive.

**Environmental:** N/A

**Maintenance:** N/A

**Planning & Development:** N/A

**Welcoming:** 1 packet delivered in May, a few packets to be delivered this week. Positive feedback from Pool Opening event.

**Architectural Advisory:** New Chair is Mike Smith.

**Neighborhood Watch:** N/A

**Management Contract Committee:** Continuing to review potential new managing company.

**Recreation:** Thanks all for support for the Pool Opening Event. Potential for 4th of July Event. Looking for \$200 for fireworks, hotdogs, chips, drinks. Thoughts on a local vendor event in the pool lot.

**Pool:** N/A

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Newington Community Association (NCA) Summit Team and Master Calendar**

2024 is the last year of the audit, pool and grounds contracts. Bids to be obtained. Tracking under New Business.

**Votes Held Between Meetings**

None.

**Financial Review**

April monthly financials forwarded to the Board on May 14, 2024.

**Homeowner Communications**

- Vehicle on Gwynedd in parallel space that does not move. [Assistant Manager is tracking.] • Homeowner asked about who is responsible for dead tree next to her shed. [visited property and confirmed dead tree is on County land.]

Minutes continued from previous page

- Car on Brandeis that does not move from parallel space. [ticketed]
- Tree down across path near entrance to ball field. [removed]
- Homeowner on Kitchener does not use his numbered space and keeps second cars in blank space. [tracked two Kitchener locations for abuse of parallel parking and sent one violation letter out.]
- Homeowner upset his car was towed when other vehicles are not for expired tags. [picture provided by resident of vehicle not towed was on State street.]
- Homeowner is very concerned with poison ivy coming through fence and in natural area behind her fence. [visited property and ascertained that ivy coming through to her back yard was from neighbor. Violation letter sent. Management does not plan to treat poison ivy in small wooded area unless Board feels differently.]
- Inquiry from homeowner on trimming at their cost trees behind home on Brandeis. [policy information was provided on how to get approval.]
- Branches fallen from tree on Luce. [this tree has previously been looked at by arborist. Branches will drop. Overall tree is in good health.]
- Yard debris in bags left out on Matisse and Euclid/Getty. Blade Runners does not pick up branches during mowing service. Piles are accumulating under trees. [Blade Runners contacted regarding branch piles.]
- Bulk trash on Matisse. [arranged for Patriot to pick it up.]
- Homeowner looking for copy of agreement that allows the Woodmere monument to be on their property. [Explained the history to the homeowner, but that it would take a lot of research to find any documentation from the original builder.]
- Grounds crew ran over a sewer cover that broke and lodged in a front door. [Blade Runners has added a three foot mulch ring around the object to eliminate a need for mowers to get close to it.]
- Common grounds tree down on Moline and hit fence. [Tree contractor removed.]
- Despite recent mailing, trash and recycling dumped in common gardens on Luce.
- Common grounds tree down on Marconi and top hit back deck. [Tree contractor removed.]
- Yard debris in bags on Godolphin five days before pick up date. [Management to look at.]

### **Other Management Actions**

- On-site visits resulted in out-of-cycle violation letters in ES.
- Rake board that fell off pool house has been replaced.
- Authorized spraying for carpenter bees drilling in soffit over office steps.
- Sent several targeted trash mailings and a broadcast email about yard debris policy.
- Spray painted some tic marks on Kitchener that were severely faded. Board asked if they want to do any curb painting this year since there is a line item in budget and frequent complaints are received from Kitchener and Durer. [Board member to look at streets.]
- Inquiry on Summer Annual install. [week of 5/28/24]
- Annual ARC inspections started.

### **OLD BUSINESS**

#### **Maintenance – Operating**

2024 Maintenance List in Board package.

Street signs: (12/2023-5/2024) Volunteer labor to remove all unnecessary fire lane posts and signs is in progress.

Tree Work: Tree maintenance tracking sheet in Board package.

LeMoyne ground renovation 7700 to 77012 (#10): last quote is \$7,500. Awaiting a response from contractor on if quote has changed. Expecting a 10% increase. (2/2024) Board approved \$9,500 for project. Approval passed on to contractor. (3/2024-6/2024) No action at this time.

Replacement tree on Brandeis (#23): Tree to be installed this fall.

Continued on next page

## **Maintenance-Reserves**

Common Grounds: Path Repairs -- Path between Northumberland and pool in need of repair. Unclear whether County responsible for path maintenance.. (4/2024-6/2024) Sought and passed on information from engineer of where it states the path (from pool to Northumberland) ownership is 'undetermined'. J. Kyllis awaiting response.

Streets: Based on engineer's evaluation, management recommends the next street project being Moline and waiting until there are enough funds, which appears to be in 2025. Association could contract with engineer for a specifications report in late 2024 or early 2025. (4/2024-6/2024) No action at this time.

Trash Issues: The Board would like to have ongoing discussions on solutions to trash problems in the community with a focus on enforcement. Use of white trash bags is a major issue. (5/2024) Flyer on bulk trash issues sent by email blast. (6/2024) letter prepared by Board for Euclid Way residents to respond on a potential install of a trash can storage box on their street.

Parking Spaces (Matisse): (6/2024) Awaiting Fairfax County decision on replacing configuration of existing ramp or an alternate solution before finalizing repainting of parallel parking spaces.

## **NEW BUSINESS**

### **Contracts**

Proposals for Pool and Grounds under review; Blade Runners cost to increase in 2025; Board to get more quotes

### **EV Charging Policy**

Tabled for now, awaiting feedback on other communities in the area with EV Charging before moving ahead

### **Pool**

Board to obtain quotes for price of 20 new loungers vs. price to re-strap existing chairs. Awaiting status of baby pool pump.

### **Maintenance - Operating**

#### Drainage behind Moline

Muddy area behind 8351 to 8359 Moline to be assessed; may need additional drainage installed.

## **MOTIONS**

- Motion to appoint Mike Smith chair of Arch Advisory – motion Kyllis, seconded Woods; 4 yes 0 no, 1 abstain (Space).
- Motion to permit owner at 8412 Red Ash to remove community tree as requested, pending delivery of approval from neighbor - motion Kyllis, seconded Space; 5 yes 0 no.
- Motion to waive late fee, not administrative fee pending account review by Summit - motion Kyllis, seconded Space; 5 yes 0 no.

### **The Board convened into Executive Session: 7:51pm**

At 7:51pm the meeting will convene to Executive Session for the purpose of discussing late fees.

### **Reconvened into Open Session: 7:57pm.**

### **ADJOURNMENT: The Board adjourned at 7:59 pm.**

Minutes prepared by Secretary DiFolco-Visbeck.

# Community News & Reminders

## 2024 Farmer's Market Open!

Fairfax County local farmer markets are now open for business!

To learn more about local farmer markets and for the full 2024 schedule, visit: <https://www.fairfaxcounty.gov/parks/farmersmarkets>.

You can also sign up to receive recipes and a newsletter here: <https://www.fairfaxcounty.gov/parks/farmersmarkets/subscribe>.



## Summer Pool Survey Reminder

For all pool-goers, an NCA Pool Survey will be available this summer for everyone to provide feedback to the NCA Board.

Have your voices heard, and your feedback is greatly appreciated.

## POOL PASSES

If you still need to pick up your pool passes, please make arrangements to stop by the NCA office on Tuesdays and Thursdays between 9:30 am and 2:30 pm. Please note that the lifeguards will not have access to give out your new pool passes.

If you need to complete the 2024 Pool Registration form, [click here](#).

It is recommended that you call ahead to schedule your office visit .

## Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ [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)

## 2024 POOL HOURS

### July 2024

- Daily pool hours for July: 11am to 9pm.
- NOTE: Pool will close at 8pm on July 4.

### August 2024 through Labor Day

- Daily pool hours: 11am to 8pm.
- Hours once school starts\* (August 19th) 4pm to 8pm, weekdays, and 11am to 8pm on weekends.
- Friday, August 30th: 11am to 8pm (no school\*).
- Monday, September 2 (Labor Day): 11am to 6pm.

*\*Fairfax County Public Schools*

## SUMMER JOB

Looking for a summer job? Titan Pool Service, Inc. is currently hiring for all positions to staff the Newington Station pool.

Go to: [www.titanpools.com](http://www.titanpools.com) for details.





**Century 21  
New Millenium**

## Newington Station Update

**Active:**

- 2 single family homes priced from \$749,900-779,999
- 1 townhome priced @ \$540,000

**Under Contract:**

- 3 townhomes priced from \$499,995-549,950

**Closed:**

- 1 townhome @ \$510,000

**Happy Summer!**



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

**703-755-0296 (direct)  
703-922-4010 (office)**

**Email: jim.fox@realtor.com**

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## NCA Calendar

## JULY 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Pool Hours 11am - 9pm	2 Trash Only NO RECYCLING Pool Hours 11am - 9pm	3 7pm NCA Board Mtg (see website for RECYCLING DAY) Pool Hours 11am - 9pm	4  Pool Hours 11am - 8pm	5 Trash Only NO RECYCLING Pool Hours 11am - 9pm	6 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
7 Pool Hours 11am - 9pm	8 Pool Hours 11am - 9pm	9 Trash Only NO RECYCLING Pool Hours 11am - 9pm	10 RECYCLING DAY Pool Hours 11am - 9pm	11 Pool Hours 11am - 9pm	12 Trash Only NO RECYCLING Pool Hours 11am - 9pm	13 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
14 Pool Hours 11am - 9pm	15 Newsletter Deadline Pool Hours 11am - 9pm	16 Trash Only NO RECYCLING Pool Hours 11am - 9pm	17 7:30pm AAC Mtg at John Nolan Mtg Room (Pool House) RECYCLING DAY Pool Hours 11am - 9pm	18 Pool Hours 11am - 9pm	19 Trash Only NO RECYCLING Pool Hours 11am - 9pm	20 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
21 Pool Hours 11am - 9pm	22 Pool Hours 11am - 9pm	23 Trash Only NO RECYCLING Pool Hours 11am - 9pm	24 RECYCLING DAY Pool Hours 11am - 9pm	25 Pool Hours 11am - 9pm	26 Trash Only NO RECYCLING Pool Hours 11am - 9pm	27 Yard Debris pick up for all NCA residents Pool Hours 11am - 9pm
28 Pool Hours 11am - 9pm	29 Pool Hours 11am - 9pm	30 Trash Only NO RECYCLING Pool Hours 11am - 9pm	31 RECYCLING DAY Pool Hours 11am - 9pm			