



Inside Newington Station

Newington Community Association Monthly Newsletter JULY 2022

INSIDE THIS ISSUE:

President's Corner	p. 1
Quarterly Assessments	p. 1
Directory	p. 2
Farmer's Market	p. 3
Annual Meeting Notice	p. 4
Board Nomination Form	p. 4
Draft Board Minutes	p. 5-7
Community News	p. 8
Pool Hours	p. 8
NCA Proxy	p. 9
Budget Item Form	p. 10
Calendar	p. 10

NCA BOARD OF DIRECTORS MEETINGS

July 6
August 3

Annual Meeting
Thursday, August 11, 2022

President's Corner

By Debby Ramirez

NCA welcomes our new Community Manager, Dominique Jackson! He will be onsite, Wednesdays from 9 am - 4 pm. Lori will be working with him as he becomes familiar with the community, board expectations and operations to ensure a smooth transition into this role.

I visited the pool recently and noticed how useful it is to have pool toys in the community box. Which brings me to the following, if you have any extra pool toys, floaties or water noodles that you can part with please feel free to bring them to the pool house to donate. They come in handy for others who may have forgotten them during their pool visit.

Finally, as you all have noticed there are times the trash is not picked up on the scheduled day. While this is an ongoing problem with our current trash contractor, other associations are also experiencing the same problem, labor shortage being the common element. The trash contract expires at the end of this year and the Board is going out for bids, all will be taken into consideration. We ask for your continued patience in this matter!

Happy Summer!

Quarterly Assessment Reminder

Quarterly homeowner assessment (HOA) fees are due by July 1, 2022. 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
Wednesdays 9:00 am - 4:00 pm
Fridays 9:00 am - 2:30 pm

**** Call first before heading to the office ****

Community Manager: Dominique Jackson with
Summit Management (703-945-1428)
Assistant Community Manager: Tina Queen
Email: manager@newingtoncommunity.org

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
Including barking dog complaints
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
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
Selenia 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

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 – Debby Ramirez (Term: 8-21 thru 8-22)

Email: president@newingtoncommunity.org

Note: Email to NCA President is private and only read by the President.

Vice President – Bobby Royal (Term: 8-21 thru 8-22)

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

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

Director – Daniel Bojanini (Term: 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 - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Phil Space

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

Newsletter Distributors

Kathy Anderson	Mike Ferraris	Ramirez Family
Lindsay Andrews	Donna Hunholt	Lisa Robbins
Amanda Baird	Jeffrey Notestine	Ariana Rosario
Blake Carpenter	Al Owens	Tom Rowder
Karen Chauvin	Kelly Paul	Regina Watson
Crystal Coleman	Perritt Kids	

2022 STREET RENOVATION

LeMoyne Lane is next to receive an entire street renovation to include removal of four inches of asphalt, as well as, some sidewalk, curb and gutter replacements. The street will be CLOSED to all traffic throughout this project.

When the dates have been finalized, another flyer will be put on everyone's door and a sign will be placed near the entrance to LeMoyne. Please plan ahead! If you will not be in town in summer or fall, make sure a neighbor has a way to notify you or move your car. When signs are placed out announcing the date of the work, any vehicle that remains in a parking space as of 7:30 a.m. during construction will be towed at the owner's expense.

If you have any questions or concerns, please contact the office at 703-455-3606 or via email: 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>

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.

NCA ANNUAL MEETING REMINDER

NCA's Annual Meeting will take place Thursday, August 11th.

The Annual Meeting of the Members starts at 8:00 pm with a regular meeting preceding it at 7:30 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 two Board positions that are open for election, so if you are interested please fill out the nomination form found in this newsletter.

BOARD OF DIRECTORS — NOMINATION FORM

Newington Community Association

Nominations are being accepted for two positions on the Newington Community Association Board of Directors. Terms are for three years (August 2022 – August 2025).

Elections will be held at the Annual Community Meeting August 11, 2022. 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 July 15, 2022):

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

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
June 1st, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:05 pm by President Ramirez
The meeting was virtual and recorded.

BOARD MEMBERS PRESENT: President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, and Secretary John Kylis; Director Daniel Bojanini absent.

MANAGEMENT PRESENT: Stephanie Reed

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: Welcomed everyone to the meeting. Summit Management has hired a new Community Manager and will be joining NCA later this month, more information to be presented at the next meeting.

COMMUNITY FORUM:
No comments.

HEARINGS:
0 scheduled

APPROVAL OF MINUTES: Meeting Minutes passes by acclamation

OFFICER/COMMITTEE REPORTS:
Treasurer's Report/Finance Committee – Treasurer Phil Space

- We have two CDs, one which has matured and a second which will be maturing shortly. The proceeds from the first CD have been deposited in our operating account and should relieve any issues with cash flow in the future. The second CD will be maturing shortly and is for the reserve fund.
- Recommend that Summit open a higher interest bearing money market account and deposit the proceeds from the second CD into the money market account, which will be used as the new account for our Reserve assets. Additionally, I propose that, at some point in the future, we transfer the remaining balance from our Schwab account to the new money market account.
- Summit has reported that four of the pool skimmers are damaged, possibly as a result of the deck replacement work. A review of the contract confirms that Fairfax Paving would not be liable for this. The estimate to replace the four skimmers

- is \$1,500 each, recommend that we approve with a not to exceed of \$6,000.00, to be paid for by common grounds reserve funds.
- Motion out of Committee: Funds from maturing CD to be moved into a Money Market Account at no less than 0.5%. Vote 4 yes 0 no 1 absent

Environmental Committee – Chair: John Kylis – No report

Planning & Development – Lou Tobat

- Attended May 10th public hearing, redistricting was approved.

Reserves & Maintenance – Chair: Beth Rodriguez

- Street signage maintenance documented, categorized, and submitted to the Board.
- Nature trail signs for 'No Motorized Vehicles' on every nature trail entrance, i.e. trail by pool sign has been vandalized.
- Pool rules sign is out of sync with what is posted on the website and distributed via pool pass registration card.
- Multiple community benches need repair.

Welcoming Committee – Chair: Regina Watson

- NCA had a total of 5 new residents for the month of May 2022, welcome packets will be delivered.
- Next committee meeting scheduled for June 23rd at 7pm. It will be virtual via Zoom and the log in information will be posted on the website.

Recreation Committee - Vacant

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall,
Management - None

Homeowner's Communications – Lori Randall,
Management

- Concern of dead trees in common behind home on Godolphin [on tree contractors list 3x, plus 2 more]
- Missing car [towed]
- Large amounts of trash on Eucalyptus on a Sunday. [removed with trash on Tuesday.]
- Complaint of trash problems on Marconi due to use of flimsy white bags. [Flyer prepared and sent to one row of homes.]
- When Stephanie left, she shared with me an email regarding puddling at back gate of home on Brandeis. I visited property and agreed with the assessment that the lowest area is under the fence. Homeowner has sent the Board pictures of the area. [These situations have come up in past because

Continued on next page...

- there are many townhomes that are downhill from common grounds. I can share at the meeting my conversation with the engineer on a similar situation they were asked to review. In the meantime, the concern has been added to the maintenance summary list.]
- Common area behind 7736 LeMoyne has downed tree and brush at wood line from past storms. [Management has placed this item on hold in the Tree summary] Pictures available.
- Complaint that property on Kitchener is being neglected. [Env Committee to look at common area. Violation letter sent for yards.]
- Statement that 2 lights on Kitchener are dim. [management to do an onsite inspection one evening of all lights.]
- Request to allow boat in pool parking lot that does not fit in angled spaces, only the 2 larger spaces. [Rules were explained but let owner know management would defer to the Board. The Board agreed to continue to apply past interpretations of the rules to only allow a boat that can fit into every space within the lot.]
- Notified of tree across path in 2 locations (behind Brandeis and on path next to ballfield and past two streams). [Removed]
- Animal feces at front door of Cushing homeowner. [If homeowner has pictures, a letter can be sent. However, often this is the result of wildlife.]
- Reminder that there is a large tree stump on Brandeis left over from winter storm. [Spoke to tree contractor to make sure it is still on the list.]
- 2 dead trees along wood line behind home on Cushing Ct. [inspected with DCP tree and added to tree list.]
- Dead pine on Moline. [added to tree list.]
- House on Cushing Ct not being maintained. [letter sent to owner]
- Many communications regarding pool passes including requests for membership from outside the community.
- Resident on Kitchener has tree branches falling on car. [Sent arborist a request to confirm health of tree at next annual visit and suggested to homeowner moving parking space.]
- Inquiry on what could be causing holes in yard. [Recommended contacting Hidden Ponds Nature Center.]
- Resident on Marconi concerned about damage to vehicle from tree branches and a stuck branch. [This tree is already on tree contractor's list leftover from the winter storm.]
- Request to use common area for personal yard sale. [Denied.]
- Trash put out on Jenner after trash pick-up. Buzzards destroyed bags and trash is everywhere in-

cluding diapers, food and used masks. [Env Committee to go look at. Flyer distributed]

- Question about chemicals used on common grounds

Other Management Actions

- Reviewed minutes and newsletter.
- Drove with DCP Tree to look at tree issues reported on Godolphin, Cushing and Brandeis.
- Corresponded with collections attorney on board's behalf regarding no waivers except for late fees.
- Prepared draft Neighborhood Watch charter
- Reviewed and edited ARC inspection procedures.
- Email blast on pool job opportunities
- Contacted Fire Marshall about yellow curb fire lane signs. Provided information for County Land Development Services. Email and phone message.
- Asked attorney for periodic collection status reports. They should automatically be sent the beginning of each month. One homeowner has filed for bankruptcy with a June hearing.
- 2 more emails to VDOT on sign at Kitchener and Delong.
- Assistant Manager handed out pool passes on a weekday evening. Manager handed out passes on a Saturday.
- Received notice from American Disposal that service would occur on Monday, May 30th, Memorial Day. No broadcast email since there is no impact on the association.
- Information to board and for newsletter and website that a new Summit Manager has been hired to replace Stephanie Reed. He will begin June 13th and will have his first Friday onsite at NCA on June 17th.
- 2 violation letters sent since last board meeting. Annual inspections started. 2022 violation log started
- The board asked for follow up on two properties that went to hearing in November with deadlines in April.
- Camper in pool parking lot exceeds space. Letter sent to vacate
- Approved purchase of a \$60 baby pool vacuum hose
- Large branches behind Luce. Gravel at steps.
- Reported light out on Matisse

OLD BUSINESS

- Maintenance Operating – Tree maintenance; unexpected surplus of trees needed tending to, cost is preventing the association from servicing all tree immediately. All trees are documented and added to 'To Do' list.
- Maintenance Reserves – No new information

- Bi-Annual Architectural Inspections – Procedural document submitted, further refinement to be conducted.
- Neighborhood Crime Watch – motion made on committee charter, charter to be signed

NEW BUSINESS

- Pool Skimmers: 4 skimmers damaged, management to order 1 to be replaced immediately, other to be reevaluated after pool season.
- Trash contract set to expire then end of 2022, management to request bid proposals.

The Board convened into Executive Session at 8:45 pm for the purpose of discussing violations.

EXECUTIVE SESSION: The Board reconvened into Open Session at 9:26 pm

MEETING MOTIONS:

1. **Motion:** To accept Neighborhood Crime Watch Committee Charter as drafted by management. Made by Secretary Kylis, seconded Treasurer Space. Vote 4 yes 0 no 1 absent
2. **Motion:** To accept the proposal from Summit to change the Community Manager's onsite office hours at NCA, as stated in the contract, from Fri-

days to Wednesdays 9am to 4pm, made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent.

3. **Motion:** To waive the late fee only and not the administrative fee for Lot 420. Made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent
4. **Motion:** To close the violation for Lot 257. Made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent
5. **Motion:** To close the violation for Lot 248. Made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent
6. **Motion:** To extend violation cure period, until September 1, 2022, for the outstanding violations for Lot 118. Made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent
7. **Motion:** To send notice to Lot 152 of a hearing regarding the recently erected fence not matching the size and style of the submitted Exterior Project Request Form. Made by Secretary Kylis, seconded by Vice President Royal. Vote 4 yes 0 no 1 absent

ADJOURNMENT: The Board adjourned at 9:37 pm

Meeting minutes submitted by Secretary Kylis

Newington Station Update - The Mason Group



Active:

2 townhomes priced from \$465,777-490,000

Under Contract:

1 townhome priced @ \$499,900

Sold:

2 townhomes from \$352,500-370,000

HAPPY SUMMER!



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

Community News & Reminders

A Letter from NCA Board Of Directors

As everyone is probably well aware, the tree damage caused by the winter storm was very extensive. Immediately after the storm, our tree maintenance contractor responded, quickly clearing the major damage and downed trees, with the cost far exceeding our annual budget for tree maintenance.

There is still more work to do, including low branches, broken branches, and worst of all dead trees. We have a list with over 30 known tree related issues that have been reported by our members or identified by our property manager. We are currently \$11,000.00 over this year's annual tree removal budget and anticipate an additional \$20,000.00 or more in tree maintenance expenses through the remainder of the year. We are working as quickly as possible to prioritize, estimate costs and schedule the items for action. We will do everything possible to address the tree problems identified, even though we have already exceeded the tree maintenance and removal budget by one third.

Your patience as we work through the tree problem would be greatly appreciated.

NCA Neighborhood Crime Watch Program

The Neighborhood Watch Program is being restarted. Through the training that was received, we discovered that window watching, and foot patrol are valid methods, not just driving through the neighborhood. If foot patrol is your preferred method, it is required to double up with a person. Believe it or not, a pet counts as a partner for foot patrol. Many in the neighborhood may already be doing their share by being alert when they are out and about, so why not be a part of this program? Interested in joining? Send an email to manager@newingtoncommunity.org with your contact information and express your interest.

Home Improvement & Restoration

Chris Doherty **JC Homes** *Jeff Stinnette*
703-963-3697

jchomesnova@gmail.com

Your Local Choice In Newington Station

Pool Hours for July 2022

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

VOLUNTEERS NEEDED

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

Beware of Tall Grass!!!

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

Get those mowers working!

Need Babysitting Services?

CPR and First Aid Certified. Contact Jenny Bach at freinchy2@yahoo.com.

NEWINGTON COMMUNITY ASSOCIATION

PROXY for the Annual Meeting of the Members August 11, 2022

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 11, 2022 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)

(date)

(Signature, proxy)

(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.

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 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Trash Timing: Monday & Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am.					1 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes)	2
					Pool Hours 11am - 9pm	Pool Hours 11am - 9pm
3	4 	5 Trash & Recycling	6 7pm NCA Board Mtg (see website for Yard Debris (single family)	7 White Goods pick-up ¹	8 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes)	9
Pool Hours 11am - 9pm	Pool Hours 11am - 8pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm
10	11	12 Trash & Recycling	13 Yard Debris (single family)	14 White Goods pick-up ¹	15 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes)	16 Newsletter Deadline
Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm
17	18	19 Trash & Recycling	20 Yard Debris (single family)	21 White Goods pick-up ¹	22 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes)	23
Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm
24 31	25	26 Trash & Recycling	27 Yard Debris (single family)	28 White Goods pick-up ¹	29 No Recycling Trash & Bulk pick-up Yard Debris (Townhomes)	30
Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm	Pool Hours 11am - 9pm

NOTE: ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-0500. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>. ²Bulk pick-up schedule has changed to Tuesdays and must be pre-arranged. To schedule, call American Disposal at 703-368-0500 and note some fees may apply. **It's considered bulk if it can't fit in your trash can.**