



Inside Newington Station

Newington Community Association Monthly Newsletter
JUNE 2020

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NCA BOARD OF DIRECTORS MEETINGS

June 3
July 1

NCA Environmental Committee

Go Green! The purpose of this committee is to ensure our community's environment stays safe, beautiful, and healthy. The committee will focus on cleaning and maintaining nature areas, provide any requested guidance to residents in need of assistance to keep their lawns and landscaping in pristine condition while not harming the environment, and more. The Committee aims to establish an eco-friendly community for residents and native wildlife alike. We are currently looking for committee members to join us on our endeavor!

Please contact John Kylis (Committee Chair) at
NCAEnvironmentalCommittee@gmail.com.
(Personal email for NCA Environmental Committee use only.)

Reminder: State Order requires social distancing and prohibits gatherings of more than 10 persons. This applies to all areas of the NCA community.

COVID-19 Possible Impact to Pool Opening

With the current situation, the pool opening day and hours of operation may be impacted. At this time, the plan is to open the pool June 20th. Please continue to submit your pool pass applications by the dates listed on the form. As available, current information, including when pool passes can be picked up, will be posted on the NCA website at www.newingtoncommunity.org Read all signs management places out to remind you of when new information is posted.

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 9:00 am - 5:00 pm

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

Community Manager: Lori Randall, CMCA, AMS
with Summit Management (703-945-1425)
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
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

Lee 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 – Amber Cerchione
Appointed 2/6/19; Original Term – elected 8-17 thru 8-20

Email: president@newingtoncommunity.org

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

Vice President – Regina Watson (Elected 8-19 thru 8-22)

Treasurer – Bobby Royal (Elected 8-19 thru 8-21)

Secretary – Karen Chauvin (Elected 8-18 thru 8-21)

Director – Debby Ramirez (Elected 8-19 thru 8-22)

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—Bobby Royal

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - Pam Rodriguez

Newsletter Distributors

Kathy Anderson	Karen Chauvin	Perritt Kids
Lindsay Andrews	Mike Ferraris	Ramirez Family
Amanda Baird	Fulcar Family	Lisa Robbins
Cyrille Barr	Donna Hunholt	Roche Family
Abdul Berlas	Zinta Michael	Spinelli Family
Blake Carpenter	Al Owens	Regina Watson
Cerchione Family	Kelly Paul	



Your local neighborhood real
estate agent

3rd Annual Community Shred
& Junk Drop!

June 27th
9am to 12noon



In the pool parking lot



Social Distancing will be observed!



KELLER WILLIAMS
CAPITAL PROPERTIES

*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.

Revised Architectural Standards

Over the past three years, Newington Community's Architectural Standards have gone through many changes. The current version approved on April 1st can be found on the website as a resource for all your architectural questions. In July, copies will be mailed to everyone along with their annual meeting notice for your reference.

Most prominent are:

- The Exterior Project Form must always be submitted for all major exterior home projects, even like replacements. Approval is not limited to when there is an exterior change.
- Wood decks and fences may be stained a color on a preapproved list. The list is available through the management office and on the website. Approval is required before stain is applied.

If you have questions, please do not hesitate to call the NCA office (703-455-3606) or Lori Randall at the Summit office (703-945-1425).

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 148 533 4212
May 6, 2020 - 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 pm by President Cerchione.

The meeting was recorded.

BOARD MEMBERS PRESENT: President Amber Cerchione, Vice President Regina Watson, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director Debby Ramirez.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS: None.

COMMUNITY FORUM:

- A resident commented that it might be helpful to post something in the NCA newsletter or on the NCA website about using the Next Door App for communications. [Next Door is open to many communities and is useful for residents, but it is not an official NCA communication.]
- A resident sent an email to the Board with several questions, some of which were still pending, and wanted to know if there were any comments on the email. The priority question was on the trash rates. (See Homeowner Communications below.) The resident posed a variety of additional questions during the meeting. [The resident's Exterior Project Request is in process, the President will review the email, and there will be an agenda topic next month on a new NCA Survey.]
- A resident hoped everyone is safe, and was thinking about pool operations in light of COVID-19.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: Minutes were approved by unanimous consent.

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

NCA is within budget and able to deliver on its commitments. A Finance Committee meeting was not held in April, but Treasurer Royal will schedule a teleconference meeting in May. The Committee will look at the budget, including the maintenance operating funds for common ground improvements to determine whether there are additional funds available from other budget line items for more projects this year, and projected delinquencies. Some CD's have expired and others will expire soon, but interest rates are low. The Finance Committee will review the CD's.

Planning & Development – Lou Tobat

No report.

Reserves & Maintenance Planning Committee – Beth Rodriguez - No report.

Recreation Committee – Pam Rodriguez - No report.

Environment Committee – Vacant - No report.

Votes Held Between Meetings – Lori Randall, Management

Vote to hold an email vote and to approve an additional \$4,712 to replace top row of block on the Matisse retaining wall. 5 yes to hold an email vote, 5 yes to approve the additional \$4,712.

Homeowner Communications – Lori Randall, Management

- Request for name of NCA's legal counsel. Complaint is that siding on office needs to be cleaned. [Treasurer Royal will get siding cleaned.]
- Question on chemicals sprayed by landscaper. [No pesticides, only fertilizer and weed treatment. All are pet safe.]
- Received email with numerous questions for the Board. [Community Manager has answered most of them. Additional answers will be provided within a week.]
- Dead oak on common ground close to two homes, tree across path, and broken tree on Matisse. [All trees removed 4/29/20.]
- Does HOA have funds to help residents in need? Offer to match people in need of services with people who have services to offer, e.g. errands. [All owners are required to pay their assessments to meet the contractual obligations of the Association. Recommended that resident post on Next Door to offer help to those in the area who need services.]
- Two inquiries on status of cell tower in community. [Discussions are ongoing.]
- A tree on common ground fell on a house on Euclid Way on a day of excessive wind. [Any damage to an owner's home from a tree should be reported to that owner's homeowners insurance. Virginia law is clear on who is responsible for the damage. Manager to review arborist reports for the past few years to help the Board prepare a response to the resident.]
- Resident's inquiry on a 'Walk of the Graduates' in the community. [Any one can organize such an event with their neighbors. Unfortunately, timing did not work for putting an announcement in the newsletter.]
- Residents are moving license plates from car to car. [Per NCA's Parking Policy, vehicles must be legally licensed. The tow contractor is authorized to tow when vehicles are found with the wrong plates.]
- Non-working watchlight on Euclid. [Reported to Dominion.]
- Luce tot lot trash can is overflowing. [Reported to American Disposal.]
- Boat parked on Godolphin

Continued from previous page ...

and Bylaws are not being enforced. [Godolphin is a state street and residents may report boats and trailers to the non-emergency police number.]

- Resident of Rolling Oaks inquired on use of NCA pool. [NCA pool is not open to public.]
- Residents are putting trash out in trash bags that are being opened by animals and trash is everywhere.
- Streetlight on Brainerd is flashing. [Manager will confirm.]
- Neighbor walks dogs in front of his house and doesn't pick up after the dogs. [Contact Animal Control.]
- Vehicles park in Brainerd parallel spaces for extended periods of time. [Ticketed vehicle.]
- Resident stated they can't find a company to stain their brick and wants to know their other options. [Email shared with the Board. Previous Board discussed situation at length and was not willing to allow painting of brick in the community. Topic placed on agenda for June meeting.]
- Car with flat tire on Delong for weeks. [Reported to police.]
- Resident requested no newsletter at their home due to Covid19. [Special requests are difficult to accommodate. Leave newsletter on door handle for a few days.]
- Resident of Raceway Farms would like to join NCA pool. [NCA pool is not open to public.]

OLD BUSINESS

- Maintenance – Reserve Funds
Streets
 - Lower Matisse/Red Ash street renovations – Manager will notify contractor to begin scheduling.
 - Concrete stairs behind 8411 Red Ash Ct. Work will be done at the same time as the Red Ash street renovations.
 - Engineering specifications for Euclid/Getty/LeMoyné street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received (tentative Oct).
- Common Grounds
 - Matisse retaining wall – completed.
 - Clean and re-surface basketball court – Motion made on the matter.
 - Maintenance – Operating Funds
 - Common Grounds: Six bare ground areas will be completed in September. Work will begin on the Kitchener retaining wall in early May. Added to the Maintenance List: landscaping on both sides of the wooden steps from Dampier to Eucalyptus.
- ARC Standards – Motion made on the matter.
- Cell Tower – Secretary Chauvin reviewed other possible cell tower locations on NCA property. The area under the power lines behind Luce Ct. and Moline Pl. may be a possibility. Treasurer Royal will set up a meeting with Smartlink's engineer to walk the grounds

and review the topography of possible locations, and inform the Board of the date and time of the meeting. The goal is to get a firm written proposal from Smartlink.

It is NCA's legal counsel's opinion that the governing documents grant the Board the authority to, on behalf of the Association, grant an easement for use of a portion of the common area for installation of a cell phone tower.

More information will be published in the monthly NCA newsletters and residents are encouraged to provide comments. Community Manager will prepare an article for the newsletter. Research is continuing.

NEW BUSINESS

- Environmental Committee – Motion made on the matter.
- Pool – Opening is currently planned for June 20th. Many lifeguards were not able to take classes as planned to become certified. Multiple classes are being scheduled to accommodate as many people as possible.

Board convened into Executive Session to discuss legal counsel and possible litigation.

EXECUTIVE SESSION

Board reconvened into Open Session.

MEETING MOTIONS

1. Minutes of the April 1, 2020 Board meeting were approved by unanimous consent.
2. Motion: To approve John Kyllis as Chair of the Environmental Committee, with duties as defined by the Board.
Made by President Cerchione, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
3. Motion: To approve a proposal from Fairfax Paving for \$15,878 to resurface and stripe the basketball court.
Made by, President Cerchione, Seconded by Director Ramirez.
Vote: 5 Yes 0 No.
4. Motion: To mail a copy of the Architectural Standards to all homeowners in July with the notice of the Annual Meeting.
Made by, President Cerchione, Seconded by Director Ramirez.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 10:23 pm.

Minutes prepared by Secretary Chauvin

CELL TOWER ON NCA PROPERTY

For several months the Board of Directors has been considering a request from Verizon (via Smartlink) to install a 5G cell tower on Newington's property. The association would very much like to hear from the community on this topic before they vote on the matter. Below is a list of facts to help you in your response to the community.

- Lease of NCA property would be with Verizon. Other contractors (ATT, T-Mobile, etc.) may be added but NCA has no involvement in that decision.
- The service will add benefits to those with 5G service only (presently Verizon).
- Tower increases capacity, not coverage. Capacity – meets the needs/objectives of the 5G network provider. Coverage – area of service.
- Tower will be visible approximately 10 to 20 feet above the tree line.
- Possible locations for installation: 1) NCA property between Luce Court and power lines along Rolling Road; 2) Area between end of Delong Drive and end of Gwynedd Way; 3) next to tennis courts between LeMoyne and Dampier.
- Verizon will remove trees, add 10 foot wide gravel road, install concrete pad, fence and electronic infrastructure at their cost.
- Upon expiration of lease, Verizon pays to remove monopole and components but not fence, pad or gravel road.
- Verizon will have unrestricted access to the tower components.
- Lease would be a minimum of 5 years, renewable every 5 years at a cost of \$1,000 per month with a 2% annual increase.
- Lease income is taxable.
- \$12,000 annual income is less than 2% of NCA's 2020 assessment income of \$640,000.
- NCA insurance agent does not see any hindrance, but association should get a verification of liability insurance from Verizon assuming liability.
- The Board of Directors obtained a legal opinion that they have the authority to vote on this request without a membership vote.
- No available information on health impact, interference concerns or impact on property values.
- The Board is continuing its research.
- Emailed responses from the community as of 5/15/20: **4 No, 2 Yes.**

Member input is extremely important!

The Board wants more opinions and comments from the members on whether they should approve entering into a lease!

The Board wants to hear your thoughts!

Please send emails to manager@newingtoncommunity.org.

15+ years experience in Northern Virginia real estate



**LAURA ORTEGA,
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SPECIALIST**



Free consultation

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Laura has stayed on top of the ever-changing VA market...how?

- >Laura's strengths start with her availability and unparalleled dedication; she is exceedingly responsive and makes a client feel as if he/she is the only one
- >Laura "cherry-picks" potential properties, serving clients' interests and facilitating the process
- >Laura is diligent in ensuring that the many concurrent action items do not fall through the cracks, as they easily may
- >Laura is solution-oriented; she is forward thinking when obstacles arise
- >Laura offers her support beyond the typical constraints of an agent

Resident of "our" Newington community for 25+ years!

HABLO ESPAÑOL

Community News & Reminders

LOCK IT... ...OR LOSE IT!



The West Springfield District Station is asking for your help in reducing criminal activity. There are many things that you can do to help reduce thefts from vehicles.

Fairfax County Police Department
Non-Emergency 703-691-2131
Emergency 911

Here are just a few:


- Lock vehicle doors at all times
- Do not leave valuables in your vehicle
- Park vehicles in well lit areas
- Do not leave keys or spare keys in vehicles
- Report any and all suspicious activity



To request this information in an alternate format, call the West Springfield Crime Prevention Unit at 703-691-5926.



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.



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

Quarterly Assessment Reminder

Quarterly homeowner assessment (HOA) fees are due by July 1, 2020. For questions, please contact Summit Management at 703-360-0904.

Kids at home?

Grab a trash bag and clean the woods! Give back to the community.



Local Community Mowing Services By Jayden

\$20 minimum - Call: 703-337-4626

Need Childcare or Pet-Sitting?

Red Cross-Advanced Childcare Certified teen sitter is available for after-school care, weekends, evenings/summer days. Liv: 571-888-6532

LOOKING FOR BABY/PET SITTING?

Teen sitter, with references, looking to babysit, be a mother's helper, or pet sit. **Call:** Spinelli residence @ 703-451-1779

Newington Station Update - Jim Fox & The Mason Group



UNDER CONTRACT:

2 townhomes with list prices from \$335,000 to \$399,900

Please stay safe and healthy during the pandemic~



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

703-755-0296 (direct)

800-382-2345 (toll-free & fax)

Email: jim@masongroup.com

Top Producers with 40+ years of experience!

RECOMMENDED BUDGET ITEM FOR NEWINGTON COMMUNITY ASSOCIATION

**NOTE: Current budget actuals from prior years is 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!

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 2020 – August 2023).

Elections will be held at the Annual Community Meeting August 13, 2020. 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 14, 2020): _____

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

NCA Calendar

June 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Trash & Recycling	3 7PM NCA Board Mtg [teleconference - see website for details]	4	5 Trash ONLY - NO BULK Yard Debris (All NCA)	6
7	8	9 Trash & Recycling	10	11	12 Trash ONLY - NO BULK Yard Debris (All NCA)	13
14 	15 Newsletter Deadline	16 Trash & Recycling	17	18	19 Trash ONLY - NO BULK Yard Debris (All NCA)	20  NCA Pool May Open Check Website
21 HAPPY Father's Day!	22	23 Trash & Recycling	24	25	26 Trash ONLY - NO BULK Yard Debris (All NCA)	27
28	29	30 Trash & Recycling	Trash Timing: Monday & Thursday- Placed out for pick-up NO EARLIER than 5pm Tuesday & Friday - Placed out for pick-up NO LATER than 6am			