



Inside Newington Station

Newington Community Association Monthly Newsletter JUNE 2023

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NCA BOARD OF DIRECTORS MEETINGS

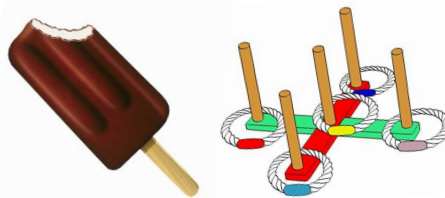
June 7
July 5
August 2



NCA Community Day - Saturday, June 3

NCA's Welcome Committee invites all residents to come out for Community Day on Saturday, June 3 from 1-3pm at NCA's Community Pool located on Delong Drive.

Enjoy FREE ice cream, games, and music! A time to meet-n-greet with your neighbors and have fun!



SAVE THE DATE

NCA's Annual Meeting will be held on Thursday, August 10. Details forthcoming in next newsletter.

NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, June 7, 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

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.

NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
May 3, 2023 7:00 PM

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

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

MANAGEMENT PRESENT: Tina Queen

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Neighborhood across from Delong is getting paved resulting in cars being parked in our neighborhood. There has been a spike in car break-ins – be vigilant, monitor your ring cameras (if you have them) and help keep our neighborhood safe. Of course lock your cars!

COMMUNITY FORUM:

A resident encouraged the neighborhood to participate in the scheduled clean up day.

APPROVAL OF MINUTES:

April 5, 2023 minutes passed by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: 2 CDs are maturing now; instructed Management not to let them roll over as the interest rate is lower than our money market account (3.99% annually). Unless any of the CD rates are this or higher, it is recommended we let them roll over into our reserve fund account.

Environmental: J. Kylis stated Clean Up Day is Saturday May 6, 10 am ballfield – supplies provided; Prize raffle updated – all youth under 18 who show up to volunteer are entered into a \$20 raffle – 5 total winners. Anyone who shows up receives 2 complimentary guest passes to the pool (maximum 5 / household).

Maintenance: No Report

Planning & Development: No Report

Welcoming: Meeting planned tentatively in June and additional welcome packets to be delivered week of 5/8. Committee motioned for \$350 be made available from the Recreation Activities budget to hold an Ice Cream Social event in June. Since it is targeted at all residents the Recreation Activities budget is being sourced. The Welcoming Committee budget is dedicated for the welcome packets. Board reviewed single option presented and expressed concern over cost to rent a service (\$150) and then pay \$4-5 per ice cream. This would only yield ~50 ice creams.

Continued on next page ...

VOTE June 20, 2023

Primary Elections are being held in Virginia on June 20th for many local offices. NCA votes at Saratoga Elementary School in the Alban precinct. Don't forget to bring your ID!

To register to vote or to check to see if you are registered, or for other voting information, click on the link below. You may also register to vote on election day at the Alban precinct and submit a provisional ballot.

<https://www.vote411.org/>

Board members volunteered to take an action and conduct research on alternative options to allow the limited budget to go further, and serve more community members.

Pool: Committee members met on 5/2 and wanted to proposed next steps from outcomes of committee meeting actions and proposed budgets. President Kyliis clarified that there is no actual budget line for the pool. The Board is asking the committee to make recommendations to see what would be feasible. Treasurer Space recommended that the Pool Committee engage in the 2024 Budget plans starting in August and propose ideas at that time to prepare for next year. This is the best approach to determine the ideal path forward- create a new budget line, or leverage reserve funds. It is great that we are receiving donations for the pool (e.g. picnic tables). The maintenance costs of the pool present the greatest challenge to the overall budget, determining how to allocate / fund this. In 2023 the Board increased the supplies and expenditures by \$1,000 over 2022 expenses. Treasurer Space recommended we examine our current line, and adjust support funding beyond paying the pool management company (Titan). President Kyliis circled detailing the original goal of the Pool Committee was to source ideas, inform a roadmap, and understand allocation potential. The Pool Committee wanted to understand the authorization available for small purchases. Treasurer Space indicated that the Community Manager has discretion up to \$5,000 but it needs to align with budget line availability and / or petty cash. One of the challenges we have now is we've never had a real 'maintenance' line item for the pool. We have received a lot of resident feedback about the conditions of the pool deteriorating, including the showers. We need to understand this 'band-aid' list, but we need to understand the operational maintenance costs and plan for this. There are no formal funds allocated for specific pool upgrades this year, but we can explore next year via the above mechanism.

Architectural Advisory: President Kyliis was not getting a lot of replies from interested participants. There are (2) Chair volunteers who will be voted on before June at an Architectural Advisory Committee Meeting. Virtual meeting to be held to conduct vote on chairperson.

Neighborhood Watch: Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. March financials are completed and were forwarded to the Board on 4/24/23. A reclass of \$800 from 7662 to 7652 will occur in May. There is one variance that may need to be considered during budget time. The collection attorney may go over budget. The snow budget is expected to be under budget and the curb painting line will go over budget.

Reminder – 2 CDs expire May 23rd and a recommendation on allowing it to roll over or not will be needed prior to that date.

Resale Inspections

7887 Godolphin, 7707 Durer, 8407 Finlay, 7726 LeMoyne

Homeowner Communications

- Trash piles on Eucalyptus (2 emails). Everything was picked up by Patriot.
- Resident on Brandeis would like trees next to his home and car pruned or cut. [tree contractor has been asked to look at situation and make a recommendation.]
- Clutter in front yard on Eucalyptus. [violation letter sent]
- Street sign at Durer and Delong down. [reported to County]
- Call from homeowner that tree is touching fence. [pictures received. Appears tree started under fence, grew out towards light, then grew back towards fence. Homeowner is allowed to remove anything that crosses their property line.]

Other Management Actions

- Scheduled meeting with DCP Tree to discuss trees behind 7756 Brandeis to 7770 Brandeis. No trees were a priority 1. There was one priority 2 behind 7770. All others were 3 to 4 on a 1 to 5 scale. Also looked at tree canopy behind 7700 to 7714 LeMoyne
- Visited property to look at other tree issues cited by residents. If appropriate, work has been placed on tree contractors list. Manager's tree tracking list on Page 17.
- Visited area behind Durer resident stated needed mowing and clean up. Only some minor twigs on the ground.

Continued on next page

- Shared with Board Springfield Oak's interest in a social event for the kids in both associations. They also inquired on use of pool parking lot while they had street work. Is there someone on the Board that would be interested in working with them?
- Electrician has all lights on building working except one pole light near baby pool. Several of the pool globe deck lights are out. Will reach out to another electrician to evaluate the problem.
- Vehicle parked taking up more than one space. [reported to tow contractor]
- Arranged for painting of yellow gate at pool and bike rack at pool for \$225.
- Ticketed commercial vehicle on Kitchener Drive.
- Prepared and printed community wide notice about future policy resolutions being posted on the website. Included copy of new EV policy. Stuffing of envelopes in progress.
- Reported one light on Moline that was flickering.
- Pool pass pick up scheduled and information provided for newsletter, website and signs.
- Written request for quote from PlayMark (who installed all NCA tot lots) for swing repair. Awaiting quote. Also inquired on cost of a playground safety inspection based on swing breaking. Is there an interest in this type inspection for all the playgrounds? Tot lot map with install dates on Page 18.
- Reviewed and edited minutes and newsletter.
- Approved pool Spring inventory list \$3,912. Page 19.
- Reviewed and edited Newsletter Procedures document.
- Provided Treasurer with summary of available/use of funds for pool action items.
- Peak Use Forms received and forwarded to Titan Pool.
- Bus numbers on Brandeis were provided by a homeowner. [outstanding action item for Manager]
- Reported to Blade Runners that common area needs mowing nearest 7831 Godolphin.

OLD BUSINESS

Maintenance – Operating

Pool signs: New signs installed.

Street signs: Installed and Kitchener sign moved to opposite side of the street and van now parking on Delong. Ready for reinspection from the fire marshal.

2023 Curb Painting: Completed

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

2023 Improvement Plans: Management went back to the contractor to get other suggestions for improving this area. He responded that getting a canopy reduction along the wood line to get more sun would help substantially and allow the initial improvement project to be



Zoila's Daycare

Zoila Ortiz
(703) 455-4282

Zoilasdaycare@gmail.com

www.daycareresource.com/ZoilasDaycare.html

June-Aug '23

successful. Tree contractor has visited the location and been asked to quote the work. Also see Tree Canopy Reduction

Maintenance – Reserves

Street Resurfacing.

Board approved contract at \$115,000 plus engineer and Summit oversight. Contract is fully executed. Set June 1st on calendar for sending deposit. However, if interested the contractor would be open to doing the concrete work earlier and the asphalt work later. Marconi is heavy on the concrete repairs. Notice mailed to both streets making them aware of the upcoming project.

Community Trash Cans: Install locations marked, installation in progress.

Trash Issues: Tabled until after Survey.

Newsletter Procedures: Procedures accepted by the Board, to be disseminated to the community

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

Architectural Standards: Tabled, pending recommendations from the AAC

Tot Lot Inspection for Safety: President Kyllis inquired with Treasurer Space about the budget availability; confirmed that all safety concerns require the Board to act via appropriate budget line.

Tree Canopy Reduction: President Kyllis recommends we delay this another year and bundle with proper repairs and reseeded so its properly done. Treasurer Space recommends tabling this

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:02 pm

ADJOURNMENT: The Board adjourned at 8:24 pm

Minutes prepared by Secretary Reich

Pool Committee Draft Minutes

Newington Community Association

Draft Minutes of the Pool Committee Meeting of the Newington Community Association, Springfield, VA, held at Lot 157, Guthrie Residence at 8308 Cushing Court on May 1st from 6:30pm – 7:45pm.

Call to Order

Committee Chair, Christina Guthrie, called the meeting to order at 6:35pm.

Roll Call of Officers—Attendees Present:

- Christina Guthrie, Chair
- Sheila Roche, Co-chair
- John Woods

New Business:

We discussed the pool budget that was posted on the 2023 HOA website. We also briefly discussed the below options and divided up the tasks into three areas: critical maintenance, purchases that would update the appearance of the pool, and some longer-term plans for 2024. Because we didn't have an exact budget for the pool, I created an excel with different budget requests including: \$2500, \$5000, \$7500 and \$15000, and a tab for 2024 with the longer-term projects.

Critical Maintenance for the Pool:

- Locking bolt with paddle for pool table umbrellas (several flew out last year during a windy afternoon!)
- Buy soap for both bathrooms.
- Check to see if the bathrooms need a pressure regulator. Pressure is high.
- Trim trees around the barbeques. Fire hazard. This item should be added to tree budget.
- Umbrellas for 3 guard chairs (\$100-250)

Purchases that would update the appearance of the pool:

- A few new lounge chairs (\$550 apx)
- New Water Fountain that would allow for refillable bottles (\$1700)
- Vending machine at pool (Mara Loper, committee member, is getting estimates.)
- Canopy for baby pool (\$150)
- Canopy for larger pool (\$100-\$300)
- Canopy for cement pad (\$300-\$500)
- Buy pickleball nets (\$200-\$400) and paint for pickleball \$120 and a template (\$95)

Budget for \$500

- New curtains for showers
- Pool Toys
- Wood for picnic table updates
- Wood for bathroom privacy fencing
- Purchase new paper towel device in men's room.

Longer term items that require an investment:

- Add more cement for a larger cement pad (\$7000 apx)
- Add a Permanent structure for the larger cement pad i.e gazebo (\$10,000)

Opportunities for volunteers:

- Staining the picnic tables – Christina Guthrie
- Painting the pickle ball courts – Barry Roche, Christina Guthrie

I wanted to include a few other items that were discussed. These are all no cost items, but we would like to help address them.

The pool committee felt that the cleanliness of the bathroom has been an issue. There is often no soap, and the trash is not always taken out. We thought that we could provide a checklist for the bathrooms for the guards. We would like a copy of the titan contract and could create a list based on the requirements of the contract. Also, are cleaning deck and lounge chairs a part of the contract? They are also moldy all season. (Do we need to provide a pressure washer?)

We would like to create a top 10 list of the pool rules to be handed out the first weekend. Simple things like remembering to wait to jump off the diving board until no one is in the deep end.

We would like the recycling bins brought back into the pool area. We pay for recycling in the community, and it needs to be brought back to the pool area. It would be nice to have a larger one that should be provided by the trash company that is rollable. This would make it easy for the guards to move outside of the gated area. A lot of people work at the pool over their lunch hour, and we would like to know if the Wi-Fi password could be shared with pool guests.

Lastly, I have been asked by several homeowners about the possibility of having a food truck at the pool opening. I contacted mission BBQ to see what their requirements are, but I think this would be a fun idea. Is there an events budget that could be used if there is some cost to host the food truck.

The committee meeting adjourned at 8:09pm.

These minutes were sent to the Board.

Christina Guthrie
May 2st, 2023

PURPLE BINS - Glass Recycling

NCA residents should reuse glass containers or bring them to purple, glass-only recycling containers located throughout the region. If this is not possible, glass should be placed in the trash. The closest one to NCA is Saratoga Park & Ride on Barta Road.

Glass creates many problems for single-stream recycling. It is heavy, which adds cost to transporting recyclables to and from recycling centers. Glass containers placed in curbside recycling bins break during collection and transport to material recovery facilities (MRFs), where recyclables are sorted. The abrasive broken glass damages the machinery at the MRFs. Glass also contaminates bales of other more valuable items, such as cardboard and metals.

Do not place your glass with NCA recycling on Wednesdays!



Community News & Reminders



Pool Hours for June 2023

- Pool hours before end of school year are 4pm to 8pm
- Weekend and holiday pool hours: 11am to 8pm
- Last day of school* - pool will open at 2pm on Friday, June 16
- Weekdays, once schools are closed, pool will be open 11am - 8pm daily

**Fairfax County Public Schools*

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

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach at
freinchy2@yahoo.com.

Pooper Scooper Law Reminder

Here in Fairfax County and NCA, we love our dogs and clean water, too. We can have both if dog owners are responsible and clean up after their pets.

Pet waste contains fecal coliform bacteria and can transmit diseases and parasites such as salmonellosis, cryptosporidiosis, and hookworm – just to name a few. These can make both humans and pets sick. Decaying pet waste can also contribute to fish kills in local streams and the Potomac River.

Many of Fairfax County's streams are currently polluted with fecal coliform bacteria. By picking up after our pets, together we can improve our local water quality and the health of the Chesapeake Bay.

For more information, visit: <https://www.fairfaxcounty.gov/soil-water-conservation/dog-waste-scoop-poop>.

Please pick up after your pets. Our health may depend on it.

SUMMER JOB

Looking for a summer job?

Titan Pool Service, Inc. is hiring for lifeguards.

Go to: www.titanpools.com for details.





Newington Station Update

Active:

1 townhome priced @ \$518,000

Under Contract:

2 detached homes priced from \$725,000-744,995

1 townhome priced @ \$465,000-565,000

The market is heating up! Give us a call today!

Happy Spring



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NCA Calendar

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 Pool Hours 4pm - 8pm	2 Trash Only NO RECYCLING Pool Hours 4pm - 8pm	3 1-3pm Community Day @ Pool (see page 7) Pool Hours 11am - 8pm
4 Pool Hours 11am - 8pm	5 Pool Hours 4pm - 8pm	6 Trash Only NO RECYCLING Pool Hours 4pm - 8pm	7 RECYCLING DAY 7PM NCA Board Mtg (see website for location/details) Pool Hours 4pm - 8pm	8 Pool Hours 4pm - 8pm	9 Trash Only NO RECYCLING Pool Hours 4pm - 8pm	10 Pool Hours 11am - 8pm
11 Pool Hours 11am - 8pm	12 Pool Hours 4pm - 8pm	13 Trash Only NO RECYCLING Pool Hours 4pm - 8pm	14 FLAG DAY RECYCLING DAY Pool Hours 4pm - 8pm	15 Newsletter Deadline Pool Hours 4pm - 8pm	16 Last Day of School* Trash Only NO RECYCLING Pool Hours 2pm - 8pm	17 Pool Hours 11am - 8pm
18 HAPPY Father's Day! Pool Hours 11am - 8pm	19 Pool Hours 11am - 8pm	20 Trash Only NO RECYCLING Pool Hours 11am - 8pm	21 The First Day Of Summer RECYCLING DAY Pool Hours 11am - 8pm	22 Pool Hours 11am - 8pm	23 Trash Only NO RECYCLING Pool Hours 11am - 8pm	24 Pool Hours 11am - 8pm
25 Pool Hours 11am - 8pm	26 Pool Hours 11am - 8pm	27 Trash Only NO RECYCLING Pool Hours 11am - 8pm	28 RECYCLING DAY Pool Hours 11am - 8pm	29 Pool Hours 11am - 8pm	30 Trash Only NO RECYCLING Pool Hours 11am - 8pm	

*Fairfax County Public Schools with an early release; pool opens at 2pm