



Inside Newington Station

Newington Community Association Monthly Newsletter
JUNE 2024

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NCA BOARD OF DIRECTORS MEETINGS

Wednesday, June 5
Wednesday, July 3

President's Corner By John Kylis

Summer is just around the corner and it's pool season. I hope everyone gets an opportunity to enjoy the pool this summer. Safety is key—please listen to the lifeguards and follow all posted rules. Here is a [link](#) to the current pool rules.

Per our HOA guidelines, all residents are required to maintain their yards and any landscaping. Please help a neighbor who may be unable to mow, if you can.

It is time for annual ARC inspections - please see the article below.

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

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: 8-23 thru 8-26)

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: 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 (this includes a copy to the Community Manager).

ARCHITECTURAL ADVISORY COMMITTEE

Chair - Sarah Jernigan

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!!!**

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 1452259182
May 1st, 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:01 pm.

BOARD MEMBERS PRESENT: President John Kyllis, Vice President John Woods, Secretary Camille DiFolco-Visbeck, Treasurer Phil Space. Absent Director Daniel Bojanini

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 7 residents

PRESIDENT'S COMMENTS: NA

COMMUNITY FORUM: NA

HEARINGS: None

APPROVAL OF MINUTES:

April minutes approved by acclamation with revision

OFFICER/COMMITTEE REPORTS:

Treasurer:

Environmental: Spring Cleanup Event was a success.

Maintenance: None.

Planning & Development: None.

Welcoming: See Recreation.

Architectural Advisory: None. Chair needed; Committee suspended due to inactivity. Any volunteers interested, please contact the Board.

Neighborhood Watch: Chair needed

Management Contract Committee: Additional inquiries have been made to prospective companies; discussion is ongoing.

Recreation: Grand Opening Event at pool, May 25th 2pm-4pm, in conjunction with Welcome Committee. Ice cream, yard games, bingo. **Motion out of committee for \$300 budget to purchase ice cream variety packs for event; 4 Yes, 1 absent (Daniel B.)** May 15th meeting open to volunteers to plan event, set up/clean up volunteers needed.

Pool: None.

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.

Votes Held Between Meetings

None

Homeowner Communications

- Homeowner's mother responded to flyer about wood stack in woods behind Gwynedd. Her daughter said the pile has been there for over 10 years and its not fair to target the homes closest to the pile. Also felt the Association should be more worried about dead and diseased trees in the area [management is not aware of any dead or diseased trees in that area but will take a look.]
- Boat at end of DeLong [boat is now gone.]
- Car on Brandeis with commercial magnet [Reported to tow company]
- Street light out on Euclid and common ground next to parking space has lots of roots. [Light reported to Dominion. The above grounds roots are extensive! Arranged for them to be covered at a cost of \$500.]

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- Unit on Luce with a lot of trash in front yard.
- Fallen tree branch near 7820 Marconi. [no branch was down when management was on premises nor was a broken branch found stuck in tree. Reported hollow tree to arborist who said tree would fall into woods.]
- Resident is concerned about homeowner who does not park in assigned space and instead takes up blank parking space. [management watched situation for a week and notified landlord of issue. If problem occurs again, a violation notice will be sent.]
- Moline community can not be picked up by Patriot. Also fallen branches at curbs. [reported community cans to Patriot. Homeowners must put branches out in bundles or in paper bags for yard debris pick up. When on the property 4/24/24, very few branches were seen. Possibly done by Blade Runners.]
- Resident extremely unhappy with parking situation, especially on Kitchener, where residents reserve blank spaces for extra cars in household. Recommendation is use of visitor hang tags.
- Report of buzzard strewn trash on Gwynedd. [Flyer distributed to targeted homes. The next week it was reported neighbors are using black bags and they were buzzard free.]
- Branch from tree on Kitchener came down on resident's car. [arborist assessed tree and recommended a deadwood pruning which was approved.]
- Resident put out a small red plastic trash can with trash in it that was thrown away by Patriot. Resident wanted reimbursement. [Patriot said their driver did not take it and that they can provide the larger containers and per contract, they are not responsible for 'lids, plastic cans, or any items left near trash cans.]
- Maintenance of neighbor's yard is not good. [pictures taken and letter sent.]
- Muddy area behind two sections of homes on Moline. [Area is messy and always has had an unusual amount of water. Management recommends getting quotes of some drainage solutions (i.e. rock swale or underground drains) or consulting with an engineer. Project has been added to ongoing master maintenance list.]
- Lodge Court is very 'commercial'.
- Residents neighbor's gutter is causing dampness/mold in their home. [There is minimal actions the Association can take but management will look at the situation for an architectural violation.]
- Report of kids riding bike on metal wheelchair ramp. Video provided of kids purported to be doing this and second video of kids walking into nearby home. [management felt it was quite clear the two videos are not of the same group of kids and this could be considered continued harassment toward another homeowner on Matisse. Ramp is on common grounds and not sure if the Association can restrict walking on it.]
- Picture of loose cardboard left behind on Brandeis. [Residents must secure cardboard in larger box or a recycle bin. Not the responsibility of the trash contractor.]
- Picture of out of state red truck drive parked on common grounds behind Brandeis. [management to look at it]

Other Management Actions

- Reviewed April minutes.
- On-site visits resulted in out-of-cycle violation letters.
- Reported the utility cover is repeatedly falling off Verizon box at entrance to community driveway. [Communications and Regulation division of County will follow up with Verizon for a permanent fix.] Sent picture of cover still off on 4/24/24.
- Section of rake board has come off pool house. Getting someone to look at the repair.
- Called private hauler for various bulk pick ups including Clean Up Day trash. \$600
- Communication with management company of County home that does not store trash can out of sight. [response was that new ramp takes up too much space in back yard. Pictures taken by NCA management to show there is plenty of space in back yard.]
- 2024 Spring pool inventory authorized.
- Reported to management company of County home on Matisse interference with Association business. Communications with attorney on delinquent account of foreclosed home on Cushing. The statement in the collections report of a payoff letter was an error. Attorney would like to know Board's interest on next steps. Management provided them with bank account information for a garnishment. If that is unsuccessful, the Board will need to make a decision on a boarder bank search or to write off the ac-

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count.

- Shared pic with grounds contractor of entrance to Delong. [Response was it is grubs and would need ground restoration and grub treatment.]

OLD BUSINESS

Maintenance – Operating

Maintenance Projects: Pool whitecoat and other projects underway. Awaiting response from County regarding path between Delong and Northumberland

Street signs: Vice President Woods tracking progress

LeMoyne Project: Approved and anticipated to be done in early Fall.

Replacement Tree: See Motions

Power washing Tennis Courts and Pool Deck: Tennis courts completed. Pool deck to be cleaned after whitecoat work is completed. Approximately 5/15/24.

Trash Issues: Tabled for next meeting. Clean Up Event April 13th

NEW BUSINESS

Youth Activities Contribution: See Motions

Matisse Parking Spot Repainting: Reduce new space to 22 feet long and slightly increase all adjoining spaces to be more in line with standard size. See Motions.

Handicap Ramp Installation: Letter to be sent to installer to mitigate erosion risks. See Motions.

EV Charging in the Townhomes: Topic to be readded to the agenda. Management to provide information and guidance based off comparable policies adopted by other Communities.

MOTIONS

1. **Motion**: To accept Clear Expectations' proposal for power washing tennis courts and pool decks NTE \$4000. Made by President Kyllis, Seconded by Treasurer Space, vote 5 yes 0 no
2. **Motion**: To purchase replacement trees for Brandeis and Gwynedd not to exceed \$2200. Motion made by President Kyllis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]
3. **Motion**: To contribute \$150 for All Night Grad party at Lewis HS. Motion made by President Kyllis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]
4. **Motion**: To request the County to handle repainting parking spot lines on Matisse where handicap ramp was installed. Motion made by President Kyllis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]
5. **Motion**: To request County to retrofit ramp with erosion control. Motion made by President Kyllis, second VP Woods 4 yes 1 absent [DiFolco-Visbeck]

The Board convened into Executive Session: 7:53pm

At 7:53pm the meeting will convene to Executive Session for the purpose of discussing architectural violations. **Reconvened into Open Session: 8:10 pm**

ADJOURNMENT: The Board adjourned at 8:12 pm

Violation of topped trees on Godolphin tabled to next month.

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>.



2024 POOL HOURS

June 2024

- Weekday pool hours before end of school year: 4 pm to 8pm.
- Weekend and holiday pool hours: 11am to 8pm.
- Last day of school* - pool will open at 2pm on Wednesday, June 12th.
- Weekdays, once schools are closed, pool will be open 11am - 8pm daily.

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 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.

SUMMER 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.

It is recommended that you call ahead to schedule your visit with the Community Manager.

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 for details.



Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ 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

June 18 – Primary Elections

Deadline to apply for a ballot to be mailed to you: **June 7, 2024**. Your request must be received by your [local voter registration office](#) by 5:00 p.m.

Voter registration offices open for early voting: **Saturday, June 8, 2024**.

The last day of in-person early voting at your [local voter registration office](#): **Saturday, June 15, 2024** at 5:00 p.m.

- [2024 June Republican All Offices Candidates List by Locality](#)
- [2024 June Democratic All Offices Candidates List by Locality](#)

For more information, visit <https://www.fairfaxcounty.gov/elections/upcoming>.



NO MOTOR VEHICLES ON COMMON GROUNDS

Per NCA's General Policies: NO motorized vehicles (**including contractor vehicles**) may be driven or stored on common grounds. Expect an immediate notice of hearing for anyone who drives or allows their contractor to drive on common grounds. Damage may not be immediate, but curbs and sidewalks are not designed to be driven over.

NCA Calendar

JUNE 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
*Fairfax County Public Schools						1 Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
2 Pool Hours 11am - 8pm	3 Pool Open 4-8pm	4 Trash Only NO RECYCLING Pool Open 4-8pm	5 RECYCLING DAY 7PM NCA Board Mtg (see website for details) Pool Open 4-8pm	6 Pool Open 4-8pm	7 NO RECYCLING Trash Only Pool Open 4-8pm	8 Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
9 Pool Hours 11am - 8pm	10 Pool Open 4-8pm	11 Trash Only NO RECYCLING Pool Open 4-8pm	12 RECYCLING DAY Last Day of School* Pool Opens at 2pm!!	13 Pool Hours 11am - 8pm	14 No Recycling Only Trash Pool Hours 11am - 8pm	15 Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
16 HAPPY FATHER'S DAY! Pool Hours 11am - 8pm	17 Pool Hours 11am - 8pm	18 Trash Only NO RECYCLING Pool Hours 11am - 8pm	19 RECYCLING DAY Pool Hours 11am - 8pm	20 The First Day Of Summer Pool Hours 11am - 8pm	21 NO RECYCLING Trash Only Pool Hours 11am - 8pm	22 Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
23 Pool Hours 11am - 8pm	24 Pool Hours 11am - 8pm	25 Trash Only NO RECYCLING Pool Hours 11am - 8pm	26 RECYCLING DAY Pool Hours 11am - 8pm	27 Pool Hours 11am - 8pm	28 NO RECYCLING Trash Only Pool Hours 11am - 8pm	29 Yard Debris pick up for all NCA residents Pool Hours 11am - 8pm
30 Pool Hours 11am - 8pm						