



Inside Newington Station

Newington Community Association Monthly Newsletter MARCH 2023

INSIDE THIS ISSUE:

President's Corner	p. 1
NCA Board Meeting	p. 1
2023 Pool Procedures	p. 3
Draft Minutes	p. 4-6
Reminders	p. 7
Calendar	p. 8

NCA BOARD OF DIRECTORS MEETINGS

March 1
April 5
May 3

PRESIDENT'S CORNER

By John Kylis

The 2023 Pool Rules are available on the NCA website ([link](#)). It is time for pool passes. [Click here to access the online pool application](#). See page 3 for additional details.

The NCA Board is looking to form a Pool Committee which focuses on pool improvements.

In addition, the NCA Board is looking for volunteers to form an Architectural Advisory Committee to review the Arch Standards.

If your teens need volunteer hours - we need some help with clean-up that can help them earn some hours.

If you are interested in helping on either of these committees or you have a teen who needs volunteer hours, please contact the NCA Board via email: manager@newingtoncommunity.org or call 703-455-3606.

2023 POOL SEASON

View the updated pool rules here:

http://newingtoncommunity.org/wp-content/uploads/Pool_Rules_23-Final.pdf

Apply for your pool pass here:

http://newingtoncommunity.org/wp-content/uploads/2023-Registration_Card_ForPrint.pdf

NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, March 1, 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 9:30 am - 2:30 pm
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 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 – 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 - TBN

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

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

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

2023 Pool Procedures

Please read the updated pool rules ([link](#)).

The pool application forms are electronic ([link](#)). The NCA Office has 100 application cards printed if you would prefer to pick up a hard copy.

Complete the online form - print, sign and attach your last year's pool pass(es).

Drop all completed forms in the drop box at the base of the NCA office steps. Lost passes are \$10 each to replace. **Early Bird Special:** Get everything returned by 5pm on Monday, April 10, 2023 to receive 5 free guest credits.

After 12 Noon on Monday, May 8, 2023 - there will be a \$20 processing fee.

Passes will be available in the office before opening day as long as the Registration Forms were completed properly, old passes returned, pictures provided, assessments are current and everything turned in by **May 8**. RESIDENTS ARE REQUIRED TO PICK UP THEIR ANNUAL POOL PASSES IN THE COMMUNITY OFFICE and proof of residency will be required. The office will have a few evening and weekend hours in May to accommodate picking up the passes. Dates and times will be posted in the May NCA newsletter and the website.

Questions: email: manager@newingtoncommunity.org or call 703-455-3606.

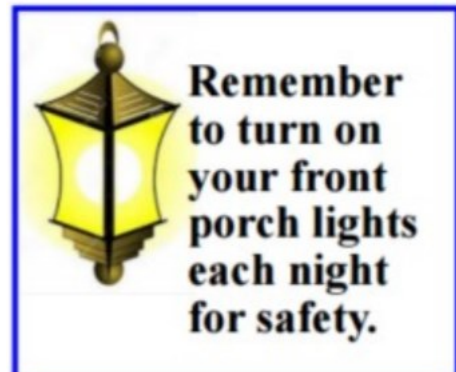
Don't Block the Box!

The mailbox that is. The mail carrier has mentioned that the mailboxes are sometimes blocked by trash and recycle barrels, which makes mail delivery more difficult and slower. This is especially true in the single family homes, particularly for those residents who live on or near pipe stems.

If necessary, it is OK to line up your trash and recycle barrels on the sides of the pipe stem, while still allowing enough room for autos to enter and exit. Please, do not place barrels on the sidewalk! The trash and recycle guys are pretty good about returning the barrels to where they were, which keeps the barrels out of the path of the mail carrier. The mail carrier thanks you!!

Obey Neighborhood Signs

For everyone's safety, please pay attention to all speed limit signs for safety. Some streets are one way only - please obey the one way signs on Luce, Moline and Durer.



NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
February 1st, 2023 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 pm. This meeting is recorded for minute taking purposes.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Welcome all and thank you for joining the meeting.

COMMUNITY FORUM:

- A resident reported algae-like growth on a couple homes on Matisse.
- A resident requested the Newsletter posting notice and hard copies at the office be made available earlier.
- A resident noted the EV Charging Station-Policy allows homeowners to install the outlet but they are not allowed to run cables on common ground which means that the townhomes would not be able to use their outlets but the single family homes would be.
- A resident is not in favor of trash enclosures in our community. The Board needs to focus on enforcing the rules throughout the community, not just in the townhomes.
- A resident does not support Board's decisions to halt the printing and delivering of newsletters. Recommends that the community manager email the newsletter to the "non-residents on the distribution list" (Appendix C).
- Homeowner is not in agreement with the proposal of changes for the RV Parking Lot due to concerns of available spaces and current policy. Asks the association to promote the RV Parking Lot to attract additional users.

APPROVAL OF MINUTES:

January Minutes – passed by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer – Currently tracking interest rates and best available options for future CDs.

Environmental – Spring Clean Up Event TBD, April timeframe.

Maintenance – To check out street signs and track what new signs need to be ordered.

Planning & Development – None.

Welcoming Committee – New residents: Dec 2022 – 4, Jan 2023 – 2. Decided to hold off delivery of Welcome packets to the December and October/November residents until new magnets were available, which now they are. Our present inventory includes 2 complete Welcome packages. We may need to purchase more Starbucks gift cards. I will check with Tina on inventory of the gift cards as she purchases and keeps the cards. More bags used to enclose information need to be purchased too.

Next meeting is scheduled for March 23 at 7PM. Question was posed about what media to use to hold the meeting; John volunteered his Zoom account for the meeting.

Continued on next page ...

Neighborhood Watch – Chair needed

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

None

Financial Review

Financial Highlights. December financials will not be available until after February 15th due to delay to complete year end financials with all 2022 expenses.

Resale Inspections

3 disclosure inspections in last month

Homeowner Communications

- With the end of the newsletter distribution, are there any community volunteer opportunities for homeowner's 11 year old daughter? [Environment Committee has opportunities for litter clean up.
 - Homeowner expressed concerns that the Board is not verbally reporting information they have access to. [Board package will be available on Vantaca each month for residents.]
 - Patriot is not doing a good job of cleaning what falls out of trash cans.
- Consideration of adding three community cans at Delong/Durer, Rowanta/Eucalyptus, and Euclid/Northumberland. [see new business]
- Can residents put car covers on their vehicles. [yes, however, the association has the right to lift them to look for safety inspections and license plate expirations.]
- Can a resident call the tow company if another resident blocks their parking space? [yes]
- Vehicle broken into on Delong [resident reported to police]
- Person is parking in parking space of empty home [management looked for car to see if there was a violation. Otherwise, homeowner can call police if illegal activity is witnessed.]
- Bulk trash out on Moline for two weeks and truck is not parking between lines. [to be looked at]
- Homeowner's sewer pipes were replaced. Tree roots were issue. Homeowner wants to know if association pays for damage or will remove tree. [association is not responsible for damage and information and pictures should be provided to support request for tree to be removed.]
- **Other Management Actions**
- Trailer towed from RV lot. No application renewal and not current on their assessments.
- Light outage reported (x2)
- Weekly activity reports from NCA office to Board President. Drive through of community on looking for trash violations resulted in 24 violation letters. One home has received two notices and has a third violation. Does the Board want the next step to be automatic hearings? The Board responded 'yes.'
- Assistant Manager has access to Vantaca and has received some training. Does anyone have a spare second monitor to donate to the office? Yes, a Board member has a spare to donate to the office.
- Final financial audit is received and filed.
- NCA office hours will change to Tuesday and Thursday from 9:30 to 2:30.
- Annual worker's compensation audit received.
- Reviewed draft minutes and draft newsletter.

OLD BUSINESS

Maintenance – Operating

2023 Curb Painting: Scheduled for spring.

Pool signs: new signs will be installed in the spring

Tree Replacement: Tabled pending possible trash alternative.

Continued on next page

Street signs: Completed. To be looked at by the Fire Marshal, old posts to be removed as time permits. Six new 15mph signs will be ordered.

EV Charging Station Policy: To be published in the March Newsletter before enacted.

Pool Passes: HOA mobile applications to be considered. Tabled.

Maintenance – Reserves: Engineer to provide specification report.

Trash Issue: *Continued* - Focus still on policy enforcement. Further discussion after community survey.

Management Contract: Tabled.

Distribution Lists: Distribution lists to be refined to reduce duplicate emails between Vantaca and NCA's in-house list.

Newsletter Procedures: On-going edits and updates.

Pool Rules 2023: Minor edit made, to be published with the March 2023 newsletter. Additional edits to be discussed for 2024 by, hopefully, a Committee of interested persons to review and provide recommendations to the Board.

NEW BUSINESS

Maintenance – Operating

2023 project plans: See motions.

Community Trash Cans: Additional three (3) community trashcan will be accepted for pickup at no additional cost for service. Quote for hardware to be obtained and between meeting email vote conducted

RV Lot Spaces: See motions.

Office Security System: See motions.

Motions

- Motion: To accept 2022 pool rules with minor edit regarding teen members access, Made by President Kyllis, second by VP Woods. Vote: 5 yes 0 no.
- Motion: To approve common ground improvements as recommended by Management at \$3,825 to be funded from Operating – Common Grounds Improvements at steps near basketball court and \$2,100 to be funded from Operating – Common Grounds (Townhouse Only) for improvements around Lemoyne. Made by President Kyllis, second by Treasurer Space. Vote: 5 yes 0 no.
- Motion: To repaint RV Lot lines to turn three small spaces into 2 large spaces to match 2 existing large spaces. Made by President Kyllis, second by VP Woods. Vote 4 yes 0 no 1 abstain (Space).
- Motion: To cancel Vector Security monitor services. Made by President Kyllis, second by Director Bojanini. Vote 5 yes 0 no.

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:37 pm to discuss architectural violations. The board reconvened to open session at 8:40

ADJOURNMENT: The Board adjourned at 8:41 pm

Minutes prepared by President Kyllis and Secretary Reich.

Community News & Reminders

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.

http://www.ebmcdn.net/fairfax/fairfax-cable-viewer.php?w=768&h=432&viewnode=dog_waste_psa
www.fairfaxcounty.gov/publicworks/stormwater

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.

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach at

freinchy2@yahoo.com.

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.

Newington Station Update - The Mason Group



Under Contract:
1 townhome priced @ \$475,000

Sold:
1 townhome priced @ \$420,000

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



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NCA Calendar

MARCH 2023

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 7PM NCA Board Mtg (see website for location/details) RECYCLING DAY	2 FCPS 2-Hr Early Release	3 FCPS No School Trash & Bulk pick-up ² NO RECYCLING	4 *Yard Debris Resumes* Yard Debris pick-up (All NCA residents)
5	6	7 Trash Only NO RECYCLING	8 RECYCLING DAY	9	10 Trash Only NO RECYCLING	11 Yard Debris pick-up (All NCA residents)
12 Spring forward Don't forget to set clocks ahead one hour at 2 a.m. Sunday. 	13	14 Trash Only NO RECYCLING	15 RECYCLING DAY	16	17 Happy St. Patrick's Day! NO RECYCLING Trash Only	18 Yard Debris pick-up (All NCA residents)
19	20	21 Trash Only NO RECYCLING	22 RECYCLING DAY	23	24 Trash Only NO RECYCLING	25 Yard Debris pick-up (All NCA residents)
26	27	28 Trash Only NO RECYCLING	29 RECYCLING DAY	30	31 Trash Only NO RECYCLING	