

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 Kylis, 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 (Page 13-14).
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! Page 19. Arranged for them to be covered at a cost of \$500.]
- 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 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. Pics on Pages 20-21. [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 neighbors 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 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. See Pages 28-29 in ES.
- 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 account.
- 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

Powerwashing 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

Mattisse 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 readed to the agenda. Management to provide information and guidance based off comparable policies adopted by other Communities.

MOTIONS

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