

DRAFT
NEWINGTON COMMUNITY ASSOCIATION
ANNUAL MEETING
Harvester Presbyterian Church
7800 Rolling Rd
Springfield, VA 22153
August 12, 2021
Minutes Provisionally Accepted on xx-2022

President Debby Ramirez called the meeting to order at 7:30 pm. The meeting was recorded. President Ramirez welcomed everyone and asked each Board member, Vice President Regina Watson, Secretary Karen Chauvin, Treasurer Bobby Royal, and Director John Kylis, to say a few words about themselves. President Ramirez also thanked NCA's Community Managers, past and present, Lori Randall and Stephanie Reed, and the Assistant Community Manager, Tina Queen for their unfailing support.

President Ramirez also welcomed special guest Delegate Vivian Watts to the meeting. Delegate Watts encouraged residents to get involved, get to know your neighbors, and if NCA residents have any questions regarding local or state level government issues, she would be available for Q & A sessions.

COMMUNITY FORUM

Homeowners raised the following issues:

1. A resident commented that he was glad that NCA had approved security cameras for the community, as a Jeep was stolen right in front of him while he was standing in front of his house. [NCA is working to get a community discount for Ring cameras. Watch newsletter and website for updates as the promotion will only be valid for a limited time period.]
The resident also said that the contractor that repaved Luce Ct last year did an excellent job. The resident was interested in the list of projects that were funded year by year from the reserve funds. This information could be loaded into Vantaca under the finance page.
2. A resident had concerns about noise from helicopter flights. [Delegate Watts stated that many of the flights are military, and thus follow Federal rules which take precedence over state and local ordinances. Residents are encouraged to write to Supervisor Storck, their Senator, and Representative about any aircraft noise issues from Reagan Airport, the Pentagon, etc.]
3. A resident would like the NCA Board to have 9 members as the governing documents allow, and encouraged everyone to get involved. He has heard complaints about too many rules and selective enforcement. He would also like the number of votes for each candidate to be published. [NCA currently has a policy in place that limits the number of Board members to five. President Ramirez said that if the nominees that did not win election would attend the September virtual Board meeting or re-confirm their interest, the Board would consider increasing the number of Board members to seven and would adjust the respective terms of office to achieve a staggered rotation of Board members.]
4. A resident had concerns about residents feeding feral cats on Luce Ct. [NCA has discussed this issue before, and there have been residents who trap and make sure feral cats are neutered and get their shots as well as feed them. Fairfax County policy appears to be that feral cats should remain in place, rather than be trapped and relocated.]

5. President Ramirez asked for Delegate Watts' assistance with the Fairfax County Board of Supervisors and V-Dot to move the bike lane striping from in front of the ballfield to the other side of the road to increase safety. NCA will send a copy of all the correspondence on this issue to Delegate Watts.
6. A resident commented that loose recycling boxes, packing materials, etc. end up in her yard.
7. A resident suggested that the Board consider using text messages in addition to, or instead of, emails to reach out to residents.
8. A resident inquired about the status of the disposition of the violations resulting for the Architectural Inspections. [Some violations have already been corrected, and the Board will do re-inspections in August/September focusing on structural issues, i.e., siding, roof, gutters, etc., but will not include followup on yard issues until later in the fall. The initial inspection and the production of the letters were funded by a contract with Summit, but the mailing costs were funded by NCA. Any followup letters, postage, etc. will be funded by NCA.]
9. A resident stated that the Vantaca website is beneficial for viewing account information. However, the "Suggestion" button doesn't seem to be working properly. [There is a technical issue and it is being worked on. In the meantime, send questions to the NCA manager.]
10. A resident stated that a former President set up the NextDoor Newington Station account, but it is not known who monitors the account. [NCA's legal counsel has advised NCA not to use these social media forums for NCA business. NCA has a website, a newsletter, and a bulletin board on the wall by the meeting room at the office for NCA communications.]
11. A resident stated that the new monument lights are helpful for deterring crimes.
12. A resident asked if in-person meetings would be held in the future. [The Board is planning to hold in-person meetings, but the timing is uncertain due to the delta virus.]
13. A resident said the last house on Gwynedd Way has a light out. [Residents should send an email to the NCA manager whenever there is a light out or other concerns.]

ANNUAL MEETING

President Ramirez convened the Annual Meeting at 8:05 pm. A quorum was present.

President Ramirez announced that there were 2 positions to be filled and asked for nominations from the floor. The following nominations were received:

1. Bobby Royal
2. Phil Space
3. Milbert Dacayana
4. Abdul Elgadi

Members filled out their ballots and the ballots were collected.

APPROVAL OF MINUTES

Minutes of the August 8, 2020 Annual meeting were approved by acclamation.

TREASURER'S REPORT

Treasurer Bobby Royal presented financial highlights including the 2020 year end balances, 2021 mid-year review, reserve expenses and operating funds projects since the last annual meeting, and the first draft of the 2022 budget.

2021 FINANCIAL HIGHLIGHTS AS OF 6/30/21

2020 Year End

Total cash in operating accounts - \$303,230

Reserve Assets - \$256,700 (approximately \$67,500 in common and \$189,200 in streets)

NCA ended the year with net income of \$40,726

Members' equity - \$229,526 (included in operating accounts above)

Investments included CDs, Treasury Notes and interest -bearing money markets

2021 Mid-Year Review

Total cash in operating accounts as of 6/30/21 was \$333,163 (includes the \$100,000 the Board approved for transfer to common reserves)

Reserve Assets - \$282,642 (approximately \$77,591 in common and \$205,051 in streets)

Net Income \$48,388

Members' equity - \$230,058 (includes the \$100,000 the Board approved for transfer to common reserves)

Investments include CDs, Treasury Notes and interest -bearing money markets

Reserve Expenses since last Annual Meeting

Streets

- Engineer review to ascertain conditions and prepare specifications report on next two street projects, Euclid/Getty and LeMoyne. Board approved contract for repaving Euclid/Getty (\$163,300) in 2021.

Common Grounds

- Path repair planned (\$16,000)
- Repaired large crack in pool (\$8,000)

Operating-funded projects since last Annual meeting

- Approved a contract to improve five common ground bare areas (Dampier, Kitchener, Luce, Matisse) plus a small retaining wall on Kitchener. (\$10,525)
- Dead and dying trees continue to be a maintenance priority. Due to the abundance of woodlands and landscaping in the community, there are not enough funds to deal with every concern. The tree policy process is followed, and priorities are established with the community's best interests in mind.
- Bi-annual architectural inspections by Summit. (\$6,000) Completed.
- Power wash all mailboxes approved. (\$2,400) Pending

Assessment Delinquencies as of 12/31/19

a. Current plus Over 30 days - \$2,682

b. Over 60 days - \$5,301

c. Over 90 days - \$25,693

d. 11 accounts with the collection attorney

Assessment Delinquencies as of 12/31/20

- a. Current plus Over 30 days - \$177
- b. Over 60 days - \$2,972
- c. Over 90 days - \$33,874
- d. 11 accounts with the collection attorney

Assessment Delinquencies as of 6/30/21

- a. Current plus Over 30 days - \$940
- b. Over 60 days - \$6,352
- c. Over 90 days - \$21,252.73
- d. 14 accounts with the collection attorney

In total, there were no significant changes in a six-month period.

The Doubtful Accounts Analysis was completed as of 6/30/21. The calculation comes to \$11,173, of which \$15,000 is already noted on the balance sheet. The calculation will be done again before the 2021 budget is finalized.

2019 audit

No update at this time.

2022 Budget

NCA's governing documents limit the amount assessments may be increased each year based on the change in CPI-U (Consumer Price Index - Urban). Currently, using June CPI figures, the maximum the budget may be increased is 4.34% which is approximately \$9 per lot per quarter. The final draft budget will be in the November newsletter for the members' review.

PRESIDENT'S REPORT

President Ramirez reported highlights of the Board's accomplishments for 2020-2021:

- NCA Office siding and sidewalk were pressure washed
- NCA Office gutters were cleaned
- Cracks in the pool were repaired
- Removed remaining vegetation from the ballfield
- Purchased new soccer nets
- Developed and implemented a Community Survey [109 responses, approximately]
- Modified the Exterior Project Form to include return delivery by email, mail, or both
- Analyzed residents' preference for newsletter distribution, which was split between email and hard copy delivery
- Analyzed option for doggie waste stations [Will install three more trash cans; pending until next trash contract]
- Purchased 3 Community Meeting Signs
- Activated the NCA Email Distribution List
- Rolled out Summit's New Vantaca Database System

- Purchased and installed lights at all NCA Monument signs
- Approved Euclid Way & Getty Court Street repaving project, including sidewalk repairs as needed throughout the community
- Developed and approved Architectural Standards for security cameras and porticos
- Revised Architectural Standards to include colors for brick staining

ELECTION RESULTS

The following persons were elected to serve on the Board:

1. Phil Space
2. Milbert Dacayana

DOOR PRIZE DRAWING WINNERS

1. Donna Hunolt won the \$50 door prize in the proxy drawing.
2. Gloria Jenkins-Moody won the \$100 door prize for signing in at the Annual Meeting.

Meeting adjourned at 9:23 pm.

Minutes submitted by Secretary Karen Chauvin