

**NEWINGTON COMMUNITY ASSOCIATION  
MONTHLY BOARD MEETING**

September 6, 2017

**MEETING CALLED TO ORDER:** 7:01 pm.

**MEMBERS PRESENT:** President Kevin Benore, Treasurer Dennis Kruse, Secretary Beth Rodriguez, Director Stacey Perritt and Director Parker Watson.

**MEMBERS ABSENT:** Vice President Sarah Jernigan and Director Florence Smoczynski

**PRESIDENT'S COMMENTS:** President Benore commented on the good turnout for the annual meeting and on how the discussion during the meeting was informative to all.

**APPROVAL OF MINUTES:**

- July 5, 2017 minutes stand as amended
- August 2, 2017 minutes approval was tabled until the October meeting

**COMMUNITY FORUM:**

The following issues were presented by residents:

- A resident raised a question on tree trimming on private property. He was told that if the tree is on his property, he would not need to have board approval to trim the tree.
- A resident expressed concern for older children (teens) smoking around small children. He asked the board looking into establishing a smoking policy for common grounds
- A resident, who was a former newsletter distributor, reported that he found newsletters on his front porch. He delivered them and would be willing to continue through the end of December. He stated that he is retiring then and was unsure that he would be in town when the newsletter needs to be distributed.
- On Sunday, September 3<sup>rd</sup> a resident went to the community tennis courts. She reported that there was a lot of moss growing on the courts and it was very slick. She suggested that they presented a risk of someone getting injured and should be closed until they are power washed.
- A resident reported that the stop sign was replaced as requested and thanked the community manager for her work on this. He further asked about the street light that was out. He was told that the matter was turned over to Domion Energy.
- A resident noted that the newsletter was later than usual. In the discussion that followed it was decided that it was needed to stick to the 15<sup>th</sup> of the month submission deadline and to have the newsletter ready to be delivered 7 days before the 1<sup>st</sup> of the month.
- A resident reported seeing a person without an inspection sticker.
- A resident reported a commercial vehicle on his street after normal work hours. A discussion was held on current parking policy. This will be looked into.

**CARE MANAGERS REPORT:**

Management Report ending September 1, 2017

Prepared by Carla Lillie (CMCA, AMS, LPN) – Community Manager

Items completed –

- Baby gate repair
- Water heater replacement

- Office power wash and paint project
- Meeting signs are being printed
- TOPS software program open for use
- The pipes in the pool restrooms were backed up. The company that recently flushed the main water line returned. They had submitted a proposal to work on the “belly” of the main line. This spot had formed due to age of the pipes. The restroom pipes were flushed and they have submitted another proposal.
- Pool Inspection and no leak has been located at the baby pool.

Items pending/scheduled-

- Stops signs have arrived - waiting for installer to give me the exact date. ( requested to be completed within 10 days)
- Security System replacement scheduled for Wed.9/6
- Was able to reach a Supervisor at Dominion Energy who will help get the street lights repaired much faster – I should have the scheduled date for service this week

Additional projects-

I met with Mr. Dillard (owner of Blade Runners) and I asked him to attend the September Board meeting. When I told him the subject(s) of concern he DECLINED.

His response was - There is no need to attend because he would only be providing the same information that he presented the last time he met with the Board. He is aware of the concerns.

2 things he specifically mentioned was

- The entrance signs are covered by the liriope plants - remove them
- We have opted for 1 community leaf removal vs. 2 or more

Otherwise he finds nothing wrong with the property. I requested that the company inspect all of the community beds for weeds and displaced borders. I don't think it was completed and he reported that he found nothing wrong.

I have reached out for 2 additional landscape quotes and opinions. I suggest further Board discussion. Mr. Kruse and I have been working on the Budget - We are finalizing some of the actual revisions and then we will present to the Board.

**HEARINGS:** None

**COMMITTEE/BUSINESS REPORTS:**

1. Planning and Development Committee – Lou Tobat: School has started and busses are on the roads. He encouraged everyone to be sure to stop for the buses. He also reported on the Pohick Stream Valley Trail Project. The county will be paving the trail and will pave entrance trails.
2. Architectural Advisory Committee – Stacy Perritt: Next meeting will be September 16<sup>th</sup> at 9:30 am. They will be discussing pools & spas and fire pits & grills. She encouraged community participation and stated that the meeting will be to look at regulations for safety. During this report a resident asked if grills are allowed at the baseball field.
3. Treasurer's Report/Budget Committee – Dennis Kruse: Reported:
  - Through the end of July 2017 we continue to run below budget
  - Delinquent accounts peak 1<sup>st</sup> month of the quarter and then go down
  - In August a long term delinquent account was paid off
  - Received a preliminary audit report
4. Maintenance Report – Sarah Jernigan: No Report

**OLD BUSINESS:**

1. Titan Pool Proposal to close the pool was presented and discussed by the board. Director Perritt made a motion that we approve the Titan Pool proposal for closing the pool for \$2,185.00 and for the CM to check on past work on the pool, Director Watson seconded the motion. After discussing the motion Director Perritt decided to amend her original motion. The motion to amend is: We amend the motion to read we approve the Titan Pool Proposal for closing the pool up to and including the amount of \$2,185.00 and the CM will get a review of previous work on the pool and the answer to any questions. The money for this work is to come out of line 7130 Supplies & Expenses – pool/recreation. Director Watson seconded the motion. The vote is as follows: To amend the motion – 5 yes and 0 no  
To approve the motion as amended – 5 yes 0 no
2. Soccer Goal – a resident, to assist the board researched to cost of purchasing an additional soccer goal. He gave the results of his research to the CM who gave them to the Board. This matter was tabled for one month to give the CM time to do further research.

## **NEW BUSINESS**

1. A question was brought to the Board. Since Harvester Presbyterian Church did not charge NCA for use of a room of their building, would the Board want to make a donation to the church? Director Watson made a motion to donate \$200.00 to Harvester Presbyterian Church. Secretary Rodriguez seconded the motion. Vote: 5 yes 0 no.
2. Current draft of the 2018 budget:

Treasurer Kruse presented to the Board the current **draft** of the 2018 budget. Discussion was held on ways to keep the increase of the HOA dues in line with the CPI and to avoid any possible need of a special assessment. Secretary Rodriguez made a motion to tell American that we are putting the trash contract out bid and will not be renewing. Director Perritt seconded the motion. Vote: 5 yes 0 no.

Discussion continued on various areas to save and whether a special called board meeting was needed to discuss the budget only. Budget committee meets Wednesday, September 13<sup>th</sup> at 6:30 pm. If the committee cannot meet with the board by the 15<sup>th</sup> will publish the proposed budget with the \$5,100 in reserves.

3. Update with NCA and Fairfax County Cross County Trail already was covered during the committee reports

## **EXECUTIVE SESSION**

President Benore made the motion that the Board convene into executive session to discuss personnel and legal issues at 9:18 pm. Director Perritt seconded the motion. Vote: 5 yes 0 no

President Benore made the motion that the Board convene back into open session at 10:13 pm. Secretary Rodriguez seconded the motion. Vote 5 yes 0 no.

Meeting adjourned.

Submitted by

Beth Rodriguez, Secretary