

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 887 5138
April 1, 2020
7:00 pm

CALL TO ORDER: Meeting was called to order at 7:03 pm by President Cerchione.

The meeting was recorded.

BOARD MEMBERS PRESENT: President Amber Cerchione, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director Debby Ramirez. Vice President Regina Watson arrived at 7:20 pm.

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS: With the need to limit time outside because of Covid-19, let's be mindful of our older residents who may need assistance with errands, groceries, etc. And let's be patient with our kids who are home all day.

COMMUNITY FORUM:

- A resident commented that, during the 2008 financial crisis, NCA worked with residents who were delinquent in paying their assessments and recommended that NCA do that again during the current COVID-19 pandemic.
- A resident gave a "shout out" to the Community Manager for providing a detailed response to several questions.
- The Community Manager received a compliment from a resident regarding the handling of a tree issue.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: Minutes were approved by unanimous consent.

OFFICER & COMMITTEE/BUSINESS REPORTS:

Treasurer's Report – Treasurer Royal

NCA is on target for the budget. Treasurer Royal will be holding a budget meeting later in April.

Planning & Development – Lou Tobat

No report.

Reserves & Maintenance Planning Committee – Beth Rodriguez

No report.

Recreation Committee – Pam Rodriguez

No report.

Environment Committee – Vacant

An article will be placed in the newsletter requesting a volunteer for the committee. A resident expressed interest in learning more about the purpose of the committee. Community Manager will send information.

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Received two similar calls about leaning trees behind homes on Godolphin. [One tree was removed. Arborist will be notified about 2nd tree for his annual walk through.]
- Concern about children climbing common ground pine trees on Moline and breaking branches. [Requested information on where children lived, but none was available.]
- House on Moline going through renovations and placing all construction debris out by curb. [Letter sent to owner and they are no longer putting trash out.]
- Trash strewn on Gwynedd. [Visited site and no issues seen.]
- Resident on Marconi threw clothes and trash out back balcony and it was all over fence and common grounds. [All items were picked up by the next day.]
- Vehicle parked for a long time in blank space. Cats are roaming all over Court where resident used to feed them, but resident has moved out. Many (15-20) empty cat food cans were seen on common grounds near Eucalyptus Ct. This causes a problem for the grounds contractor. Resident requested that cats be removed. [There is no action the Association can take.]
- Tub on common grounds for trash collection which will not be picked up. [Distributed flyer to the immediate area and tub was removed.]
- Tot lot trash can was not emptied. [Called trash contractor and forwarded a map.]

OLD BUSINESS

- Maintenance – Reserve Funds
Streets
 - Lower Matisse/Red Ash street renovations – Work is postponed until June 10th. Will discuss start date at next meeting.
 - Concrete stairs behind 8411 Red Ash Ct. Work will be done at the same time as the Red Ash street renovations.
 - Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received (tentative Oct).
- Common Grounds
 - Peeling, crumbling parged cinder block retaining wall near Matisse – Motion made on the matter.
 - Pool deck repairs – Work completed, including installing concrete pad in grassy area.
 - Clean and re-surface basketball court – One proposal received. Tabled awaiting second quote.
- Maintenance – Operating Funds
 - Common Grounds: Six bare ground areas will be completed in September. The wooden stairs near 8412 Dampier Ct. have been replaced and the tree and underbrush removed. The Kitchener retaining wall has not been started.
- ARC Standards – Motion made on the matter.
- Cell Tower – Treasurer Royal provided information received from Smart Link, a subcontractor to Verizon, who is working to identify locations to install poles in Fairfax County, Washington DC, and Maryland. Verizon's main purpose in erecting the tower is to increase capacity for telecommunications, but it would not provide additional coverage in the community. Also, residents would need to have 5G, e.g. a 5G cell phone, in order to benefit.

Verizon is interested in a 5 year lease, for \$1,000 per month, with a 2% annual increase, to be renewed for a maximum of 15 years. This income would be considered taxable income for NCA.

Fairfax County requires that any 5G monopole (cell tower) be able to accommodate two additional carriers. In this case, since Verizon is installing the 5G pole, the two additional carriers would be T-Mobile and AT&T, if Verizon chooses to reach agreement with these carriers.

Verizon is open to having the tower placed in a different location that may be easier for them to access and erect the tower, as well as build a gravel road to transport their equipment, transmitter boxes, etc. Verizon would need access as needed to maintain and service the tower.

Verizon would handle any tree cutting, tree planting, and maintaining the landscape around the tower. At the end of the applicable lease period, Verizon would take down the tower and the components around the tower, but would not remove any other construction, fencing, concrete, access road, etc.

Information will be sent to NCA's legal counsel for review. Research is continuing regarding other possible locations, etc.

- Parking Policy – Motion made on the matter.

NEW BUSINESS

- Trespassing Police Authorization – Community Manager to confirm that the West Springfield Police Station is the correct Police Station that has jurisdiction for NCA.
- Conflict of Interest – All Board members need to sign a new Conflict of Interest statement.
- Discussed outline of potential procedural impacts due to Covid-19
 - Towing – Motion made on the matter.
 - Trash Update – Trash contractors are being overwhelmed by increases in household trash. Effective immediately, American Disposal will no longer be picking up bulk items on Friday. For the Single Family Section, Fairfax County has discontinued yard waste requirements. Yard waste may be mulched, composted, or placed in trash can for removal.
 - Pool Opening – Contractors are proceeding as if pool will open on June 10th. Status will be reviewed at May meeting.
 - Delinquencies, Newsletter delivery, Signage, Common ground projects.

Board convened into Executive Session.

EXECUTIVE SESSION

Discussed legal matter.

Board reconvened into Open Session.

MEETING MOTIONS

1. Minutes of the March 4, 2020 Board meeting were approved by unanimous consent.
2. Motion: To keep the current towing policy in place, follow the Virginia guidelines for renewal of vehicle safety and registration stickers, and notify the community that if they have issues with renewing their stickers, to contact the Community Manager.

Made by Treasurer Royal, Seconded by Director Ramirez.

Vote: 5 Yes 0 No.

3. Motion: To approve the proposal from Alpha Masonry for \$12,475 to repair the concrete retaining wall near Matisse.

Motion: Made by, Vice President Watson, Seconded by Treasurer Royal.

Vote: 5 Yes 0 No.

4. Motion: To approve the Architectural Standards as published in the February and March newsletters.

Made by Secretary Chauvin, Seconded by Treasurer Royal.

Vote: 5 Yes 0 No.

5. Motion: To approve the Parking Policy as published in the March newsletter.

Made by President Cerchione, Seconded by Director Ramirez.

Vote: 5 Yes 0 No.

6. Motion: To close the account in collections for Lot #465, but not write off the debt of \$4,371.17.

Made by Vice President Watson, Seconded by Treasurer Royal.

Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:15 pm.

Minutes prepared by Secretary Chauvin