

NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of The Board of Directors  
John Nolan Meeting Room  
February 5, 2020  
7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:00 pm by President Cerchione.

The meeting was recorded.

**BOARD MEMBERS PRESENT:** President Amber Cerchione, Vice President Regina Watson, Treasurer Bobby Royal, Secretary Karen Chauvin, and Director Debby Ramirez.

**MANAGEMENT PRESENT:** Lori Randall

**OTHER ATTENDEES:** 4 members

**PRESIDENT'S COMMENTS:** Thanks to Board members for helping to keep the Board's work running smoothly.

**COMMUNITY FORUM:**

- A resident requested a 2-month extension to complete shutter and siding work. [Community Manager will follow up.]
- A resident disagreed with the draft Architectural Standards Article VI regarding locations for installing antennas and satellite dishes. [NCA's Legal Counsel provided assistance in drafting this section of the Architectural Standards.]
- A resident expressed concerns over In Home Day Care Businesses in NCA, especially regarding parking in visitor spaces, speeding, a limit on the number of children per day care provider, and extra trash. Day Care Businesses do not pay any fees to NCA for the extra use of NCA services, such as trash pickup. [There are several existing In Home Day Care Businesses in NCA that have already been licensed by Fairfax County. NCA's Legal Counsel provided assistance in drafting Policy Resolution 19-02, "Policy Resolution Concerning Regulation of Home Child Care Facilities in the Community."]
- A resident commented that homeowners should be able to stain their decks any color they like because the deck is on their private property behind fences.

**HEARINGS:**

None

**APPROVAL OF MINUTES:** Minutes were approved by unanimous consent, with Homeowner Communications bullet 7 amended to add at the end "regarding a trailer stolen from the pool parking lot."

**OFFICER & COMMITTEE/BUSINESS REPORTS:**

**Treasurer's Report** – Treasurer Royal  
Motions made on the matter.

**Planning & Development** – Lou Tobat  
No report.

**Reserves & Maintenance Planning Committee** – Beth Rodriguez  
No report.

**Recreation Committee** – Pam Rodriguez

No report.

**Environment Committee** – Timothy Helferstay

No report.

**Votes Held Between Meetings** – Lori Randall, Management

None.

**Homeowner Communications** – Lori Randall, Management

- Neighbor's contractor sprayed her car with concrete residue. [Neighbor's contractor information provided to her by owner's property manager.]
  - Three requests to prune and/or remove common area trees (Durer, Brandeis, and Luce). [Conditions of Tree Policy have not been met.]
  - Request to clean slippery basketball court. [No easy access to water to clean. Surface is not in good condition. Will get quotes to clean and apply overlay.]
  - Correspondence on violations on Matisse. [Discussed in Executive Session.]
  - Pine tree came down on Delong after storm. [tree removed.]
- Resident in attendance at meeting, offered to donate a computer with Microsoft 10 so the office would not have to purchase a new one.

**OLD BUSINESS**

- Maintenance – Reserve Funds  
Streets
  - Lower Matisse/Red Ash street renovations – Awaiting a contract from Fairfax Paving.
  - Engineering specifications for Euclid/Getty and LeMoyné street renovations in 2021 – Motion made on the matter.Common Grounds
  - Concrete Stairs at the Eucalyptus wall – Manager will add an addendum to Fairfax Paving's contract for Matisse and Red Ash street renovations to repair the top step of the concrete stairs at the Eucalyptus wall.
  - Peeling, crumbling parged cinder block retaining wall near Matisse – Only one of four contractors responded. Awaiting quote.
  - Pool Deck Repair – Motion made on the matter.
- Maintenance – Operating Funds – tabled to March meeting
  - Received recommendations and quotes from two contractors for improving five priority common grounds maintenance areas. Proposals included a mix of mulch and plants, as well as improving the soil and seeding. Work should be done in spring. Details to be discussed at March meeting.
- ARC Standards – Based on comments received at the meeting regarding deck and patio enclosures, will review to determine needed changes.
- Reserve Study – Motion made on the matter.
- Board Orientation – Handbook is very well written and useful for current and future Board members.

**NEW BUSINESS**

- Parking Policy – Revisions are being considered to Section 7 Tabled to March.
- Cell Tower – NCA has received an unsolicited proposal from Verizon to lease 1,600 square feet of land on

NCA property next to the tennis courts for \$1,000 per month. Verizon would install a monopole and a fenced area for telecommunications equipment. Treasurer Royal will take the lead in compiling questions, researching the proposal, reviewing lease agreements, etc. An article will be put in the NCA Newsletter requesting community input and comments.

Board convened into Executive Session.

## **EXECUTIVE SESSION**

Discussed legal matters.

Board reconvened into Open Session.

## **MEETING MOTIONS**

1. Minutes of the January 8, 2020 Board meeting, as amended, were approved by unanimous consent.
2. Motion out of Finance Committee: Pending Summit CFO concurrence, to invest \$46,500 from operating cash in a 1.8% 6-month CD at Alliance Bank.  
Made by Treasurer Royal.  
Vote: 5 Yes 0 No.
3. Motion: To accept the 2018 draft audit.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
4. Motion: To approve no more than \$5,000 to obtain engineering specifications for Euclid/Getty and LeMoyne street renovations.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.
5. Motion: To accept the proposal from Dominion Paving not to exceed \$14,000 for replacing a section of the pool concrete deck and installing a concrete pad in the grassy area of the pool.  
Made by Treasurer Royal, Seconded by Director Ramirez.  
Vote: 5 Yes 0 No.
6. Motion: To accept the Reserve Study as submitted and use as guidance for future planning.  
Made by Treasurer Royal, Seconded by Director Ramirez.  
Vote: 5 Yes 0 No.
7. Motion: To accept legal counsel recommendation regarding payment plan for Lot 535.  
Made by President Cerchione, Seconded by Treasurer Royal.  
Vote: 5 Yes 0 No.

**ADJOURNMENT:** The Board adjourned at 9:05 pm.

Minutes prepared by Secretary Chauvin