

AI Generated Transcript of the June 2025 NCA Board of Directors Meeting

Quick recap

The board discussed several community maintenance issues, including pool repairs, tree concerns, and potential changes to solar power incentives. The Recreation Committee announced updates to the ice cream social event and reported positive financial reserves, while the board reviewed the status of the community newsletter and website management. Various operational matters were addressed, including the need for on-site staff, signage violations, and potential improvements to community facilities, with the board moving into an executive session to discuss legal and personnel matters.

Next steps

- Amanda: Follow up with Pool Services of Arlington regarding warranty claim for pool white coating repair
- Levar Varner (sp?): Set up meeting with David and board members to review budget and accounting questions
- Donyell: Coordinate with Regina and Debby regarding potential Ice Cream Social date change if pool repairs aren't completed by July 12th
- Amanda: Send updated pool repair status to Donyell by June 28th regarding Ice Cream Social planning
- Amanda: Get cost estimate for tennis court fence repair
- John Kylis: Research and obtain updated quote for painting pickleball lines on tennis courts
- Amanda: Contact McFall and Barry to clean up tennis courts and remove dead leaves
- Amanda: Follow up on PO Box closure and ensure all contents were cleared
- Amanda: Reiterate to Tremayne about removing unauthorized signs in the community
- Amanda: Develop new method for ball field reservations
- Calvin: Send email to president@newingtoncommunity.org regarding tree concerns
- Mike Smith: Send letter to the editor regarding solar power incentive changes for the newsletter

Summary

Pool Maintenance and Tree Concerns

John announces that Camille and Daniel are absent from the meeting. He mentions that the main topic for discussion will be the issues with the pool, which was white coated a year ago at a cost of over \$60,000 but is now in poor condition. The board is in communication with the company that performed the maintenance to determine next steps. During the Community Forum, Calvin Walters raises concerns about a large tree near his property that has been dropping branches during recent storms, potentially causing damage and safety issues. He has submitted work orders with pictures and requests that the tree be trimmed.

Solar Incentives Changes Discussion

Mike informs the board about potential changes to solar power incentives. He plans to write a letter to the editor for the newsletter, highlighting Dominion Power's proposal to reduce net metering rates for new solar installations by more than a third. Mike also mentions that Congress is considering accelerating the phase-out of the Federal Income Tax Credit for solar power, though this wouldn't start until 2028. John suggests that Mike's detailed information would be ideal for a letter to the editor in the community newsletter.

Tree Maintenance Responsibility Dispute

Nelson reports that a tree fell on his fence without causing damage to his house. He has been trying to determine who is responsible for the trees behind his property. After contacting various parties, including Fairfax County, Nelson discovered that the trees belong to the Newington Association. He expresses concern about the lack of maintenance for these trees and the potential risk of future trees falling. Nelson also mentions a dead tree in the common area that he believes may fall soon. He is seeking clarification on the Association's responsibility for these trees and their maintenance.

Community Tree and Operations Update

John Kylis explains to Nelson that the association is not responsible for property damage caused by trees, even if they are association trees. An annual inspection of all trees in the community is conducted by a professional arborist. Dave expresses frustration about the repeated claim that documents from the previous management company are unavailable. Mike discusses the need to

clarify misunderstandings about the Architectural Advisory Committee and plans to send emails to reach an agreement on how it should operate. John Kylis requests Amanda to research potential bidders for trash enclosure installation at the end of Euclid Street.

Ice Cream Social Rescheduled

The Recreation Committee, along with the Welcome Committee, has rescheduled the ice cream social to coincide with the pool opening on July 12th. Donyell announces she will step down as recreation chair. Funding for the event was previously allocated in April, and while currently only ice cream is planned, there's a possibility of adding more activities. Amanda presents the financial report, noting that the association is in a positive financial position with reserves of \$332,000. David raises questions about the common area maintenance budget, which appears to be under budget by nearly \$30,000, and Amanda agrees to review this offline with him.

Community Newsletter Future Discussion

The Board discusses the status of the community newsletter and website management. Amanda reports that she is working on gathering proposals for these services, including one from Cardinal, but is waiting for John to answer some questions to ensure all proposals are comparable. John Kylis expresses his opinion that the newsletter content has not been substantial enough to justify its continuation, suggesting that the CINC portal and website are sufficient for communication. There is debate about whether draft meeting minutes should be posted on the website with a watermark. John Kylis invites community feedback on the newsletter's future and volunteers to take over its publication.

Pool Repair and Safety Update

Amanda provides an update on the pool's white coat issue. Cracking was discovered in the shallow end, which has been closed for safety reasons. The warranty for the previous repair expired recently, but Amanda has contacted the company and is awaiting their response. Titan Pool Company has provided a proposal for repairing the entire pool, including the wading pool, which was not part of the previous repair. David raises concerns about other pool-related issues, such as scanner problems and cleanliness, emphasizing the need for better oversight of contractors.

Pool Repairs and Maintenance Updates

John Kylis reports that there are no updates on the pool repairs, as they are still in discussions with the previous service provider. The board consents to an email vote regarding the white coating of the pool and related repairs. The pool is currently open, but the shallow end of the main pool is roped off due to maintenance and safety concerns. A new offer from Titan to redo the entire pool for \$70,000 within 3 days is being considered, but the board is waiting for a response from Pool Services of Arlington regarding the warranty before making a decision. Concerns are raised about the shallow end being unusable for the upcoming ice cream social on July 12th, and John promises to provide an update two weeks before the event.

Community Issues and Budget Review

The board discusses several community issues and transitions to an executive session. Pamela Rodriguez raises concerns about the tennis court's condition, and John assures her they will address it with the maintenance team. Calvin emphasizes the need for better contractor accountability. A resident inquires about reporting tree-related concerns, and John explains the process using the community website and Sync platform. The board then moves into executive session to discuss legal and personnel matters, with Victoria from the management company joining to address budget questions and arrange a meeting with the senior controller to review financials with David and other board members.

Community Center Operations Review

The board discusses the need for on-site staff, with Victoria reporting that it appears unnecessary based on low office traffic. John Kylis suggests maintaining the current arrangement until the end of the year before reassessing. David raises concerns about signage violations and trash issues in the community, particularly around the ball field. The board also discusses updating the reservation system for community facilities, the new phone forwarding system, and potential improvements to the tennis courts, including adding pickleball lines. John Kylis mentions waiting for a response from pool services and plans to take immediate action if received.