

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
August 4, 2021 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:16 pm by President Ramirez.

The meeting was virtual and recorded.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 10 residents

PRESIDENT'S COMMENTS:

President Ramirez welcomed everyone to the meeting and encouraged owners to attend the Annual Meeting August 12th at Harvester Presbyterian Church. If owners are unable to attend in person, it would be helpful if they would turn in their proxies as NCA must have a quorum to hold the meeting.

COMMUNITY FORUM:

- A resident inquired about NCA installing EV220 watt hookups in the community for electric cars and having them assigned to residents.
- A resident encouraged owners to run for the Board at the Annual Meeting.
- A resident commented that some homeowners are in violation of NCA rules by storing trash cans, lumber, and other materials in front of their homes for long periods of time, even though they were aware of NCA's rules and agreed to abide by them at the time they bought their house. The resident also encouraged full participation at the Annual Meeting and believes the current Board is doing a good job by continuing to hold meetings and getting things done in the middle of a pandemic.
- A resident is waiting for sidewalk repair in front of their house. [Repair will be done with the street repaving project, which is awaiting scheduling.]
- A resident said that residents on Euclid put their trash out early.

HEARINGS:

No hearings were scheduled.

APPROVAL OF MINUTES: See meeting motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal

June financials were sent to the Board. A Committee meeting will be held prior to the September Board meeting. At this time, there will be a 4% increase overall in the budget, with increases anticipated for the pool contract and a 3% increase in the trash contract for County fees.

Funds were transferred from Eagle Bank to Charles Schwabb. Now working with Alliance and Summit to transfer quarterly assessments. Goal is to have that done by August 6, 2021.

The transfer of \$100,000 from operating funds to reserves (as the Board approved) is still pending.

Two CD's of Operating Reserve funds expired on 8/2/21. Direction given to accounting to not let them automatically renew at .02%. The Finance Committee needs to review.

Committee Reports

Environmental Committee – John Kylis

A committee meeting was held July 14th via Zoom and 4 residents were present. Discussed grass, overfeeding or over-fertilizing the lawn, organic vs synthetic fertilizers and general lawn care. The next committee meeting is Monday, August 9th at 7pm via Zoom and the topics will be fall lawn care, over seeding and aeration, and a Fall Clean-Up Event. The invasive Tree of Heaven species has been found on Moline. Nutsedge and kudzu are also present in the community. The monument lights have been installed.

Planning & Development – Lou Tobat

The Fairfax County Board of Supervisors has established a task force to look at renaming Lee Highway (Rt. 29) and Lee-Jackson Memorial Highway (Rt. 50). The Fairfax County Board will make a decision after input from the community. The intersection of Old Keene Mill and Rolling Road is still under construction.

Reserves & Maintenance Planning Committee – Beth Rodriguez

Recommended that the Euclid mailbox that needs repair be reported to the Springfield Post Office.

Recreation Committee – Vacant

No report.

Welcoming Committee – Regina Watson

Twenty-two Welcome Packets are ready and Board members will hand-deliver the packets to residents and welcome them to the community in person. The goal is for packets to be delivered by the end of the week. Committee meetings will be scheduled to obtain any feedback on the process.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management

None.

Homeowner Communications – Lori Randall, Management

- Tree removal request on Luce Court. [Contractor inspected, but doesn't warrant removal at this time.]
- Two cars on Kitchener Dr. and Matisse Way were towed by management.
- Request for removal of uprooted tree on Jenner Court. [Reported to contractor and tree has been removed.]
- Homeowner request for removal of tree on Brandeis Way. [Added to list.]
- Resident asked for tree overhanging his back yard to be pruned. [It is a very small tree that is partly under his fence. Any resident may trim a tree that crosses their property line.]
- Resident complained about trash cans and various items left in common area on Matisse Way. [Contractor removed items.]
- Trash left on common grounds behind fence on Kitchener Dr. [Sent violation letter to homeowner.]
- Trash being thrown down sewer drain at the intersection of Brandeis Way and Lodge Court. [Informed homeowner to call police.]
- Request for overgrown bushes that were blocking sidewalk on Euclid Way to be trimmed back. [Contractor trimmed them significantly.]
- Washer, dryer and lawnmower left on Euclid Way. [Had contractor remove them.]

- Request to trim both sides of the walking path that connects Moline Place and Euclid Way. [Does not warrant trimming at this time as it is a naturalized area.-not on list.]
- Complaint about feral cats in the community.
- Water heater and old wood left on Kitchener. [Had contractor remove them.]
- Recycling not picked up on 7/20/21. [It was picked up the morning of 7/21/21.]
- Received a couple of complaints about parking becoming an issue on Lodge Court between Jenner Court and Brandeis Way. [Lodge is a State maintained street and NCA has no authority.]
- Request for tree on Moline Place to be pruned back because the tree draws a lot of ants on car. [On list to be pruned. Offered homeowner a new parking spot.]
- Complaint about vehicles that keep switching to the guest spots. Requested that a friendly reminder be put in newsletter to keep guest spots for guests and not permanent residents and if you have more than 2 cars, to park at the pool or on the public streets. [Reminder has been in newsletter recently.]
- Tree down in ballfield. [Contacted contractor for removal.]
- Trash not being picked up at two tot lots and ball field. [This is a repeat issue for trash company.]
- Football being thrown at pool. [Addressed this along with other issues with Titan.]

OLD BUSINESS

- Maintenance – Reserve Funds
 - Streets
 - Awaiting a schedule from the contractor. Tabled. Two motions made on the matter.
 - Path repair – Will be done with the street repaving. Tabled.
- Maintenance 2021 – Operating Funds
 - Tree pruning – Contractor has started and work is in process.
 - Common grounds maintenance – Signed contract was sent to contractor. Work is tabled to fall.
 - Cluster Mailbox cleaning – Contractor was ill. Community Manager to followup. Tabled to September.
- Association Policy
 - Security Cameras/Ring Cameras – Motion made on the matter. Director Kyllis will get updated information from manufacturers regarding any promotions or discounts for NCA residents and any updates will be published in the newsletter.
 - Ground Cover – Article on Lawn Care Tips for the DIY'er was published in the August newsletter.
- Annual Architectural Inspections – The Board plans to begin reinspections in August starting with the most serious structural violations, i.e. fences, powerwashing, siding, etc. President Ramirez will sort the violation list and send each Board member their list of homes to reinspect. Lawn and yard issues will be reinspected later in the fall, October/November.
- Management Contract – President Ramirez will discuss with Summit Management the proposed revision of the definition of a site visit for inclusion in the next management contract.
- Future Board Meetings – The Board reviewed a draft proposal for an NCA policy resolution on virtual meetings. Secretary Chauvin will update the draft and send to the Board for an emergency vote prior to publication in the September newsletter.

NEW BUSINESS

- Pool Contract – Bids for the 2022 season and beyond have been requested. Two bids have been received so far. Tabled to September.
- Committee Meetings – Committee Chairpersons are advised to provide at least 2 weeks advance notice for updates to the NCA website, room reservations, etc.

The Board convened into Executive Session at 8:47 pm to discuss violations of rules.

EXECUTIVE SESSION

The Board convened into Open Session at 9:07 pm.

MEETING MOTIONS

1. The July 7, 2021 meeting minutes were approved by unanimous consent.
2. Motion to approve the management hourly fee for time spent overseeing the Euclid and Getty street repaving, sidewalk replacement, and path repair projects.
Made by, Treasurer Royal, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
3. Motion to approve Community Manager spending authority without prior Board approval not to exceed \$5,000 for the street repaving, sidewalk replacement, and path repair projects.
Made by Director Kylis, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
4. Motion to approve the addition of a new Section 29. Security Cameras to ARTICLE VI – OTHER PROJECTS of the Architectural Standards, as published in the August newsletter.
Made by President Ramirez, Seconded by Director Kylis.
Vote: 5 Yes 0 No.
5. Motion to deny the request to waive late fees for Lot #445.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 9:12 pm.

Minutes submitted by Secretary Chauvin.