



Inside Newington Station

Newington Community Association Monthly Newsletter NOVEMBER 2023

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NCA BOARD OF DIRECTORS MEETINGS

Wednesday, November 1
Wednesday, December 6
Wednesday, January 3, 2024

PRESIDENT'S CORNER

By John Kylis

Happy Fall NCA! Here are a few reminders:

For NCA's trash policy: <https://newingtoncommunity.org/wp-content/uploads/Trash-Policy-final-1-11-23-1.pdf>. Do not recycle glass or plastic bags in recycling bins. Glass can be recycled through [Fairfax County's purple bins](#).

If you see any exposed ground cabling - contact the service provider (i.e. Verizon, Comcast) for cable burial.

Remember to winterize outside spigots to avoid dealing with frozen pipes as the season continues to get colder. Also good to check your gutters and downspouts for fallen leaves so they drain properly.

Turn clocks back on Sunday, November 5.

NCA SIGN POLICY REMINDER

REMINDER: If you are tempted to put up a sign in your yard for your political candidate, remember NO SIGNS! Other than For Sale signs are allowed in NCA.

Per NCA Covenants, page 7: "No sign of any kind larger than one foot square shall be displayed to the public view on any lot, except temporary signs of more than four square feet advertising the said lot for sale or rent and except for temporary signs erected by the Declarant in connection with the construction, lease, or sale of buildings and lots or other parcels of The Properties."

NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, November 1, 2023 starting at 7:00 pm.

To join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1493752705>
Or Telephone: +1 (470) 869-2200 | Meeting ID: 149 375 2705

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

P. O. Box 351
Springfield, VA 22150
703-455-3606 / Fax 703-455-0013

Tuesdays & Thursdays 9:30 am - 2:30 pm

**** Call first before heading to the office ****

Community Manager: Lori Randall with
Summit Management (703-945-1425)
Assistant Community Manager: Tina Queen
Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President – John Kylis (Term: 8-23 thru 8-26)

Email: president@newingtoncommunity.org

Note: Email to NCA President is private and only read by the President.

Vice President – John Woods (Term: 8-22 thru 8-25)

Treasurer – Phil Space (Term: 8-21 thru 8-24)

Secretary – Cate Reich (Term: 8-22 thru 8-25)

Director – Daniel Bojanini (Effective: 2-22 thru 8-24)

To send an email to the above Board members, use
Board@newingtoncommunity.org (this includes a copy to the Community Manager).

ARCHITECTURAL ADVISORY COMMITTEE

Chair - Sarah Jernigan

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Phil Space

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

NEIGHBORHOOD WATCH COMMITTEE

Chair - TBN

POOL COMMITTEE

Chair - Tina Guthrie

RECREATION COMMITTEE

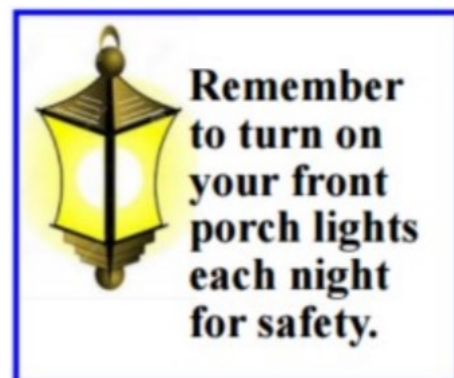
Chair - Donyell Allen

WELCOMING COMMITTEE

Chair - Regina Watson

USEFUL TELEPHONE NUMBERS

Emergency	911
Mental Health Emergency	988
Non-Emergency (Police & Fire)	703-691-2131
Including barking dog complaints	
Animal Control/Shelter	703-830-1100
Domestic Violence Hotline	800-838-8238
Dominion Towing	703-730-1177
Dominion Energy	1-888-667-3000
Fairfax Connector	703-339-7200
	www.fairfaxconnector.com
Fairfax County	www.fairfaxcounty.gov
Fairfax County Housing Authority	
Selena Davis	703-704-6758
Fairfax County Storm Water	
Management (not State streets)	703-877-2800
Fairfax Water	703-698-5600
Key Middle School	703-313-3900
Lewis High School	703-924-8300
Lorton Fire and Rescue	703-339-5141
Lorton Landfill	703-690-1703
Patriot Disposal	703-257-7100
Poison Control	202-625-3333
Pool (emergencies only)	703-455-9873
Saratoga Elementary School	703-440-2600
Streetlights	1-888-667-3000
Summit Management	703-360-0904
Supervisor Dan Stock	703-780-7518
Virginia Highway Department	
(Snow—State Roads Only)	703-383-8368
Virginia Railway Express	1-800-RIDE VRE
Voter Information	703-222-0776
West Springfield District Police	703-644-7377



NEWINGTON COMMUNITY ASSOCIATION
DRAFT Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
October 4th, 2023 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:02 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Treasurer Phil Space, Director Daniel Bojanini, and Secretary Cate Reich.

MANAGEMENT PRESENT: Lori Randall.

OTHER ATTENDEES: 6 residents.

PRESIDENT'S COMMENTS: Welcome everyone and thank you for joining the meeting, several responses have been received from residents about becoming an NCA Street Ambassador, thank you to those volunteers.

COMMUNITY FORUM:

- A resident reports a water main repair was completed on Durer and the parking spot for 7775 needs to be repainted.
- A resident asks that the Street Ambassador role be clarified and expanded to include all happenings of the street (repairs needed, snow removal activities, trash removal/litter concerns, etc.).

HEARINGS: None.

APPROVAL OF MINUTES: September minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: See Treasurer's October 2023 Report (page 6 in November 2023 newsletter).

Environmental: Tentative Fall Clean Up Event for the 1st week of November.

Maintenance: Area of concern behind 7706 Brandeis observed, issue regarding exposed cabling to be posted in the newsletter about contacting cable service providers.

Planning & Development: N/A

Welcoming: 5 new residents, next meeting scheduled for the 3rd Thursday of November.

Architectural Advisory: Next meeting tentatively scheduled for late October.

Neighborhood Watch: Chair needed.

Management Contract Committee: Meeting held, next steps are to obtain basic proposals from other management companies. Next meeting scheduled for October 11th.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings

Vote to accept 2022 audit. 5 yes.

Financial Review

Financial Highlights. Balance and income statement in the Board package available on Vantaca .

Doubtful Accounts Analysis. Per the Association's policy, the doubtful accounts are analyzed yearly using June financials data. Based on the calculation in the policy, Doubtful Accounts should be set at \$14,361.76 and is currently at \$11,326.19. Management recommends approving an increase to round the doubtful accounts to \$14,500. (9/2023-10/2023) Tabled from August.

Resale Inspections

8495 Kitchener

Homeowner Communications

- Shadowbrook Community Manager requested removal of tree that fell from NCA common grounds in recent storm. [responded that anything that falls on their property is theirs to remove.]
- Vehicle parking for a long time in visitor space on Moline [identified vehicle not found when driving through during the day.]
- Only one side of single family sidewalk was edged. [Blade Runners stated they only edge on front side, not private property side in both SF and TH.]
- Parking lines are too faint on Durer. [recommendation to Board is to have maintenance committee review parking spaces for repainting either space by space or by street to identify priority order.]
- Request from homeowner for them to remove common area tree in front of their home on Moline. [Policy, email and pic in the Board package on Vantaca.]
- Low hanging limbs on tree in front of 8351 Luce. [not significant. Pictures taken. Added to tree list.]
- On Brandeis, exposed wires and utility lines behind home and erosion, large tree behind home that is leaning. [tree assessment to be done. Very difficult to get utility companies to take care of their wires and equipment. Location to be added to tree report and common maintenance list]
- Car continually parks in visitor space on Brandeis [NCA office is tracking]
- Holiday decorations are going up too early in violation of the rules. [homeowner informed of violation]
- Request for “No Littering” signs in community.
- Overflowing trash can on sidewalk near Matisse Way. Broken chaise lounge also found.
- Tree branch that dropped on car on Brandeis. [tree to be evaluated for pruning or removal]

Other Management Actions

- Responded to Fire Marshal that NCA is ready for re-inspection.
- Reviewed draft minutes and newsletter.
- Potholes on Moline looked at by management. Not significant. Moline should be considered for street work in 2024. Already on maintenance list.
- Ordered replacements for missing ‘no soliciting’ sign at top of Godolphin and additional stop signs. \$346.
- Inspected playground after receiving invoice. Work not complete. Delayed. Will Reinspect.
- Ticketed trailer parked on Gwynedd. It moved to Lodge, then Northumberland.
- Report to County police/parking enforcement of comcast bucket truck with expired plates, flat tires, trailers, dumpster, and truck on Northumberland too big to park next to bike lane.
- Approved \$1525 in playground repairs at 4 tot lots.
- Visited, took pictures and added common path that runs from pool to Northumberland to maintenance list.
- Reported tree branch down on Matisse to tree contractor.

OLD BUSINESS

Maintenance – Operating

Street signs: Old streets signs and posts removal effort ongoing. 2 new stops signs installed on Kitchener and LeMoyné. Fire Marshal re-inspection to be completed.

2023 Improvement Plans: Tree removal completed, awaiting root grinding.

Tree Work: See Board package on Vantaca for complete list of tree work status.

Trash Issues: Ongoing effort, street ambassadors to be POC for ‘on the ground’ contact for providing information about issues.

Office Security System: Inquiry into moving physical files at the office to an online solution.

Maintenance – Reserves

Street Resurfacing: Completed.

Pool Furniture: Inventory reviewed by Management, waiting for Pool Committee input.

Pool Lights: See motions.

Pool Leak: Wading pool leak investigated and determined to be a leak on both return and skimmer line. Repair plan TBD. Pool structure review TBD, Titan has provided a contact for this type of work.

Pool Diving Board: Order placed

2024 Reserve Study: Reserve study required per State law and being budgeted for in 2024. Proposal obtained from last provider, Reserve Advisors. Cost \$5,450 (more than currently budgeted). More proposals are being requested. Received proposal from Mason and Mason at \$8,500. Awaiting proposal from GJB Engineering, the company NCA engages with for all street projects.

Survey: Complete survey results to be provided to President Kylis to determine any action(s).

NEW BUSINESS

None

MOTIONS

1. Motion: to uphold ACC decision regarding flood light installed on front of townhome made by President Kylis second by Treasurer Space vote 5 yes 0 No.
2. Motion: To approve increase of doubtful accounts amount to \$14,500 made by Treasurer Space second by VP Woods Vote 5 yes 0 No.
3. Motion: Approve resident to remove tree on Moline at owner's expense plus repair of landscaping and trunk grinding made by President Kylis second by Treasurer Space vote 5 yes 0 no.
4. Motion: To approve white lights to be installed in the pool at a cost of \$23,000, made by President Kylis second by Treasurer Space vote 5 yes 0 No.

At 8:23pm the meeting convened to Executive Session for the purpose of discussing architectural violations and legal matters.

At 8:45pm the meeting reconvened to Open Session.

ADJOURNMENT: The Board adjourned at 8:45 pm.

Minutes prepared by President Kylis.

HOLIDAY DECORATION REMINDER

Just a reminder that *all* Holiday decorations are permitted on the exterior of a home thirty (30) days prior and thirty (30) days after a major holiday.



SLOW DOWN!

Drivers, please slow down when driving on community streets! The few seconds you save aren't worth it, if someone gets hurt.

Parents, please do not allow your kids to use the streets as a playground. There are plenty of open areas where kids can play safely.

Think safe, Be safe.



Treasurer's Report - October 2023

Budget - The revised budget in this month's board package includes recommended changes which are highlighted in yellow. Highlights include an increase in 7130 (Pool supplies), 7221 (Common Grounds Improvement TH) and 8000 (Common Reserve Fund Contribution). The increased common grounds reserve fund contribution will hopefully help with future reserve fund expenditures for the pool and other requirements. The Finance Committee has reviewed and supports the changes and we would like to have a vote during this meeting to approve publishing the draft budget in the November newsletter.

Another vote will be required in November to approve the final budget, once it has been updated with the October CPI-U.

Reserve Fund activity

1. Signed a check for \$19,800 to Titan for the replacement of 18 pool skimmers. The board had approved \$26,000 for this action during the last meeting.
2. Awaiting the final check for Fairfax Paving for Marconi and Jenner Ct. Expect it this week and will forward on to Lori for Fairfax Paving.
3. The Finance Committee has reviewed the proposal from Titan to replace the underwater lights, skimmers and replace the diving board and supports funding the proposal via our common grounds reserve fund. That total amount should be decremented by \$19.8K.

Collections - Progress has been slow, but somewhat positive, waiting to hear from Reese Broome on several of the well-aged accounts with hopefully some good news.

Reserve Study - Management had provided a sample of a reserve study from GJB Engineering. The Finance Committee has reviewed it and feel that the format is direct and concise. It is definitely a step in the right direction, but would hope that we could also have our current financial position and annual constraints (CPI-U) considered in our next reserve study to include possibly having the engineer provide some form of prioritization based upon criticality and our ability to contribute to the reserve fund each year.

America Recycles Day is November 15

America Recycles Day is celebrated every year on November 15. It is also known as National Recycling Day. The day is all about recycling — how to recycle, which recycled products to buy, and how to reduce waste. For more information, visit: <https://nationaltoday.com/national-recycling-day/>

Thanks to the work by the Recycling Coalition and the America Recycles Day events, recycling has increased from 7% in the 1960's to 32% today.

- One recycled tin can saves enough energy to power a TV for three hours.
- One recycled glass bottle saves enough energy to power a computer for 25 minutes.
- One recycled plastic bottle saves enough energy to power a 60-watt light bulb for 3 hours.

Come on NCA, let's do our part to recycle!



Community News & Reminders

Need Babysitting Services?

CPR and First Aid Certified.
Contact Jenny Bach @ freinchy2@yahoo.com.

Small Animal Pet Sitting and Dog Walking

Available to care for cats, hamsters, fish & small pets.
Small to medium sized dogs, only.

Call or text: Abby 770-356-5605

Email: jennapeace@hotmail.com

Election Day is November 7!

Newington Community Association votes in the Alban precinct in the cafeteria at Saratoga Elementary School.

Election Day is November 7th. Early voting has already started!

To register to vote or to apply for an absentee ballot, visit the Fairfax County Elections page at <https://www.fairfaxcounty.gov/elections/early-voting>.

You may also complete a "Same Day Registration" and vote a provisional ballot at the Alban precinct on Election Day.

Attention Teenagers - Please Help If You Can

The NCA office occasionally receives calls from residents looking for teenagers or other residents who may be willing to volunteer to help rake leaves or shovel snow.











Contact the NCA office at 703-455-3606 to find out how you can hopefully help a neighbor in need.

Fairfax County Farmer Market Information & Schedule

Still time to visit farmer's markets in Fairfax County. For more information, go to: <https://www.fairfaxcounty.gov/parks/farmersmarkets>. See schedule below.

2023 Farmers Market Schedule

Fairfax County Farmers Markets run Wednesday through Sunday from Spring to Fall. There are no markets on Monday and Tuesdays.

Wednesday	Thursday	Friday	Saturday	Sunday
 Mount Vernon Farmers Market Apr. 19-Dec. 20 8 a.m. - Noon	 Annandale Farmers Market May 4-Nov. 2 8 a.m. - Noon	 McLean Farmers Market May 5-Nov. 17 8 a.m. - Noon	 Burke Farmers Market Apr 22-Dec. 16 8 a.m. - Noon	 Lorton Farmers Market May 7-Nov. 19 9 a.m. - 1 p.m.
 Oak Marr Farmers Market May 3-Nov. 8 8 a.m. - Noon	 Herndon Farmers Market May 4-Nov. 9 8 a.m. - 12:30 p.m.	 Kingstowne Farmers Market May 5-Oct. 27 3 - 7 p.m.	 Reston Farmers Market Apr 29-Dec. 2 8 a.m. - Noon	
 Wakefield Farmers Market May 3-Oct. 25 2 - 6 p.m.				

NCA 2024 DRAFT BUDGET

The PDF version of this 2024 Draft Budget file can be found on the website at this link:
<https://newingtoncommunity.org/wp-content/uploads/ncabudget2024-draft-v6-for-newsletter.pdf>

10/9/2023

The following draft budget is for homeowners to review. The budget analysis resulted in a quarterly assessment of \$308.75 in the townhomes and \$250.78 in the single family homes. The Board will vote on this budget at the November 1, 2023 monthly board meeting. Once a budget is passed, a final copy will be posted on the NCA website at www.newingtoncommunity.org.

NCA 2024 Draft Budget

Account	Description	2023 Budget	% Change 22 to 23	2021 actuals	2022 (Unaudited) Actuals	2023 Actuals AS OF 8/31/23	2024 Budget2
OPERATING EXPENSES:							
Swimming Pool Expenditure							
7110	Contract - Pool	65,000.00	2%	60,499.92	66,000.00	44,000.00	66,000.00
7130	Supplies & Exp. - Pool/Rec	9,500.00	11%	9,160.40	13,252.35	8,175.54	10,500.00
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	5,158.82	3,865.32	4,354.60	6,000.00
7180	Utilities-Telephone-Pool/Rec	400.00	13%	891.05	430.23	296.85	450.00
7190	Utilities-Water-Pool/Rec	3,000.00	0%	2,466.83	3,835.83	1,862.09	3,000.00
	Swimming Pool Expenditu	83,900.00	0%	78,177.02	87,383.73	58,689.08	85,950.00
Common Area Maintenance							
7260	Grounds Maintenance Contract	103,025.00	0%	103,025.04	111,610.46	68,682.94	103,025.00
7220	Common Grounds Improvement	4,500.00	22%	10,785.74	4,405.00	4,500.00	5,500.00
7221	Common Grounds Improvement (TH only)	5,000.00			4,980.00	207.57	6,000.00
7290	Materials/Supplies	250.00	0%	23.74	90.95	0.00	250.00
7310	New/Replacement Trees & Shrub	5,000.00	0%	0.00	0.00	0.00	5,000.00
7360	Storage Lot Lighting	500.00	0%	458.23	533.26	367.15	500.00
7365	General Repairs	5,200.00	0%	440.00	2,077.73	8,050.55	5,200.00
7370	Tree Maintenance/Labor	35,000.00	0%	34,598.56	67,325.06	1,000.00	35,000.00
7390	Pest Control	375.00	0%	294.67	150.33	315.00	375.00
	Common Area Maintenance	158,850.00	0%	149,625.98	191,172.79	83,123.21	160,850.00
Street Lts/Snow Rem/Trash							
7410	Private Trash Hauling service	1,000.00	0%	910.00	1,225.00	875.00	1,000.00
7420	Snow Removal	8,500.00	0%	6,315.00	8,435.00	0.00	8,500.00
7430	Street Lighting	16,000.00	3%	14,557.58	17,139.05	11,062.97	16,500.00
7435	Curb Painting	4,000.00	0%	2,400.00	2,120.71	18,515.65	4,000.00
7440	Trash Clean up Day	250.00	0%	0.00	0.00	100.00	250.00
7450	Trash Collection	151,000.00	6%	123,908.02	136,400.33	92,620.40	160,000.00
7460	Trash-Kids Pick Up	100.00	-100%	0.00	130.00	0.00	0.00
	Street Lts/Snow Rem/Tras	180,850.00	0%	148,090.60	165,450.09	123,174.02	190,250.00

NCA 2024
Draft Budget

10/9/2023

Account	Description	2023 Budget	% Change 22 to 23	2021 actuals	2022 (Unaudited) Actuals	2023 Actuals AS OF 8/31/23	2024 Budget2
Committee Expenses							
7515	Architectural Control: Inspections	3,600.00	-100%	6,000.00	3,000.00	0.00	0.00
7520	Publicity: Newsletter Printing	5,500.00	-100%	5,154.18	5,127.73	0.00	0.00
7525	Publicity: Newsletter Typing/ web mainta	3,300.00	0%	3,236.90	3,180.00	1,745.00	3,300.00
7530	Welcoming	300.00			176.69	100.00	300.00
new							
	Pool						0.00
7550	Recreation: Activities	1,500.00	0%	230.87	0.00	159.00	1,500.00
7570	Recreation: Youth Activities	200.00	0%	0.00	200.00	150.00	200.00
	Committee Expenses	14,400.00	0%	14,621.95	11,684.42	2,154.00	5,300.00
Administration Expenses							
7603	Accounting & Bookkeeping	52,000.00	2%	46,210.00	49,020.00	34,312.00	53,100.00
7604	Schedule A	3,000.00		2,490.09	1,707.50	588.49	3,000.00
7605	Payroll Service	1,750.00	14%	1,984.17	1,995.52	1,573.14	2,000.00
7607	Assistant Community Managers	14,000.00	7%	14,700.51	14,922.56	11,290.49	15,000.00
7610	Audit & Tax Preparation	3,750.00	0%	3,650.00	3,750.00	3,890.00	3,750.00
7615	Bank Service Charges	50.00	0%	0.00	16.75	0.00	50.00
7623	Employee Bonuses *	500.00	0%	500.00	0.00	0.00	500.00
7625	Delinquency Processing	5,000.00	0%	2,760.00	5,395.00	3,363.94	5,000.00
7630	Insurance and Bonds	10,500.00	0%	10,443.91	9,597.09	6,510.80	10,500.00
7640	Collections Attorney	28,000.00	4%	21,015.30	25,872.28	24,144.78	29,000.00
7639	General Counsel	3,000.00	0%	3,475.41	3,967.81	313.50	3,000.00
7650	Mileage Reimbursement	700.00	0%	548.62	497.20	332.24	700.00
7652	quarterly invoices	4,000.00	0%	2,479.34	3,163.10	1,662.08	4,000.00
7655	NCA Annual Board Reg in VA	250.00	0%	155.00	180.00	0.00	250.00
7660	Office Equipment & expenses	1,000.00	0%	263.49	304.89	411.09	1,000.00
7662	Office Mailings/Postage (Summit)	2,500.00	100%	5,351.01	4,683.76	2,432.49	5,000.00
7665	Office Security Sys Monitoring	800.00	-50%	700.00	565.33	108.00	400.00
7667	Office & Web Page Supplies/Ex	1,700.00	0%	1,030.00	1,024.75	952.47	1,700.00
7670	P.O. Box	250.00	0%	162.00	202.00	216.00	250.00
7672	Postage (office)	1,500.00	0%	1,303.84	300.73	947.32	1,500.00

NCA 2024
Draft Budget

Account	Description	2023 Budget	% Change 22 to 23	2021 actuals	2022 (Unaudited) Actuals	2023 Actuals AS OF 8/31/23	2024 Budget2
7674	Printing (office)	700.00	0%	154.89	166.91	844.73	700.00
7675	Rent-Meeting Room	150.00	0%	100.00	150.00	0.00	150.00
7678	reserve study	0.00		0.00	0.00	0.00	5,500.00
7680	Taxes - Income	500.00	0%	26.48	0.00	0.00	500.00
7681	Taxes - Other	500.00		0.00	0.00	0.00	500.00
7685	Taxes - Payroll	1,500.00	0%	1,701.39	1,671.31	1,048.81	1,500.00
7690	Telephone (office and cell)	2,500.00	0%	2,285.09	2,723.88	1,810.11	2,500.00
	Administration Expenses	140,100.00	0%	123,490.54	131,878.37	96,752.48	151,050.00
	TOTAL OPERATING EXPENSES	578,100.00	2.65%	514,006.09	587,569.40	363,892.79	593,400.00
RESERVE CONTRIBUTIONS							
	Description	2023 Budget	% change	2021 actual	2022 actual	2023 actual	2024 Budget2
8000	Common Area Reserve Contribution	52,200.00	7.28%	40,275.00	40,275.00	26,100.00	56,000.00
8001	Common Area Reserve - eminent domain	0.00		0.00	0.00	0.00	0.00
	609.00 Residences (quarterly)	\$21.43	0.07				\$22.99
8005	Street/Curb Reserve Contribution	95,000.00	0%	86,000.00	86,000.00	47,500.00	95,000.00
	524.00 Town homes (quarterly)	\$45.33	0%				\$45.32
8010	Interest Contribution	0.00		98.91	2,047.89	5,932.73	0.00
	Reserve Contribution	147,200.00		126,373.91	128,322.89	79,532.73	151,000.00

NCA 2024
Draft Budget

Account	Description	2023 Budget	% Change 22 to 23	2021 actuals	2022 (Unaudited) Actuals	2023 Actuals AS OF 8/31/23	2024 Budget2
6210	Late Fees (old) Delinquency Admin Reimb	4,000.00	0.00	4,575.35	8,848.45	5,229.31	4,000.00
6100	Disclosure packet inspections	0.00		438.00	438.00	0.00	0.00
6212	Legal Fee Reimbursement	5,000.00	0.00	7,253.78	8,542.45	10,077.25	5,000.00
6220	Miscellaneous Income	1,500.00	0.00	-790.60	1,429.79	-247.59	1,500.00
6235	Newsletter Ad Income	500.00	0.00	0.00	663.75	348.75	500.00
6254	Pool Fees	2,000.00	0.00	2,703.00	3,392.61	3,373.00	2,000.00
6280	Storage Lot Fees	900.00	0.00	140.00	830.00	140.00	900.00
6400	Interest Income, Operations Accounts	100.00	0.00	2,487.15	575.87	704.98	100.00
6999	Provision for Bad Debt	-2,000.00		-2,792.87	-1,361.95	0.00	-2,000.00
	Total Income	725,300.00		14,013.81	23,358.97	19,625.70	744,400.00
	Total Operating Expenses	593,400.00					
	- Other Income	12,000.00					
	- TH only (Street Light/curb painting/erosi	26,500.00					
	Common Operating Expenses	554,900.00	divided by	609.00		911.17	
	Quarterly Common Operating Expenses per Residence			\$227.79		\$227.79	
	Quarterly Common Area reserve contributions (total NCA residence			\$22.99		\$22.99	
	Quarterly Street/Curb reserve contribution (TH only)			n/a		\$45.32	
	Quarterly street lighting/curb painting (TH only)			n/a		\$12.64	
	Proposed Quarterly assessment			\$250.78		\$308.75	



**Century 21
New Millenium**

Newington Station Update

Active:

1 detached home priced @ \$799,900

Under Contract:

1 detached home priced @ \$749,000

1 townhome priced @ \$423,000

Sold:

1 townhome @ \$485,000

Happy Fall!



**Jim Fox, Terry Moore & Ki
Hatch**

703-755-0296 (direct)

703-922-4010 (office)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NCA Calendar

NOVEMBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Trash Timing: Placed out for pick-up NO EARLIER than 5pm the night before. Placed out for pick-up NO LATER than 6am the morning of.			1 RECYCLING DAY	2	3 Trash Only NO RECYCLING	4 Yard Debris pick up for all NCA residents
			7pm NCA Board Meeting See website for details/ location			
5 Set Your Clocks Back 	6	7 Trash Only NO RECYCLING 	8 RECYCLING DAY	9	10 Trash Only NO RECYCLING	11 Veterans Day Yard Debris pick up for all NCA residents
	FCPS Student Holiday	FCPS Student Holiday				
12	13	14 Trash Only NO RECYCLING	15 RECYCLING DAY	16	17 Trash Only NO RECYCLING	18 Yard Debris pick up for all NCA residents
			Newsletter Deadline			
19	20	21 Trash Only NO RECYCLING	22 RECYCLING DAY	23 	24 Trash Only NO RECYCLING	25 Yard Debris pick up for all NCA residents
			FCPS No School - Thanksgiving Break			
26	27	28 Trash Only NO RECYCLING	29 RECYCLING DAY	30		