

Inside Newington Station

Newington Community Association Monthly Newsletter NOVEMBER 2024

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NCA BOARD OF DIRECTORS MEETINGS

Wednesday, November 6
 Wednesday, December 4
 Thursday, January 2*

PRESIDENT’S CORNER

By John Kylis

Daylight Saving Time (DST) ends first weekend in November. Remember to turn clocks back on Sunday, November 3.

Fall Community Clean Up will be held on **Saturday, November 9th at 10am** meeting at the **Pool Parking Lot**. Yard waste and leaf pickup is only on Saturdays.

Veteran’s Day is Monday, November 11 - we honor and thank all those who have served!

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

This is the time to winterize your home by draining your spigots, cleaning your gutters, changing your filters, and having your heating system inspected. If you will be traveling during the Holiday Season don’t forget to set your thermostat between 50-55 degrees Fahrenheit to avoid frozen pipes bursting.

Have a Happy and Safe Thanksgiving!

** Due to the first Wednesday in January being a holiday, the tentative date for the NCA Board Meeting is Thursday, January 2, 2025 at 7:00 pm.*

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 6, 2024 at 7:00 p.m.**

[To join from PC, Mac, Linux, iOS or Android – click here:](#)

Or Telephone:
 +1(470)8692200
 Meeting ID: 149 375 2705

Prior to the meeting, a copy of the board package is available through your access to Summit’s Vantaca system under the Documents/Meetings tabs.

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

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

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: David Randall (Term: 8-24 thru 8-27)

Secretary: Camille DiFolco-Visbeck (Effective: 2-24 thru 8-25)

Director: Daniel Bojanini (Term: 8-24 thru 8-27)

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 - Mike Smith

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - TBD

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





**Fall Community
Shred Event
Hosted by
Donyell Allen
Neighborhood
Realtor**

.....
November 9th, 2024

9am until Noon
.....

*Pool Parking Lot. First come first
serve! 1-3 boxes of papers
perhousehold, please! Get in line
early, cause once it's full that's it!*

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, via Ring Central Teleconference
Meeting ID:
October 2, 2024 | 7:00 PM

CALL TO ORDER: Meeting was called to order at 07:03 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille Di-Folco-Visbeck, Treasurer Dave Randall, and Director Daniel Bojanini (Note: Director Bojanini had to leave before Executive Session).

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS:

- Thank you everyone for the flexibility last month when I was on vacation.
- We have lots to cover tonight.
- Thanks to those who have submitted a response to the pool survey.

COMMUNITY FORUM:

- A resident asked whether we could plan a community yard sale.
- A resident stated they felt harassed by Dominion Towing and wanted to know what we, as residents, pay to them. Resident reported several incidents on Kitchener: (1) a tow driver attempted to tow resident's company car with VA plates but out-of-state inspection sticker – car should not be towed per VA laws but tow driver was angry and situation escalated; (2) a resident intercepted a tow driver towing his car and wanted to pay drop fee of \$50 but while resident was getting their wallet, the driver took off with the car and the resident had to pay \$250 to get car back; and (3) unmarked tow driver shining flashlights into car at night, and when neighbors went outside to question him, he reacted angrily. [President said we will revisit the topic in the management report]
- A resident reported a scam to be aware of and stated they would provide details in an email to the Board.

HEARINGS: None

APPROVAL OF MINUTES:

September minutes approved by acclamation.

OFFICER/COMMITTEE REPORTS:

Treasurer: This year, the budget is okay. Recommendations in Board package; reserve accounts in poor financial conditions for next year.

Architectural Advisory: Committee meeting TBD – volunteers, please consider joining.

Environmental: No updates re: shredding event; Fall Clean Up event will be first week of November.

VDACS came out to identify potential fire ants – the ants are actually Argentine ants, not fire ants. No action recommended/needed at this time.

Maintenance: None.

Management Contract Committee: The purpose of the committee is to review contracts from management companies to compare to our current management, Summit. President Kylis mentioned that multiple contract changes and personnel changes have taken place since he joined the Board, and he started this committee to improve the community's management. Kylis reached out via Google to a handful of local management companies to see if they had any interest; his expectation was that, after researching other options, NCA would find that our hybrid structure (association employee + management contractor) was the best option and that we would stay with Summit. The main things the committee was looking for are increased and modernized processes, increased digital footprint with everything from pool parking lot requests to EPRs, and avoiding an increase in cost. The committee found a company called Cardinal Management, (association managers of Saratoga Community Association), and they reached out with all of the modernization processes included in their contract, and the contract will be a significant cost savings to NCA.

- Another committee member, Treasurer Randall, disagreed and said switching to Cardinal will not represent a cost savings. Treasurer Randall cited the potential that NCA might be locked into a multi-year

Minutes continued from previous page

contract with new company, resulting in higher costs.

- A third committee member, Secretary Woods, stated that the one-time costs associated with switching management companies should not be a deterrent against change, and stated that Cardinal is offering NCA more services at a lower cost.
- President Kylis closed the topic for tonight and scheduled a Special Board Meeting for October 9th in order to further discuss the Cardinal contract proposal. The Board needs to decide whether to stay with Summit or switch to Cardinal by November 1.

Pool: Pool bathrooms need improvement. Potential change to pool rules to allow food. Maybe a trial month to see how it works.

Planning & Development: None.

Recreation: Potential events for fall/winter: ugly sweater, cooking. Request cafeteria at Saratoga ES if we want to use the space.

Welcoming: None.

Neighborhood Watch: None.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings - None.

Financial Review

Aged Balances Report: As of 9/25/24 there are 11 delinquent accounts in collections.

2025 Budget: First draft provided in August board package. Changes include reduction in pool contract for 2025 (increase is in 2026 for extra week in summer) and recalculation of CPI increase.

Provision for Doubtful Accounts: Per the NCA policy, the calculation is as follows using 9/25/24 Aged Balances Report:

\$0 - 100% of previous owners balances

\$11,125 - 50% of accounts over 90 days and in excess of \$800 (4 accounts of the 11 in collections) = \$5,562.66

As of 8/31/24 financials, Provision is \$6,000.

Recommendation and Board vote at November meeting.

Homeowner Communications

- Homeowner concern about Fire Ants on Moline. Homeowner contacted Virginia Department of Agriculture & Consumer Services (VDACS). Ants are Argentine ants, not fire ants. No further action needed/recommended by VDACS.
- New residents on Godolphin were digging up backyard and parking in driveway over the sidewalk. [Parking over the sidewalk is a County rule and would need to be enforced by them.]
- Homeowner cut down tree on common behind their home. [violation notice sent. Homeowner apologized and will remove stump.]
- Mattresses on Durer Court. Homeowner thinks it's a problem that recycling is on a different day than trash pick up. [directed mailing and signs put up.]
- Resident on Gwynedd uses blank parking spaces and leaves assigned space open. [This is becoming more of a problem throughout the community and the board may want to consider revising the policy. When Kitchener curbs were painted, the first 10 to 20 cars back on the street after the work was done were parked in blank spaces.]
- Car parked for a week in blank space on Jenner [ticketed]
- Wobbly mailbox. [Manager used a wrench to tighten bolts on base]
- Resident on Luce saw tow truck and notified neighbor about their car. Tow driver was yelling and calling person a 'superhero' loudly and sarcastically. Homeowner felt they were owed an apology. [Management spoke to tow company. Drivers do get frustrated when residents interfere as they have invested time and have liability when they come on a property. Driver was spoken to. No further action is being requested.]
- Drive-by shooting directed to home on Matisse. Multiple reports received from residents in the area. Police were called. [Owners of property have moved tenants outside of Newington Community. No reports of previous problem activity reported to management prior to the incident. New reports of lights not working that will be looked at. One resident would like a Neighborhood Watch. They were encouraged to attend the next

Minutes continued from previous page

meeting.]

- Commercial vehicles are parking in parallel spaces on Euclid. [reported to Dominion Towing]
- Resident let Board know he has put up his Halloween decorations outside the allowed time.
- Resident is concerned about basketball net on Delong and the people and trash it attracts.

Other Management Actions

- Annual ARC inspections Completed. List of all violations in August board package. Follow up inspections have been started.
- Curb painting on Kitchener complete but Durer has been postponed twice due to weather. No re-scheduled date at this time.
- No RV lot lottery was needed for either the large spaces or the regular spaces.
- Private hauler used for Matisse, Moline and Durer bulk trash. Planning on calling for couch and metal pole on Kitchener and paint cans at pool.
- Hand delivered flyer to Lemoyne residents asking them to water the area of grounds restoration.

OLD BUSINESS

Maintenance - Operating

Street signs: (12/2023-6/2024) Volunteer labor to remove all unnecessary fire lane posts and signs is in progress. (7/2024) Inquiry with Woodbridge Metal Recycling to remove poles at pool. They will not pay for them if they have to pick them up. Online inquiry with Potomac Metals in Springfield since they have a mobile service. Awaiting response. (8/2024) Called Potomac Metals. They said steel is cheap and not cost effective for them to come out with their mobile service. Currently .05 per pound. If someone were to haul it to them, they could get about \$50 for it. Will arrange for private hauling of posts. (9/2024) No update. (10/2024) Received quote of \$250 to \$300 to have poles hauled away by private hauler. Offer from Springfield Lawn owner to remove poles at no charge. Will take any additional poles that come out of ground as well.

Tree Work: Tree maintenance is being tracked.

Pool Furniture: (7/2024) The cost to restrap 21 chaise loungers is \$91 each for a total of \$1911. \$56 for 2 chairs = \$112. They have a rental program, and we can get temporary replacements while the pool is active in the summer for a total cost of \$75. Pick-up and delivery is \$295. Total in proposal is \$2514. The cost of the new chaise loungers in mesh this year was \$366 each and chairs were \$164. For \$2514 you can get approximately 5 or 6 new mesh loungers plus shipping. (8/2024) To be revisited in September after pool closes. Based on the 2025 draft budget it would make sense to have this done in 2024. There is no need for new loungers. This recommendation was based on expected maintenance of older loungers, not on adding to the existing inventory and expending reserve funds.

Maintenance - Reserves

Common Grounds

Path Repairs — (7/2024) J. Kylis received a voice message from Fairfax County Stormwater Management that the path area is in VDOT right-of-way. Work order sent to Fairfax County deferred to VDOT. Work order sent to VDOT. Service Request #1952589 (8/2024) VDOT closed the service request. Email sent to customer service asking why this was canceled when no work was done on the path. No response to date. (9/2024) 2nd VDOT service request #1981530. (10/2024) second service request closed by VDOT.

Streets: Based on engineer's evaluation in March, management recommends the next street project being Moline and waiting until there are enough funds, which appears to be in 2025. Association could contract with engineer for a specifications report in late 2024 or early 2025. (4/2024-10/2024) No action at this time.

Trash Issues: (5/2024) Flyer on bulk trash issues sent by email blast. (6/2024) letter prepared by Board for Euclid Way residents to respond on a potential install of a trash can storage box on their street. (7/2024-9/2024) Update on survey to be provided by J. Kylis. Two response forms received by management. Signs placed in problem areas on Moline and directed flyers sent as needed. (10/2024) Signs placed on Kitchener (1), Durer Ct and later moved to Euclid Way (3) as problem areas; continued use of white bags and placing bulk trash out.

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Parking Spaces - Matisse: Second assigned parking space for a unit was moved to a ramp accessible space at resident's request, which affected the unassigned parallel parking spaces on that street. (7/2024) Surveyor contracted by County to assess situation. (08/2024) Motion not to waive trash bin storage policy. See Motions from August minutes. (09/2024) Management provided the Board's response stating that application is denied until a written confirmation is received that NCA is not responsible for maintenance of metal ramp installed on common grounds. Tabled until work is complete, then Board will reassess. (10/2024) ARC requests approved for ramp and sidewalk. Awaiting completion of project before considering reworking parallel spaces and space assignment.

NEW BUSINESS

Contracts: Currently in audit

EV Charging Policy: Topic to be discussed when more information is available on neighboring HOAs who have implemented policy in townhomes.

Corporate Transparency Act (CTA): In 2021, Congress passed the "Beneficial Owner Information Reporting" (BOI) requirement for most entities registered with the state, such as corporations and limited liability companies. This law, the Corporate Transparency Act (CTA), will become effective December 31, 2024. Please carefully review the attached CTA Guide, as it provides information for compliance. A beneficial owner is defined as an individual who, directly or indirectly, through any contract, arrangement, understanding, relationship, or by other means, either exercises substantial control over the entity or owns or controls not less than 25 percent of the entity's ownership interests.

From Summit:

The "exercises substantial control" standard involves various roles, including serving as a senior officer of the company, having authority over the appointment or removal of any senior officer or a majority or dominant minority of the directors or managers of the company, having decision-making power over important matters affecting the company, and any other form of substantial control over the company.

In recent years, lawsuits and injunctions have challenged the requirement for community associations to report certain information. As of now, the courts have not made a ruling on this matter. A ruling or amendment to exempt common ownership communities from this requirement before December 31, 2024, or 2025, is not expected. Therefore, associations must comply with the requirements for reporting this information.

Only one person may enter the information. It can be anyone assigned by the Board or a third party. Board members will be required to provide their full legal name, birth date, home address, identifying number (i.e. drivers license, passport) or a FinCEN identifier number. Penalty for noncompliance is \$500 a day. Beyond 1/1/25, any board member changes will also have to be entered.

Summit will share more information about their plan to help the Board of Directors meet this requirement before the deadline.

Zoom Account Renewal: Renewal is effective 11/02/2024, \$159.90. President Kyllis stated we will let the Zoom account lapse since we use Ring Central currently.

MOTIONS

- Motion out of committee for funds up to \$600 for Recreation committee to plan Christmas party for the community. Motion President Kyllis, seconded Vice President Woods. 5 yes, 0 no.
- Motion to remain doubtful accounts provision at \$6000. Motion President Kyllis, seconded Vice President Woods. 5 yes 0 no.
- Motion to change employee position of assistant manager from employee status to contract vendor status. Motion Secretary DiFolco-Visbeck, seconded Vice President Woods. 3 yes, 1 no (Treasurer Randall), 1 absent (Director Bojanini).

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The Board convened into Executive Session: 9:02pm

At 9:02pm the meeting will convene to Executive Session for the purpose of discussing an employee matter, namely conversion of the Assistant Community Manager (ACM) to vendor status.

Reconvened into Open Session: 9:21pm.

ADJOURNMENT: The Board adjourned at 9:34pm.

Minutes prepared by Secretary DiFolco-Visbeck.

NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Special Meeting of the Board of Directors
Video Conference Call, via Zoom
Meeting ID: 747 077 3944
October 9, 2024 | 7:00 PM

CALL TO ORDER: Meeting was called to order at 7:00 pm.

BOARD MEMBERS PRESENT: President John Kylis, Vice President John Woods, Secretary Camille DiFolco-Visbeck, Treasurer Dave Randall, and Director Daniel Bojanini

MANAGEMENT PRESENT: None from Summit.

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS:

- I've asked a rep from Cardinal to attend for Q&A to clarify any of the concerns that have been raised about the contract proposal. The meeting will last 1 hour and the Q&A session will last 45 minutes.

NOTES: The NCA Board held a special board meeting for the purposes of discussing a new management contract proposal. A representative from Cardinal Management, Executive Vice President Victoria Garner, was invited by President Kylis to answer questions from the Board and residents regarding the contract proposal.

MINUTES

- Board members and other attendees asked questions about the contract proposal. The discussion ended with the plan to get a revised contract proposal from Cardinal, inclusive of the verbal commitments made by the representative at the meeting. The revised contract proposal will be sent to the Association's legal team for review.

ADJOURNMENT: The Board adjourned at 7:43pm.

Minutes prepared by Secretary DiFolco-Visbeck.

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MANAGEMENT PRESENT: None from Summit.

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ADJOURNMENT: The Board adjourned at 7:43pm.

Minutes prepared by Secretary DiFolco-Visbeck.

REMINDER: VOTE ON TUESDAY, NOVEMBER 3

Remember to vote on Tuesday, November 5 at Precinct 623 Alban at Saratoga Elementary School.

Polls are open from 6:00 am to 7:00 pm. Don't forget your photo ID! For General Information on what you need to bring, including sample ballots and more, go to: <https://www.fairfaxcounty.gov/elections/upcoming>.



NCA 2025 Draft Budget

The following draft budget is for homeowners to review. The budget analysis resulted in a quarterly assessment of \$310.56 in the townhomes and \$251.40 in the single family homes. The Board will vote on this budget at the November 6, 2024 monthly board meeting. Once a budget is passed, a final copy will be posted on the NCA website at www.newingtoncommunity.org and a letter will be mailed to each homeowners with the final assessment amounts.

NCA 2025 Draft Budget

10/7/2024

Account	Description	2024 Budget	% Change 24 to 25	2022 actuals	2023 (Unaudited) Actuals	2024 Actuals AS OF 8/31/24	2025 Budget2
OPERATING EXPENSES:							
Swimming Pool Expenditure							
7110	Contract - Pool	66,000.00	15%	66,000.00	66,000.00	44,000.00	75,600.00
7130	Supplies & Exp. - Pool/Rec	10,500.00	0%	13,252.35	8,750.60	10,104.47	10,500.00
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	3,865.32	6,070.93	3,292.07	6,000.00
7180	Utilities-Telephone-Pool/Rec	450.00	11%	430.23	425.38	328.04	500.00
7190	Utilities-Water-Pool/Rec	3,000.00	0%	3,835.83	6,606.29	500.44	3,000.00
	Swimming Pool Expenditu	85,950.00	0%	87,383.73	87,853.20	58,225.02	95,600.00
Common Area Maintenance							
7260	Grounds Maintenance Contract	103,025.00	17%	111,610.46	103,024.62	68,683.36	121,000.00
7220	Common Grounds Improvement	5,500.00	0%	4,405.00	4,675.00	500.00	5,500.00
7221	Common Grounds Improvement (TH only)	6,000.00		4,980.00	4,926.61	0.00	6,000.00
7290	Materials/Supplies	250.00	0%	90.95	90.44	246.99	250.00
7310	New/Replacement Trees & Shrub	5,000.00	0%	0.00	4,731.08	3,347.93	5,000.00
7360	Storage Lot Lighting	500.00	0%	533.26	541.60	435.67	500.00
7365	General Repairs	5,200.00	0%	2,077.73	10,807.36	3,374.55	5,200.00
7370	Tree Maintenance/Labor	35,000.00	-17%	67,325.06	43,685.00	1,000.00	29,000.00
7390	Pest Control	375.00	7%	150.33	410.00	297.00	400.00
	Common Area Maintenan	160,850.00	0%	191,172.79	172,891.71	77,885.50	172,850.00
Street Lts/Snow Rem/Trash							
7410	Private Trash Hauling service	1,000.00	100%	1,225.00	1,050.00	2,260.00	2,000.00
7420	Snow Removal	8,500.00	0%	8,435.00	0.00	4,660.00	8,500.00
7430	Street Lighting	16,500.00	12%	17,139.05	16,639.30	13,654.04	18,500.00
7435	Curb Painting	4,000.00	0%	2,120.71	18,515.65	0.00	4,000.00

NCA 2025 Draft Budget

10/7/2024

Account	Description	2024 Budget	% Change 24 to 25	2022 actuals	2023 (Unaudited) Actuals	2024 Actuals AS OF 8/31/24	2025 Budget2
7440	Trash Clean up Day	250.00	0%	0.00	100.00	20.58	250.00
7450	Trash Collection	161,000.00	4%	136,400.33	142,140.43	102,485.76	168,000.00
7460	Trash-Kids Pick Up	0.00		130.00	0.00	0.00	0.00
	Street Lts/Snow Rem/Tras	191,250.00	0%	165,450.09	178,445.38	123,080.38	201,250.00
Committee Expenses							
7525	Publicity: Newsletter Typing/ web mainta	3,300.00	0%	11,307.73	2,605.00	1,720.00	3,300.00
7530	Welcoming	300.00		176.69	150.00	180.29	300.00
7550	Recreation: Activities	1,500.00	0%	0.00	903.23	-217.79	1,500.00
7570	Recreation: Youth Activities	200.00	0%	200.00	150.00	150.00	200.00
	Committee Expenses	5,300.00	0%	11,684.42	3,808.23	1,832.50	5,300.00
Administration Expenses							
7603	Accounting & Bookkeeping	53,100.00	3%	49,020.00	51,468.00	35,337.00	54,696.00
7604	Schedule A	3,000.00		1,707.50	2,034.66	1,498.56	3,000.00
7605	Payroll Service	2,000.00	-100%	1,995.52	2,568.14	2,174.07	0.00
7607	Assistant Community Managers	15,000.00	0%	14,922.56	15,808.63	10,579.35	15,000.00
7610	Audit & Tax Preparation	3,750.00	0%	3,750.00	3,890.00	3,827.00	3,750.00
7615	Bank Service Charges	50.00	0%	16.75	0.00	1,171.77	50.00
7623	Employee Bonuses *	500.00	0%	0.00	0.00	0.00	500.00
7625	Delinquency Processing	5,000.00	30%	5,395.00	4,470.00	3,562.00	6,500.00
7630	Insurance and Bonds	10,500.00	0%	9,597.09	9,768.00	6,291.36	10,500.00
7640	Collections Attorney	29,000.00	0%	25,872.28	31,075.63	7,197.27	29,000.00
7639	General Counsel	3,000.00	0%	3,967.81	3,648.50	2,457.33	3,000.00
7650	Mileage Reimbursement	700.00	-100%	497.20	632.32	415.99	0.00

NCA 2025 Draft Budget

10/7/2024

Account	Description	2024 Budget	% Change 24 to 25	2022 actuals	2023 (Unaudited) Actuals	2024 Actuals AS OF 8/31/24	2025 Budget2
7652	quarterly invoices	4,000.00	0%	3,163.10	3,124.52	1,885.50	4,000.00
7655	NCA Annual Board Reg in VA	250.00	0%	180.00	155.00	0.00	250.00
7660	Office Equipment & expenses	1,000.00	0%	304.89	604.49	751.01	1,000.00
7662	Office Mailings/Postage (Summit)	5,000.00	0%	4,683.76	3,299.79	1,990.31	5,000.00
7665	Office Security Sys Monitoring	400.00	0%	565.33	108.00	0.00	400.00
7667	Office & Web Page Supplies/Ex	1,700.00	0%	1,024.75	1,407.90	547.23	1,700.00
7670	P.O. Box	250.00	0%	202.00	216.00	222.00	250.00
7672	Postage (office)	1,500.00	0%	300.73	1,350.63	415.23	1,500.00
7674	Printing (office)	700.00	0%	166.91	912.27	279.84	700.00
7675	Rent-Meeting Room	150.00	0%	150.00	0.00	0.00	150.00
7678	reserve study	5,500.00	-100%	0.00	0.00	0.00	0.00
7680	Taxes - Income	500.00	0%	0.00	0.00	0.00	500.00
7681	Taxes - Other	500.00		0.00	0.00	0.00	0.00
7685	Taxes - Payroll	1,500.00	-100%	1,671.31	1,386.98	820.47	0.00
7687	Taxes - Unemployment			0.00	0.00	0.00	
7690	Telephone (office and cell)	2,500.00	12%	2,723.88	2,827.14	1,754.11	2,800.00
	Administration Expenses	151,050.00	0%	131,878.37	140,756.60	83,177.40	144,246.00
	TOTAL OPERATING EXPENSES	594,400.00	4.18%	587,569.40	583,755.12	344,200.80	619,246.00
RESERVE CONTRIBUTIONS							
	Description	2024 Budget	% change	2022 actual	2023 acutal	2024 actual	2025 Budget2
8000	Common Area Reserve Contribution	57,500.00	-13.04%	40,275.00	52,200.00	28,750.00	50,000.00
	609.00 Residences (quarterly)	\$23.60	-0.13				\$20.53
8005	Street/Curb Reserve Contribution	97,500.00	0%	86,000.00	95,000.00	48,750.00	97,500.00
	524.00 Town homes (quarterly)	\$46.53	0%				\$46.52

NCA 2025 Draft Budget

10/7/2024

Account	Description	2024 Budget	% Change 24 to 25	2022 actuals	2023 (Unaudited) Actuals	2024 Actuals AS OF 8/31/24	2025 Budget2
8010	Interest Contribution	0.00		2,047.89	9,130.31	5,766.22	0.00
	Reserve Contribution	155,000.00		128,322.89	156,330.31	83,266.22	147,500.00
RESERVE EXPENSES:							
8160	Common Area Reserve Expenses	0.00		56,742.78	56,377.88	86,469.74	0.00
8175	Street/Curb Reserve Expenses	0.00		125,677.80	127,286.25	0.00	0.00
		0.00		182,420.58	183,664.13	86,469.74	0.00
INCOME:							
6000	Assessment Income	736,400.00					2025 Budget 754,946.00
	524.00 Town homes (quarterly)	\$310.56	2.49%		\$7.74		\$318.30
	85.00 Single Family Homes (quar	\$251.40	2.70%		\$6.79		\$258.19
6210	Late Fees (old) Delinquency Admin Reimb	4,000.00	0.00	8,848.45	7,212.68	5,519.04	4,000.00
6212	Legal Fee Reimbursement	5,000.00	0.00	8,542.45	20,856.06	3,236.05	5,000.00
6220	Miscellaneous Income	1,500.00	0.00	1,429.79	3,294.54	34.04	1,500.00
6235	Newsletter Ad Income	500.00	-40.00	663.75	348.75	348.75	300.00
6254	Pool Fees	2,000.00	0.00	3,392.61	3,557.00	3,673.50	2,000.00
6280	Storage Lot Fees	900.00	0.00	830.00	1,160.00	180.00	900.00
6400	Interest Income, Operations Accounts	100.00	0.00	575.87	1,170.73	4,078.24	100.00
6999	Provision for Bad Debt	-2,000.00	0.00	-1,361.95	-3,318.21	-36.53	-2,000.00
	Total Income	748,400.00		22,920.97	34,281.55	17,033.09	766,746.00
	Total Operating Expenses	619,246.00					
	- Other Income	11,800.00					
	- TH only (Street Light/curb painting/erosi	28,500.00					
	Common Operating Expenses	578,946.00	divided by	609.00		950.65	

NCA 2025 Draft Budget

10/7/2024

Account	Description	2024 Budget	% Change 24 to 25	2022 actuals	2023 (Unaudited) Actuals	2024 Actuals AS OF 8/31/24	2025 Budget2
	Quarterly Common Operating Expenses per Residence			\$237.66		\$237.66	
	Quarterly Common Area reserve contributions (total NCA residence)			\$20.53		\$20.53	
	Quarterly Street/Curb reserve contribution (TH only)			n/a		\$46.52	
	Quarterly street lighting/curb painting (TH only)			n/a		\$13.60	
	Proposed Quarterly assessment			\$258.19		\$318.30	
RESERVE NOTES	1. Recommended Reserve contributions for 2025, per the reserve study, are \$131,100 for common and \$92,100 for streets and curbs. 2. Reserve balances as of 8/31/24 are \$208,380 (\$110,620 in common and \$97,759 in streets) 3. CPI increase from October, 2023 to August, 2024 = 2.3% Allowable CPI increase is relatively high this year. Here are the calculations: For 2025 Budget Prelim: August 2024 CPI (U) = 314.796 October 2023 CPI (U) = 307.671 $314.796 - 307.671 = 7.1/307.671 = 2.31\%$						

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**Century 21
New Millennium**

Newington Station Update

Active:
1 townhome priced @ \$479,000

Under Contract:
1 townhome priced @ \$510,000
1 single family home priced @ \$675,000

Closed:
6 townhomes from \$345,000-565,000

Happy Fall!



**the
Mason
group**
WE MAKE YOU FEEL
RIGHT AT HOME.



**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!

Community News & Reminders

Don't Block the Box!

The mailbox that is. The mail carrier has mentioned that the mailboxes are sometimes blocked by trash and recycle barrels, which makes mail delivery more difficult and slower. This is especially true in the single family homes, particularly for those residents who live on or near pipe stems.

If necessary, it is OK to line up your trash and recycle barrels on the sides of the pipe stem, while still allowing enough room for autos to enter and exit. Please, do not place barrels on the sidewalk! The trash and recycle guys are pretty good about returning the barrels to where they were, which keeps the barrels out of the path of the mail carrier. The mail carrier thanks you!!

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

NCA COMMON GROUNDS

Common grounds are not an extension of residential yards. Flea markets / yard sales, weekly soccer games, MOON BOUNCES, etc. are prohibited on community property.



America Recycles Day Friday, November 15, 2024

From Wikipedia:

America Recycles Day, also known as National Recycling Day, is a [national observance](#) in the United States dedicated to promoting [recycling](#) across the nation. Observed on November 15th every year, the observance is the signature recycling program of [Keep America Beautiful^{\[1\]}](#) (KAB), the managing and promoting organization for the holiday.



AMERICA RECYCLES DAY

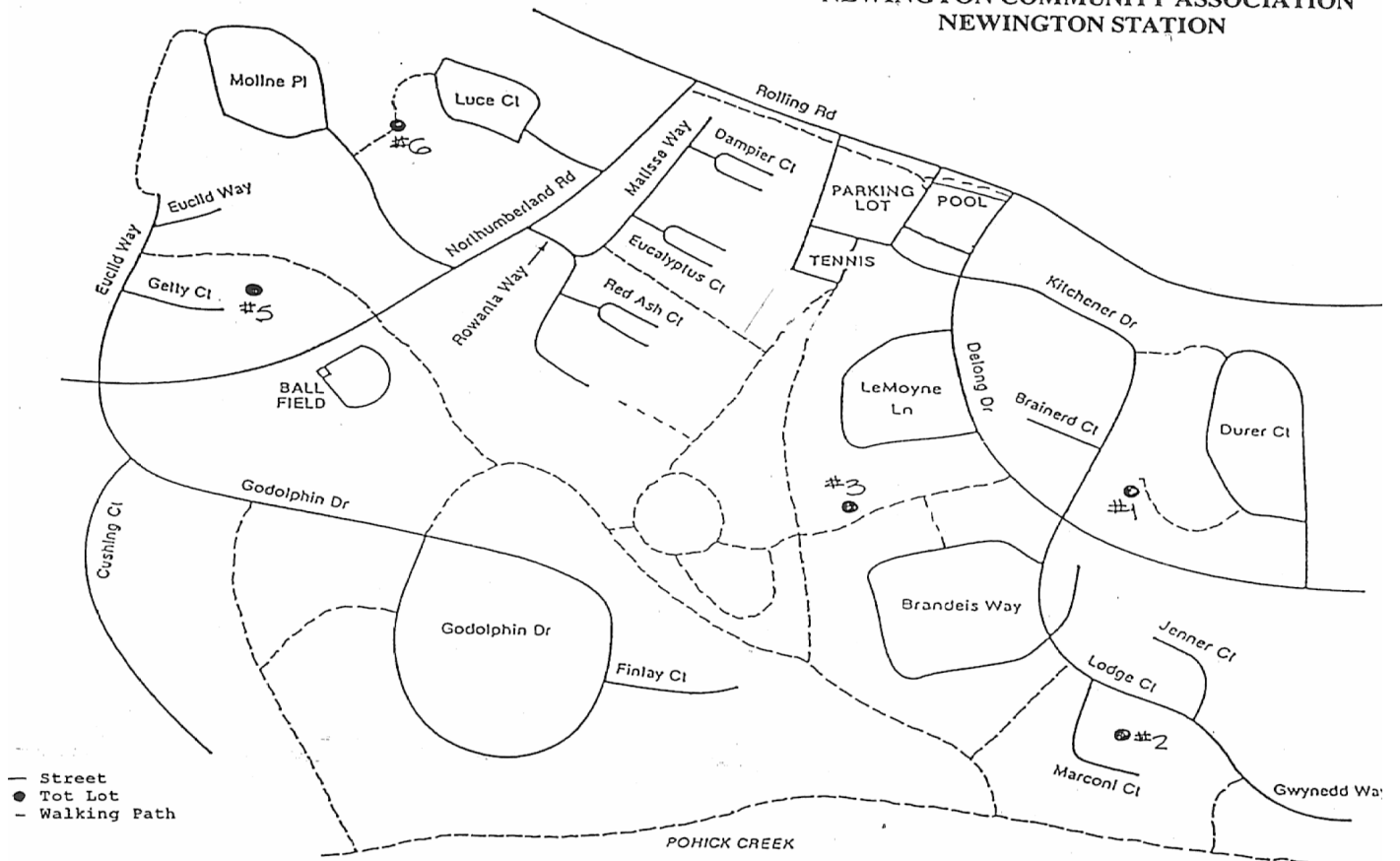
NOVEMBER 15

Need Babysitting Services?






CPR and First Aid Certified.

Contact Jenny Bach @ freinchy2@yahoo.com.

NEWINGTON COMMUNITY ASSOCIATION
NEWINGTON STATION



NCA Calendar NOVEMBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>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.</p>					1 Trash Only NO RECYCLING	2 Yard Debris pick up for all NCA residents
					FCPS Student Holiday	
3 	4 FCPS Student Holiday	5 Trash Only NO RECYCLING 	6 RECYCLING DAY 7pm NCA Board Meeting See website for details/location	7	8 Trash Only NO RECYCLING	9 Yard Debris pick up 9am-Noon Shred Event 10am Fall Clean Up @ Pool Parking Lot
10	11 	12 Trash Only NO RECYCLING	13 RECYCLING DAY Newsletter Deadline	14	15 Trash Only 	16 Yard Debris pick up for all NCA residents Newsletter Deadline
17	18	19 Trash Only NO RECYCLING	20 RECYCLING DAY	21	22 Trash Only NO RECYCLING	23 Yard Debris pick up for all NCA residents
24	25	26 Trash Only NO RECYCLING	27 RECYCLING DAY	28 	29 Trash Only NO RECYCLING	30 Yard Debris pick up for all NCA residents
FCPS No School - Thanksgiving Break						