



Inside Newington Station

Newington Community Association Monthly Newsletter NOVEMBER 2020

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NCA BOARD OF DIRECTORS MEETINGS

November 4
December 2
January 6, 2021

President's Corner

By Debby Ramirez

Fall is in the air and as we continue to enjoy the beautiful weather let's keep in mind the safety of our community. We have children playing outside, people exercising, and dogs being walked. Therefore, obeying the speed limit should always be a priority.

As we are preparing for the coming cold winter months let's remember this is the season to winterize the outside spigots to avoid dealing with frozen pipes. The gutters and downspouts should be cleaned for rainwater to drain properly. Lastly, if you are traveling for the holidays, remember to leave your thermostat set between 50-55 degrees Fahrenheit to avoid freezing pipes. A little preventive work can avoid costly repair bills in the future.

Check the NCA website at www.newingtoncommunity.org for the latest news and community events including how to dial in to the monthly meetings.

To receive community updates, send an email to: announcement@newingtoncommunity.org.

Have a Happy Thanksgiving!

Driving on Common Grounds!

Recently, someone drove on common grounds and left these ruts. NCA is paying \$670 to have the ground repaired and re-seeded. This is your money! If you see a contractor or anyone else driving on common grounds, please take pictures of the vehicle and call or email the NCA Office. We must all work together to keep NCA property well maintained and looking its best, as well as avoid senseless expenses that could be passed on to those who choose to ignore the rules.



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 9:30 am - 2:30 pm
Fridays 9:00 am - 5:00 pm

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

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

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
Including barking dog complaints
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
Cox Cable 703-378-8422
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
Selenia 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

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 Storck 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 – Debby Ramirez
Term—elected 8-19 thru 8-22

Email: president@newingtoncommunity.org

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

Vice President – Regina Watson (Term: 8-19 thru 8-22)

Treasurer – Bobby Royal (Term: 8-19 thru 8-21)

Secretary – Karen Chauvin (Term: 8-18 thru 8-21)

Director – John Kylis (Term: 8-20 thru 8-23)

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

ARCHITECTURAL CONTROL COMMITTEE

Chair - TBN

ENVIRONMENTAL COMMITTEE

Chair - John Kylis

FINANCE COMMITTEE

Chair - Bobby Royal

PLANNING AND DEVELOPMENT

Chair - Lou Tobat

MAINTENANCE COMMITTEE

Chair - Beth Rodriguez

RECREATION COMMITTEE

Chair - Pam Rodriguez

Newsletter Distributors

Kathy Anderson	Karen Chauvin	Kelly Paul
Lindsay Andrews	Mike Ferraris	Perritt Kids
Amanda Baird	Fulcar Family	Ramirez Family
Cyrille Barr	Donna Hunholt	Lisa Robbins
Abdul Berlas	Zinta Michael	Roche Family
Blake Carpenter	Jeffrey Notestine	Regina Watson
Cerchione Family	Al Owens	

Architectural Standards

The Board is proposing the following clarification to the Architectural Standards. **Bold italicized underlined** text are additions. The update to the Standards will be on the agenda of the November Board meeting. Anyone who would like to share comments may do so during the Homeowner Forum section of the November meeting. If the Board approves this amendment, the final copy will be posted on the website.

ARTICLE VI – OTHER PROJECTS

Section 11. Painting/Staining:

Brick walls of a house may be stained, but not painted. All brick, whether stained or unstained, must match including, but not limited to walls, carport, garage, and chimney. All must be of an approved color so as not to attract undue attention. **Any stain product must be absorbed into the brick so as not to change the texture of the brick, and must not look like a coating or paint layered onto the brick. Any stain product that contains acrylic is not acceptable. The mortar may be stained, but it must remain lighter in color than the brick. The applicant must list the manufacturer and the name of the stain product on the Architectural Request Form.**

Applicants in the townhouses must notify the neighbors and request written acknowledgement and comments about the pending brick staining from the two adjacent neighbors/homeowners. These comments must be submitted to the Community Manager along with the Architectural Request Form.

Newington Station Update - Jim Fox & The Mason Group



Active:

1 townhome priced @ \$424,999

Under Contract:

2 townhomes priced from \$410,000-420,000

Sold:

1 townhome with a sold price of \$428,500

Please stay safe and healthy during the pandemic.



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

703-755-0296 (direct)

800-382-2345 (toll-free & fax)

Email: jim@masongroup.com

Top Producers with 40+ years of experience!

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 149 375 2705
October 7, 2020 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:05 pm by President Ramirez.

The meeting was recorded.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 9 residents

PRESIDENT'S COMMENTS: President Ramirez introduced new Chairperson's Meeting Rules and the Board will follow these rules going forward.

COMMUNITY FORUM:

- A resident commented that the purpose of the Community Survey is to receive input for the Board to consider and use to make decisions. NCA should track who provided input.
- A resident commented about the wording in the newsletter draft minutes regarding a resident's statement in the Community Forum section. The resident had stated that he was planning to hold an Architectural Advisory Committee meeting, so it looked like the meeting was an NCA sanctioned event. The minutes should have clarified that this meeting was not endorsed by the Board.
- The resident also explained that the pictures in the Newsletter are of trash or recycling "carts," rather than "bins." Bins are much smaller.

A resident has a taxi, but he has been laid off due to COVID. He has de-activated his taxi cab plates and asked for suggestions on where to park. The pool parking lot is the best solution for now.

HEARINGS:

Lots 82, 89, 95, 134, 290, 314, 60, 61, 124, 125, 342 were scheduled.

Lot 314 – Rake board has been repaired.

Lot 342 – The resident stated that he did not damage the common grounds in front of his home.

Lot 290 – Shutters and rear window frames have been painted.

Lot 125 – Fence was that way when the house was purchased 4 years ago.

Lot 134 – Fence has been repaired and gutters cleaned.

APPROVAL OF MINUTES: See Meeting Motions.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Royal August financials are not available as Summit was waiting for the Charles Schwab August statement. Treasurer has confirmed that no August statement will be sent as there was no activity on the account. Treasurer has obtained the form from Charles Schwab to update the account signers. Updating the Eagle Account signatures is also in process.

The Finance Committee held a meeting on September 24, 2020. No significant changes were made to budget priorities and

it is very consistent with prior years. A draft of the 2021 budget was presented and, based on the CPI-U, includes an assessment increase of 1%. A 1% increase will be a \$2.64 per quarter increase for the town homes and a \$2.13 increase per quarter for the single family homes. This budget will be included in the November newsletter for the community to review.

Committee Reports

Environmental Committee – John Kylis

The Environmental Committee power washed the NCA office siding and cleaned the gutters. The Committee held a meeting on October 5, and the next activity will be October 17 to clear the remaining vegetation from the ballfield fence. The Committee is also working on plans for a fall Clean Up Day and trimming along the path on Moline. Some trails have signs regarding NCA boundary lines, but not all trails have such signs. There is a lot of invasive grass growing on the trails. The Committee has received a report of bamboo growing in the woods, which is also very invasive. The Committee will check. Another Zoom meeting is scheduled for October 26.

Planning & Development – Lou Tobat

At their September 15th meeting, the Fairfax County Board of Supervisors discussed the Indoor Ski Facility at the Lorton landfill. A public hearing was held October 6, 2020. Discussions include whether any tax dollars would be used and it would take about 4 years to build.

VDOT is conducting an environmental study about plans to extend the 495 Express Lanes by approximately three miles from the 495 and Dulles Toll Road interchange to the vicinity of the American Legion Bridge.

Reserves & Maintenance Planning Committee – Beth Rodriguez
No report.

Recreation Committee – Pam Rodriguez
No report.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings – Lori Randall, Management
None.

Homeowner Communications – Lori Randall, Management

- Resident sent picture of a tree on Moline where the shade has caused bare ground along the wood line. [Will be added to the maintenance list.]
- Resident sent information on eroded ground around fence on Luce. [Will be added to the maintenance list.]
- Tree pruning needed on Moline and weeds overrun naturalized area between Euclid and Moline. [Will be added to the maintenance list.]
- Resident asked if they could organize a Halloween parade on their street. [As long as there are no violations of Association rules, have fun.]
- Large tree removed behind resident's home on Gwynedd. A branch landed on the deck and hit the grill. [Tree contractor will contact resident directly. Pictures are available.]
- To President: Request to keep trailer in RV lot. [President responded that decision of Board in 2019 is being upheld.]
- Vehicles on Moline do not move out of blank spaces for months. [Management will follow up.]
- Formal Complaint received in compliance with the Association's Complaint Policy. [Management prepared a written response requesting more information before presenting the complaint to the Board.]

- Many homeowners have responded to hearing notices for outstanding architectural violations. One is an elderly couple who needed assistance. [Management shared this request with a volunteer in the community who assisted the couple. Management also provided the couple with Fairfax County resources for the elderly.]
- Trailer parked overnight on Marconi. [Trailer has been removed.]
- Dead tree behind home on Godolphin. [Not in arborist walk-through report. Management went, but could not locate tree. Resident reported that in looking more closely, the lower limbs were dead, but top was green.]
- Received 2 emails about broken ball field bench. [It has been repaired.]
- Request for replacement tree behind Durer Ct. where some have been removed. [Management did not get a quote for these replacements as it was not considered a planned area. The Board concurred.]
- Request that ramps for strollers replace steps in two areas of the community: one is on path between Durer and Kitchener and the other is on Brandeis. [Brandeis sidewalk/step installed in 2014 or 2015 during that street's renovations and contractor could not safely install a ramp. Strollers can be used on the grassy area beside the steps.]
- Received question on whether tennis court could have a keypad instead of a keyed lock. [The key to the tennis court is the same as the yellow gate. Keys minimize use by non-NCA residents.]
- Report of a non-working vehicle with expired tags parked in a blank space for a long time on Euclid. [No action by Management, but vehicle was towed.]
- Car did a U-turn on Getty and hit the street sign. [Sign did not come down.]
- Resident asked for contractor's contact information regarding damaged sidewalk on Red Ash. [Information was provided to resident, but individual was unhappy with response. Management reached out to contractor at the same time. Follow up email with resident on 9/29 and awaiting a response. Contractor will replace sidewalk during his next project in the Springfield area.]
- Resident is scared when walking out back yard onto common ground especially at night. [Management walked behind home and didn't see a problem. Asked for clarification and didn't get a response.]
- Resident on Brandeis would like to organize a Halloween event with music, audio equipment and games at the pool parking lot or as a block party. [The Board declined use of the pool parking lot.]
- 2 residents identified paint cans on Euclid and Getty. [Environment Committee was asked to retrieve Euclid cans. Management retrieved the Getty can.]
- Homeowner's exterior request to stain brick was denied. Homeowner would like to know what product is acceptable. [This is a topic on the October agenda.]

OLD BUSINESS

- Maintenance – Reserve Funds
Streets
 - Engineering specifications for Euclid/Getty/LeMoyne street renovations in 2021. Contract with GJB for \$4,950 signed. Tabled until specifications report is received.
- Maintenance – Operating Funds
 - Common Grounds: Bare ground areas previously approved were completed. Several new maintenance items were added to the list, including erosion on path to Luce Ct tot lot and

areas identified by the Environmental Committee, e.g., erosion behind townhouse rear entrances. Prioritizing the maintenance items will be on the November agenda.

- Pool crack repair has been completed and the pool has been covered.
- Community Survey – The survey will be published in the November newsletter and posted on the website as a fillable form. The survey can be mailed, scanned as a pdf and emailed, dropped in red drop box, or faxed.
- Exterior Project Forms – Tabled until January 2021.
- Email Distribution List – The results of the Community Survey will be used to evaluate the Environmental Committee's proposal to phase out the paper version of the Newsletter by moving some/most of the distribution to electronic methods. The goal is to reduce environmental costs and to save money from printing. Less than 100 residents have signed up to receive NCA email announcements. Newsletters are used to meet the legal requirement of informing residents of proposed changes in policies and procedures, as well as the final approved documents. All newsletters are posted on the NCA website. In addition, Summit's new software may provide other information that may affect this proposal. Decision is tabled to January 2021.
- Use of Association Email by Committees – Decision tabled until January 2021.
- Website Streamlining – Tabled to January 2021.
- Insurance Coverage – Motion made on the matter.
- Architectural Violations – Board members completed their follow up inspections to determine if violations from 2019 and 2020 have been corrected.
- Committees – Community Manager prepared draft charters for each NCA approved Committee. Manager will make changes and circulate to Board for review.

NEW BUSINESS

- New proposal from Verizon – Verizon would be willing to install a 4G tower on NCA property to improve coverage, if NCA would agree to upgrade the tower to 5G at some time in the future. Based on previous community input regarding having a tower on NCA property, the Board declined to consider the matter.
- Architectural Standards – A proposed revision to the brick staining section of the Standards will be published in the November newsletter. Director Kylis will reach out to some stain contractors to obtain color charts.
- Trash Cans – Many residents are still putting trash out at the wrong times, leaving cans out, using thin grocery bags which animals are getting into, all of which are unacceptable. There have been reports of trash cans disappearing. Residents can contact American Disposal to obtain a bin or a cart, if they haven't already received one.
- Maintenance – Operating Funds
 - Most of the tree removals and stump grinding have been completed or will be soon. Motion made on the matter of tree replacements.
 - Director Kylis will write an article for the newsletter requesting motivated volunteers for lawn maintenance projects in the community.
 - Director Kylis will contact resident who wants to install pavers on common ground beside 7760 Brandeis. Resident would need to prepare a written proposal for Board consideration. Proposal would need to include why the pavers are needed, who is doing the work, who is paying for it, the design, type of materials, and who will be responsible for maintenance.
- An article will be put in the November newsletter informing

Community News & Reminders

REMINDER

The NCA parking policy has a 30-day grace period for expired safety inspections and vehicle registrations. Service stations are performing safety inspections and DMV is renewing registrations online. Please ensure your tags are current or do not park on NCA's private streets. Please call the NCA office if there are any questions.

LAWN CARE ASSISTANCE

NCA is looking to start a network of able and motivated residents to assist their neighbors with lawn care. If you are looking for lawn care assistance or are willing to assist your neighbors with their lawn care (grass cutting, shrub trimming, weed pulling, etc.) please contact the Environmental Committee at NCAEnvironmentalCommittee@gmail.com.

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."

Newsletter Distributors Needed

If you are interested in delivering newsletters once a month to the residents on Getty, Euclid, Matisse, Eucalyptus and Dampier Courts, please contact the Community Manager for details. Call 703-455-3606.

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.

Reminder: Thin Grocery Bags May Not Be Used for Trash!

In January 2020, NCA approved the following change to the Trash Policy:

"All trash must be properly secured in tied heavy duty plastic bags or in a trash can when placed out for pick up. Thin grocery bags are never acceptable."

Lightweight bags can tear easily, which leaves an unsightly mess on the common grounds due to foraging by animals. Please be considerate of your neighbors and use a can or a heavy duty bag. For the complete NCA Trash Policy, please visit this link: <http://www.newingtoncommunity.org/NCA%20Documents/TrashPolicy.pdf>

Continued from page 5

residents that Dominion Towing will resume towing on December 1, 2020 of any autos with license plates and/or inspection stickers that expired more than 30 days earlier, i.e. October.

Board convened into Executive Session at 10:01pm to discuss employee compensation and legal matters.

EXECUTIVE SESSION

Board reconvened into Open Session at 11:20 pm.

MEETING MOTIONS

1. Minutes of the September 2, 2020 Board meeting were approved by unanimous consent.
2. Minutes of the September 8, 2020 Special Board Meeting were approved by unanimous consent.
3. Motion: To approve \$200 for the purchase of a new soccer net and wait until spring to install it.
Made by, Vice President Watson, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
4. Motion: At the next December renewal period, to increase NCA's workers compensation insurance limits to \$500,000 for bodily injury by accident (each accident), \$500,000 bodily injury per disease (each employee), and \$500,000 bodily injury limit by disease (policy limits) at a cost of \$75.00 per year.
Made by President Ramirez, Seconded by Director Kyllis.
Vote: 5 Yes 0 No.
5. Motion: Per NCA's tree replacement policy, to approve a proposal from Blade Runners to install 6 trees and to provide a 1-year watering service for a total not to exceed \$5,000.
Made by Treasurer Royal, Seconded by President Ramirez.
Vote: 5 Yes 0 No.
6. Motion: To accept the payment plan for Lot 094.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
7. Motion: To assess a charge of \$10 per day for Lot 82 starting October 23, 2020, for a period of up to 90 days, pending management inspection.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
8. Motion: To assess a charge of \$10 per day for Lot 89 starting October 23, 2020, for a period of up to 90 days, pending management inspection.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
9. Motion: To assess a charge of \$10 per day for Lot 95 starting October 23, 2020, for a period of up to 90 days, pending management inspection.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
10. Motion: To assess a charge of \$10 per day for Lot 125 starting March 1, 2021, for a period of up to 90 days, pending management inspection.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
11. Motion: To waive charges for Lots 134, 290, 314, 60, 61, 124, and 342.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.
12. Motion: To approve a proposal from Blade Runners to repair the tire ruts damage to common ground for a total of \$673.21.
Made by President Ramirez, Seconded by Treasurer Royal.
Vote: 5 Yes 0 No.

ADJOURNMENT: The Board adjourned at 11:24 pm.

Minutes prepared by Secretary Chauvin.

Free No obligation Home Valuation



Who do you know that is looking to buy or sell?

I am always happy to sit down with people to chat about what their home is worth, how much work to get it on the market and what is involved in the buying and selling process. Give me a call at 703-338-1706 and I am happy to answer any real estate questions you have.

Call Sarah at 703-338-1706
or email at
sarah@sarahjernigan.com
with questions

Sarah  Jernigan
Helping find great homes for people and pets



*If your property is currently listed with another broker, please disregard this notice. It is not our intention to solicit the offerings of other brokerages.

Draft 2021 Budget

10/9/2020

NCA 2021 DRAFT Budget

The following draft budget is for homeowners to review. The budget analysis resulted in a quarterly assessment of \$266.12 in the townhomes and \$215.90 in the single family homes. The Board will vote on this budget at the November 4, 2020, monthly meeting, to which all are welcome to attend and provide comment during the homeowner forum section of the meeting. Once this budget is passed, a final copy will be posted on the NCA website at www.newingtoncommunity.org.

Account	Description	2020 Budget	% Change 20 to 21	2018 actuals	2019 (Unaudited) Actuals	2020 Actuals AS OF 7/30/20	2021 Budget
OPERATING EXPENSES:							
Swimming Pool Expenditure							
7110	Contract - Pool	54,840.00	-6%	48,000.00	51,300.00	31,990.00	51,300.00
7130	Supplies & Exp. - Pool/Rec	9,500.00	0%	16,002.44	10,763.97	3,772.74	9,500.00
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	5,230.28	5,487.34	1,159.25	6,000.00
7180	Utilities-Telephone-Pool/Rec	400.00	0%	846.24	399.16	190.71	400.00
7190	Utilities-Water-Pool/Rec	4,000.00	-25%	2,053.37	2,308.04	911.00	3,000.00
	Swimming Pool Expenditure	74,740.00	0%	72,132.33	70,258.51	38,023.70	70,200.00
Common Area Maintenance							
7260	Grounds Maintenance Contract	103,775.00	-1%	99,307.08	99,307.08	60,097.94	103,025.00
7220	Common Grounds Improvement	10,000.00	0%	3,074.33	1,822.59	960.00	10,000.00
7290	Materials/Supplies	250.00	0%	235.14	59.39	16.96	250.00
7310	New/Replacement Trees & Shrub	5,000.00	0%	2,488.05	7,554.65	0.00	5,000.00
7360	Storage Lot Lighting	500.00	0%	208.76	484.04	248.97	500.00
7365	General Repairs	6,200.00	0%	5,293.53	2,949.88	5,410.00	6,200.00
7370	Tree Maintenance/Labor	28,000.00	0%	48,203.26	34,537.50	5,585.00	28,000.00
7380	Pest Control	350.00	0%	344.00	277.95	174.00	350.00
	Common Area Maintenance	154,075.00	0%	159,154.15	146,993.08	72,492.87	153,325.00
Street Lts/Snow Rem/Trash							
7410	Private Trash Hauling service	1,000.00	0%	920.00	250.00	175.00	1,000.00
7420	Snow Removal	10,000.00	-15%	2,314.75	7,366.25	862.50	8,500.00
7430	Street Lighting	15,250.00	0%	15,182.82	15,402.16	8,796.92	15,250.00
7435	Curb Painting	4,000.00	0%	1,339.65	0.00	250.26	4,000.00
7440	Trash Clean up Day	250.00	0%	0.00	0.00	0.00	250.00
7450	Trash Collection	109,000.00	10%	100,767.84	105,416.41	67,913.37	120,000.00
7460	Trash-Kids Pick Up	100.00	0%	30.00	0.00	0.00	100.00
	Street Lts/Snow Rem/Trash	139,600.00	0%	120,555.06	128,434.82	77,998.05	149,100.00

NCA 2021
DRAFT Budget

10/9/2020

Account	Description	2020 Budget	% Change 20 to 21	2018 actuals	2019 (Unaudited) Actuals	2020 Actuals AS OF 7/30/20	2021 Budget
Committee Expenses							
7515	Architectural Control: Inspections	3,600.00	0%	0.00	0.00	0.00	3,600.00
7520	Publicity: Newsletter Printing	5,000.00	0%	4,211.68	5,485.91	3,734.51	5,000.00
7525	Publicity: Newsletter Typing/ web maintain	3,300.00	0%	3,180.00	3,180.00	1,855.00	3,300.00
7550	Recreation: Activities	1,500.00	0%	8.56	1,298.74	340.75	1,500.00
7570	Recreation: Youth Activities	200.00	0%	200.00	150.00	150.00	200.00
	Committee Expenses	13,600.00	0%	7,600.24	10,114.65	6,080.26	13,600.00
Administration Expenses							
7603	Accounting & Bookkeeping	50,000.00	0%	44,025.00	45,204.00	26,817.00	50,000.00
7604	Schedule A	1,000.00		595.00	9,517.30	2,404.40	2,000.00
7605	Payroll Service	1,750.00	0%	1,753.86	1,849.35	1,012.62	1,750.00
7607	Assistant Community Managers	12,500.00	0%	13,946.07	12,534.70	6,406.02	12,500.00
7610	Audit & Tax Preparation	3,650.00	0%	3,550.00	0.00	0.00	3,650.00
7612	Bad Debt Expense	2,000.00		-506.34	0.00	0.00	0.00
7615	Bank Service Charges	500.00	-80%	376.00	37.70	36.00	100.00
7623	Employee Bonuses *	500.00	0%	500.00	500.00	0.00	500.00
7625	Delinquency Processing	5,000.00	0%	4,245.00	4,125.00	1,270.00	5,000.00
7630	Insurance and Bonds	10,500.00	0%	9,731.00	10,569.00	5,622.12	10,500.00
7640	Collections Attorney	29,000.00	0%	26,184.95	30,693.56	17,639.90	29,000.00
7639	General Counsel	3,000.00	0%	445.00	3,341.50	2,765.00	3,000.00
7650	Mileage Reimbursement	700.00	0%	539.30	525.41	302.30	700.00
7652	quarterly invoices	4,000.00	0%	3,664.52	3,695.82	1,809.78	4,000.00
7655	NCA Annual Board Reg in VA	100.00	200%	379.43	10.00	25.00	300.00
7660	Office Equipment & expenses	1,500.00	-33%	783.00	498.00	489.45	1,000.00
7662	Office Mailings/Postage (Summit)	2,500.00	0%	2,052.84	3,389.50	2,559.39	2,500.00
7665	Office Security Sys Monitoring	800.00	0%	812.41	550.00	300.00	800.00
7667	Office & Web Page Supplies/Ex	1,700.00	0%	1,848.03	1,132.55	797.08	1,700.00
7670	P.O. Box	125.00	8%	112.00	122.00	134.00	135.00
7672	Postage (office)	1,700.00	-12%	1,226.26	1,342.40	1,099.75	1,500.00

NCA 2021
DRAFT Budget

10/9/2020

Account	Description	2020 Budget	% Change 20 to 21	2018 actuals	2019 (Unaudited) Actuals	2020 Actuals AS OF 7/30/20	2021 Budget
7674	Printing (office)	700.00	0%	591.68	128.73	565.79	700.00
7675	Rent-Meeting Room	150.00	0%	100.00	100.00	0.00	150.00
7677	Returned Checks	0.00		0.00	-115.00	0.00	0.00
7678	reserve study	0.00		0.00	3,850.00	0.00	0.00
7680	Taxes - Income	1,500.00	-33%	531.00	1,200.00	0.00	1,000.00
7681	Taxes - Other	0.00	+500	0.00	400.00	0.00	500.00
7685	Taxes - Payroll	1,200.00	0%	1,094.13	1,527.31	910.26	1,200.00
7690	Telephone (office and cell)	2,500.00	0%	2,077.15	2,594.33	1,509.05	2,500.00
	Administration Expenses	138,575.00	0%	120,657.29	139,323.16	74,474.91	136,685.00
	TOTAL OPERATING EXPENSES	520,590.00	0.45%	480,099.07	495,124.22	269,069.79	522,910.00
	RESERVE CONTRIBUTIONS						
	Description	2020 Budget	% change	2018 actual	2019 acutal	2020 actual	2021 Budget2
8000	Common Area Reserve Contribution	37,200.00	8.27%	52,763.76	37,363.44	9,340.86	40,275.00
8001	Common Area Reserve - eminent domain earn 609.00 Residences (quarterly)	0.00		0.00	0.00	0.00	0.00
		\$15.27	0.08				\$16.53
8005	Street/Curb Reserve Contribution	84,941.28	1%	81,157.12	83,412.08	20,853.02	86,000.00
	524.00 Town homes (quarterly)	\$40.53	1%				\$41.03
8010	Interest Contribution	4,000.00		5,363.81	6,445.80	1,816.89	4,000.00
	Reserve Contribution	126,141.28		139,284.69	127,221.32	32,010.77	130,275.00
	RESERVE EXPENSES:						
8160	Common Area Reserve Expenses	75,000.00	-53.33%	24,981.00	112,088.50	46,273.80	35,000.00
8175	Street/Curb Reserve Expenses	175,000.00	-42.86%	3,132.00	157,302.88	146,015.31	100,000.00
		250,000.00		28,113.00	269,391.38	192,289.11	135,000.00
INCOME:							2021 Budget

NCA 2021
DRAFT Budget

10/9/2020

Account	Description	2020 Budget	% Change 20 to 21	2019 (Unaudited) Actuals	2020 Actuals AS OF 7/30/20	2021 Budget
6000	Assessment Income	624,931.28				631,185.00
	524.00 Town homes (quarterly)	\$263.48	1.00%	\$2.64		\$266.12
	85.00 Single Family Homes (quarterly)	\$213.77	1.00%	\$2.13		\$215.90
6210	Late Fees (old) Delinquency Admin Reimb (new)	4,000.00	0.00	6,602.62	2,071.93	4,000.00
6100	Disclosure packet inspections	0.00		0.00	0.00	0.00
6212	Legal Fee Reimbursement	8,800.00	2.27	27,594.57	10,125.25	9,000.00
6220	Miscellaneous Income	1,500.00	0.00	3,881.58	1,260.51	1,500.00
6235	Newsletter Ad Income	500.00	0.00	519.75	0.00	500.00
6254	Pool Fees	2,000.00	0.00	3,268.00	10.00	2,000.00
6280	Storage Lot Fees	900.00	0.00	440.00	110.00	900.00
6400	Interest Income, Operations Accounts	100.00	0.00	2,257.70	1,816.89	100.00
6999	Provision for Bad Debt	0.00		-2,838.51	1,000.00	-2,000.00
	Total Income	642,731.28		41,725.71	16,394.58	647,185.00
11						
	Total Operating Expenses	522,910.00				
	- Other Income	18,000.00				
	- Street Lighting/curb painting	19,250.00				
	Common Operating Expenses	485,660.00	divided by	609.00	797.47	
	Quarterly Common Operating Expenses per Residence			\$199.37	\$199.37	
	Quarterly Common Area reserve contributions (total NCA residences)			\$16.53	\$16.53	
	Quarterly Street/Curb reserve contribution (TH only)		n/a		\$41.03	
	Quarterly street lighting/curb painting (TH only)		n/a		\$9.18	
	Proposed Quarterly assessment			\$215.90	\$266.12	
RESERVE	1. Recommended Reserve contributions for 2021, per the reserve study, are \$93,400 for common and \$115,400 for streets and curbs.					
NOTES	2. Reserve balances as of 7/30/20 are \$179,708 (\$46,549 in common and \$133,158 in streets)					
	3. CPI increase from October, 2019 to August, 2020 = 1%					

REMINDER: VOTE ON TUESDAY, NOVEMBER 3

Remember to vote on Tuesday, November 3 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>.

Important Upcoming Dates

October 23: Deadline to request an absentee ballot by mail, 5:00 pm

October 31: Final day for absentee in-person/early voting, 5:00 pm

November 3: In person voting polls open, 6:00 am to 7:00 pm

Community Survey: How Are We Doing?

Your input is valuable to us! Occasional surveys help the Board get feedback from both owners and renters on several aspects of the community. You may complete the form that is attached to this newsletter and email it or drop it at the NCA office drop box, or there is a pdf fillable version posted on the NCA website you may complete and submit by email.

Link: <http://newingtoncommunity.org/2020-nca-survey/>

And don't forget to include your name and NCA address to complete the survey. Results will be published in the NCA newsletter. Thank You!!

NCA Calendar

NOVEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2 <div>FCPS No School - Student Holidays</div>	3 Trash & Recycling 	4 7pm NCA Board Mtg**(Pool House)	5 White Goods Pickup ¹	6 Trash & Bulk pick-up** Yard Debris (Townhomes) <div>NO RECYCLING</div>	7 Yard Debris*
8	9	10 Trash & Recycling	11  ★ Veterans Day ★ <div>FCPS 2-Hour Early Release</div>	12 White Goods Pickup ¹	13 Trash & Bulk pick-up** Yard Debris (Townhomes) <div>NO RECYCLING</div>	14 Yard Debris*
15	16 Newsletter Deadline	17 Trash & Recycling	18	19 White Goods Pickup ¹	20 Trash & Bulk pick-up** Yard Debris (Townhomes) <div>NO RECYCLING</div>	21 Yard Debris*
22	23	24 Trash & Recycling	25	26 	27 Trash & Bulk pick-up** Yard Debris (Townhomes)	28 Yard Debris*
			FCPS No School - Thanksgiving Break			
29	30	<div>Trash Timing: Monday & Thursday- Placed out for pick-up NO EARLIER than 5pm. Tuesday & Friday - Placed out for pick-up NO LATER than 6am. **Bulk pick-up must be pre-arranged due to COVID-19 restrictions. Call 703-368-0500 to schedule bulk items.</div>				

NOTE: *Yard Debris (Saturdays) for single family homes. ¹White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). Contact American Disposal 24 hours in advance at 703-368-0500. See NCA Trash Policy at: <http://newingtoncommunity.org/wp-content/uploads/Trash-Policy-Final-Revised-1-8-20-1.pdf>.

2020 Newington Community Association Survey

- 1) What is your relationship to NCA?
 - a. Owner/Resident
 - b. Owner/Non-Resident
 - c. Non-Owner/Resident
- 2) Do you look at NCA's annual budget either in the newsletter or on the website?
 - a. Yes
 - b. No
- 3) What is your general opinion of the quarterly assessments?
 - a. Reasonable
 - b. Too high
 - c. Too low
- 4) Which, if any, amenities have you or someone in your home used in the past 18 months?
 - a. Tot lots/Playgrounds
 - b. Tennis courts
 - c. Walking paths
 - d. Basketball Court
 - e. Pool
 - f. N/A
- 5) How frequently do you use the amenities?
 - a. Daily
 - b. Weekly
 - c. Monthly
 - d. Yearly
 - e. Never
 - f. Seasonally
- 6) Do you feel NCA's common grounds are well maintained?
 - a. Yes
 - b. No
 - c. Neutral
- 7) Do you feel NCA streets are well maintained?
 - a. Yes
 - b. No
 - c. Neutral
- 8) What is your opinion on rule violation enforcement?
 - a. Must be imposed to maintain property value
 - b. No opinion
 - c. Other _____

- 10) Does the board provide ample time for the violation to be corrected?
 - a. Yes
 - b. No
- 11) Were you aware that NCA has a website?
 - a. Yes
 - b. No
- 12) How often do you visit the NCA website?
 - a. Weekly or more often
 - b. Monthly
 - c. As needed
 - d. Never
- 13) Do you wish to be on the NCA email distribution list to receive community announcements, important reminders and last-minute updates? (this would exclude annual meeting notices, new rules and HOA assessments info)
 - a. Yes, sign me up
 - i. _____
 - b. No
 - c. Already on it
- 14) What is your opinion of the current trash policies?
 - a. Require residents to use appropriate receptacles for all curb side pickup.
 - b. Designate trash pickup locations on each street.
 - c. Both A and B
 - d. No change
 - e. Other _____

2020 Newington Community Association Survey

15) How frequently do you attend the monthly Board meetings?

- a. Always
- b. Sometimes
- c. Whenever I have a question/comment/concern
- d. Never, why not?

16) Are you interested in any volunteering opportunities?

- a. Yes
- b. No

17) Which method would you prefer the Newsletter be distributed to you?

- a. Paper copy to my door
- b. Email
- c. Retrieve from the NCA website
- d. Both email and paper copy

18) What part(s) of the Newsletter do you feel is MOST important? (pick as many that apply)

- a. Calendar
- b. Reminders/Announcements
- c. Meeting Minutes
- d. Area Events
- e. Directory
- f. Miscellaneous articles
- g. Ads

Please list any skills/knowledge you have that could provide a solution for a concern you may have in the community:

Please list any talents/abilities you have that may support a recreational community event:

Kindly, include things you like, things you don't like, things you wish to see "implemented and/or decommissioned" if any:

Please use the following space for any additional comments:

Name: _____

Address _____

Thank you for your time in filling out this survey! Your feedback is valuable to us.