



Inside Newington Station

Newington Community Association Monthly Newsletter NOVEMBER 2022

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NCA BOARD OF DIRECTORS MEETINGS

November 2
December 7
January 4, 2023

PRESIDENT'S CORNER

By John Kylis

Thank you all for your cooperation and patience with the trash collection situation. As a reminder, beginning in November, trash will be collected Tuesdays and Fridays, recycling on Wednesdays. See pages 3-4 for additional information.

Starting January 2023, all hard copy newsletter distribution door to door will be halted. Newsletters can always be obtained from the website or a hard copy can be picked up from the NCA office upon request.

Fall Clean Up Event will be 10am on November 5th at the ball field (\$100 to be raffled off to a youth volunteer).

The Ring promo discount code will be available all of November, more details to be posted on the Association website. See page 13.

For more information or questions, email the Community Manager at manager@newingtoncommunity.org, or call 703-455-3606.

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!



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
Wednesdays 9:00 am - 4:00 pm
Fridays 9:30 am - 2:30 pm

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

Community Manager: Dominique Jackson with
Summit Management (703-945-1428)
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
American Disposal Services 703-368-0500
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
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 – John Kylis (Term: 8-20 thru 8-23)

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 CONTROL COMMITTEE

Chair - TBN

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

RECREATION COMMITTEE

Chair - TBN

WELCOMING COMMITTEE

Chair - Regina Watson

Newsletter Distributors

Kathy Anderson	Mike Ferraris	Ramirez Family
Lindsay Andrews	Donna Hunholt	Lisa Robbins
Amanda Baird	Jeffrey Notestine	Ariana & Josef Rosario
Blake Carpenter	Al Owens	Tom Rowder
Karen Chauvin	Kelly Paul	Regina Watson
Crystal Coleman	Perritt Kids	

Trash Contract Changes Ahead

American Disposal

Last Day of Service: Monday, October 31st

Cart Retrieval Day: TO BE DETERMINED. TAKE NOTE OF SIGNS AND WEBSITE POSTINGS AS WE GET CLOSER TO THE END OF THE MONTH.

Patriot Disposal

Cart Distribution Date: Saturday, October 29th

This includes 18 gal recycle bins in the townhomes and wheeled trash and recycling totes at the single family homes.

First Day of Service: Tuesday, November 1st

**NEW TRASH
VENDOR!**



P.O. Box 3219, Manassas, VA 20108

(703) 257-7100 • Fax (703) 368-1469

www.patriotdisposalservices.com

**STARTING
NOVEMBER 1ST!**

NEWINGTON COMMUNITY

Welcome to Patriot Disposal!

TRASH SERVICE DAYS:



RECYCLING SERVICE DAYS:



YARD WASTE SERVICE DAYS:





RECYCLING:

Recyclable materials include newspapers, magazines, catalogs, books, mixed paper, cereal boxes, and similar, flattened cardboard no larger than 4' x 4', aluminum and metal food and beverage containers, and plastic bottles, jugs, and containers. The recycling method is "single-stream" which allows for the co-mingling of all recyclable materials in the recycling container. **PLEASE NOTE GLASS IS NO LONGER ACCEPTED IN RECYCLING PER FAIRFAX COUNTY.**

YARD WASTE will be collected on Saturdays (SF only). Grass clippings and leaves must be set out for pickup in bio-degradable PAPER (10 maximum) or in a trash container clearly marked "yard waste" on both sides. Tree limbs and brush must be tied in bundles no longer than 4 feet in length and 6 inches in diameter. Bundles or items that are bagged cannot exceed 50 pounds. Yard waste does not include stumps, rocks, dirt, sod, gravel, mulch, whole trees, or clean-up from storm damage. Collection of these items may be provided for an additional charge.

CHRISTMAS TREE COLLECTION:

- * All tinsel and decorations must be removed, and trees should not be placed in plastic bags.
- * Christmas trees will be collected during the first 2 weeks of January on your usual yard waste collection day.

SPECIAL ITEMS: Special items will be collected weekly for a fee. Special items include white goods (appliances), furniture and other large items. Special items that will be collected and recycled include scrap metal (grills, bicycles, swings, chairs), small electronics (computers, monitors, small TVs, small printers, VCRs, DVD/CD players, etc.), motor oil, tires and car batteries.

Advance notice is required for the collection of all special items.

Please call to schedule a special pickup: 703-257-7100

HOLIDAYS: Service will be provided on all holidays except for Thanksgiving Day, Independence Day, Christmas Day and New Year's Day. When a designated collection day falls on one of these holidays, service will resume on the next regularly scheduled collection day.

INCLEMENT WEATHER: In the event that inclement weather prevents Patriot Disposal from providing service on a regularly-scheduled collection day, service will resume on the **next regularly-scheduled collection day**, road conditions permitting.

ROAD CONDITIONS: Patriot Disposal will not provide services for any homes located on roads that are deemed impassable due to construction, construction vehicles, parked cars, or other obstructions or conditions. Uncollected items will be removed on the next regularly scheduled collection day, road conditions permitting.

Any questions?

Please, do not hesitate to email or call us. Our customer service is available from Mon-Fri from 9AM-5PM.

Our email address is: customerservice@patriotdisposalservices.com.

Our phone number 703-257-7100 option: 5

NEWINGTON COMMUNITY ASSOCIATION
DRAFT

Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 144 923 2284
October 15, 2022 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 pm. The record function was not available for this meeting so management assisted with taking notes for the minutes.

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

MANAGEMENT PRESENT: Lori Randall

OTHER ATTENDEES: 5 residents

PRESIDENT'S COMMENTS: Thank you to John Woods for delivering flyer regarding trash schedule changes. John Woods stated John Kylis also assisted in the endeavor. Ring Promo still set to go live for the entire month of November, see website and Newsletter for details.

COMMUNITY FORUM:

- A resident thanked Lori Randall for covering while the Association's Manager, Dominique, was out on sick leave.
- A resident asked if the property on Kitchener with tall grass had been looked at by management.

APPROVAL OF MINUTES:

The September 7th minutes need more revisions and will be presented at the November meeting.

GUEST SPEAKER:

June Jackson, President of Summit Management, was in attendance and introduced herself.

OFFICER/COMMITTEE REPORTS:

- Treasurer – P. Space stated the financials are on track and the 2023 budget will be updated when CPI

comes out in October.

- Environmental – J. Kylis stated he would like to have another Clean Up Day at the beginning of November.
- Neighborhood Watch – B. Royal provided some information about Neighborhood Watch training through local police that is occurring on October 17th. 5 people are needed for training. He stated he will be stepping down as the Chairperson of the committee.

GENERAL BUSINESS – MANAGEMENT REPORT:

Votes Held Between Meetings - Patriot Contract
[Motion made by Treasurer and second by President. All 5 Board members approved. Motion passed]

Homeowner Communications

- Homeowner complained about large tree on Moline. [Letter to homeowner issued to prune tree].
- Tree branch down on Northumberland by Luce. [Contractor removed].
- Homeowner requested tree on Kitchener Drive in the common area in front of 8479 which hangs over the parking spots of 8479 and 8481 be pruned [Management added to tree list].
- Resident complained about dead tree in the woods [Tree is not in danger of falling].
- Homeowner requested a status report on new trash contract. [Patriot will begin servicing company in November].
- Resident believes tree is in danger of falling on Luce. [Tree is already on tree list].
- Homeowner requested resale package on Dampier. [Requires request for Resale Disclosure Packages be submitted online at www.homewisedocs.com].
- Homeowner on Moline has noticed an increase in rodent activity. [Contact a local pest company to service the inside and close proximity of the home].
- Homeowner complained about overgrown tree on Eucalyptus Ct.

Continued on next page...



Zoila's Daycare

Zoila Ortiz
(703) 455-4282

Zoilasdaycare@gmail.com
www.daycareresource.com/ZoilasDaycare.html

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.

OLD BUSINESS

Tree summary provided to the Board.

Pool signs: Replacement signs for the pool have been received but will not go up until the Spring. Quote needed for installation.

Street signs: Newington Community has been approved for single fire lane signage in the townhome private streets. A quote to purchase the signs for each entrance is \$110 each.

Maintenance

Reserves/Streets: LeMoyné street work will start Tuesday, October 12th with concrete curb/gutter and sidewalk work. Flyers distributed to those residents.

EV Charging Station Policy

The Association obtained a draft policy prepared by counsel the Board reviewed and identified edits. After further discussion the Board would like to send the document back to legal and ask that they take the language in the draft policy resolution and put it in the application. Management has an action to draft this email and share with the Board.

Trash Contract

Trash Alternatives

The Board discussed trash alternatives options. Without a committee to take on this project, management was tasked with reaching out to 4 or 5 vendors for suggestions on alternate methods of collection when regular cans and trash bags are resulting in trash throughout the community. J. Woods will develop blurb to share with the vendors on the current problems. The Board will analyze the recommendations.

Annual Budget

P. Space made a motion to submit the budget as presented to the Board in the November newsletter for the community's review after adjusting for the new CPI information expected on October 13th. The Board anticipates approving the 2023 budget at the November meeting. Motion made on the matter.

NEW BUSINESS

Management Contract

The Board would discuss its concerns with June Jackson, highlighting a need for document control and task automation. Specifically, they asked for a means of sharing ARC applications in a software that allows everyone to review the same document

at different times as opposed to the use of DocuSign or Vantaca, where the applications are reviewed/approved in a specific order. June Jackson to look into this matter. L. Randall to provide J. Kylis with an export of the violations in a spreadsheet that is sorted by address for the Board members to fill in during their re-inspections. The Board also discussed the need for automation of the pool passes which will be an agenda item starting next month.

Newsletter Distribution

J. Kylis made a motion to discontinue paper delivery of the newsletter starting January 1st. Management suggested alternating paper and electronic every other month. The budget for newsletter printing will not change in 2023 to allow for the possibility of occasional paper copies, as needed. Paper copies will be available in the NCA office for residents to pick up. An article will be put in the next two newsletters. Motion made on the matter.

The Board Convened into Executive Session at 8:55 pm.

EXECUTIVE SESSION: The Board convened into Open Session at 9:29 pm

1. **Motion:** To purchase fire lane signage with a not-to-exceed of \$2,000. Made by President Kylis, Second by Treasurer Space. Vote: 4 yes, 0 no, 1 absent
2. **Motion:** To ratify the vote held between meetings to accept the three year contract from Patriot Disposal effective 11/1/22. Made by Treasurer Space, Second by President Kylis. Vote: 4 yes, 0 no, 1 absent
3. **Motion:** To submit the budget as presented to the Board in the November newsletter for the community's review after adjusting for the new CPI information expected on October 13th. The Board anticipates approving the 2023 budget at the November meeting. Made by Treasurer Space, Second by President Kylis seconded the motion. Vote: 4 yes, 0 no, 1 absent
4. **Motion:** To leave the hourly rate for the onsite employee as is in 2023. Made by President Kylis, second by VP Woods. Vote: 4 yes, 0 no, 1 absent
5. **Motion:** To approve the annual holiday bonus for the onsite employee. Made by President Kylis, second by VP Woods. Vote 4 yes, 0 no, 1 absent
6. **Motion:** To approve discontinuing paper delivery of newsletter starting January 1, 2023. Made by President Kylis, second by VP Woods. Vote 4 yes, 0 no, 1 absent

ADJOURNMENT: The Board adjourned at 9:31 pm

Minutes prepared by Lori Randall, President Kylis and Secretary Reich

22153 zip code year to date stats:

201 Homes Sold

Average Days on Market: 7

Buyers are still looking for homes.

Call today at @703-338-1706 to
get full market stats!

The average sales
price is up 9.54%
over the 2021 sales
price

Sarah  Jernigan
Helping find great homes for people and pets

RLAH
REAL ESTATE



*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.

Newington Station Update - The Mason Group



Active:

4 townhomes priced from \$350,000-475,000

HAPPY FALL!



Jim Fox, Terry Moore &
Ki Hatch

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

Community News & Reminders

Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach at
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

VOLUNTEERS NEEDED

Maintenance Committee is looking for volunteers. If you are interested in serving on this committee, please call the NCA office at 703-455-3606.

FALL LEAF CLEAN-UP SCHEDULE

NCA's grounds contract includes leaf removal from common ground turf areas only. Below is a list of additional leaf service dates, weather permitting, for your information. *First was scheduled for late October (see website).

Second*

11/15-11/16 Northumberland Road

11/17-11/18 Delong Drive

Last Run

12/6-12/7 start on Northumberland Road

12/8-12/9 Delong Drive

If you are concerned about dust on your vehicle(s), you may want to consider moving your vehicle(s) on the dates noted above. Again, these dates are subject to change based on weather conditions. Check the NCA website for updates.

As a reminder, please do NOT pile leaves from your yard onto common grounds. Piles of leaves left for days will kill the grass. Do not blow or rake your leaves into the street. The leaves get wet and slippery or can clog storm drains.

All residents should bag the leaves from their property - only paper bags. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Saturday - starting Saturday, November 5. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!

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 play-ground. There are plenty of open areas where kids can play safely.

Think safe, Be safe.



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."

Account	Description	2022 Budget	% Change 22 to 23	2020 actuals	2021 (Unaudited) Actuals	2022 Actuals AS OF 8/31/22	2023 Budget
OPERATING EXPENSES:							
Swimming Pool Expenditure							
7110	Contract - Pool	66,000.00	-2%	28,597.00	60,499.92	44,000.00	65,000.00
7130	Supplies & Exp. - Pool/Rec	8,500.00	12%	20,162.74	9,160.40	10,439.80	9,500.00
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	2,985.47	5,158.82	3,434.28	6,000.00
7180	Utilities-Telephone-Pool/Rec	400.00	0%	356.13	891.05	251.02	400.00
7190	Utilities-Water-Pool/Rec	3,000.00	0%	2,768.45	2,466.83	2,675.20	3,000.00
	Swimming Pool Expenditure	83,900.00	0%	54,869.79	78,177.02	60,800.30	83,900.00
Common Area Maintenance							
7260	Grounds Maintenance Contract	103,025.00	0%	103,025.04	103,025.04	68,683.36	103,025.00
7220	Common Grounds Improvement	4,500.00	0%	13,163.21	10,785.74	0.00	4,500.00
7221	Common Grounds Improvement (TH only)	5,000.00				0.00	5,000.00
7290	Materials/Supplies	250.00	0%	46.64	23.74	52.81	250.00
7310	New/Replacement Trees & Shrub	5,000.00	0%	4,667.27	0.00	0.00	5,000.00
7360	Storage Lot Lighting	500.00	0%	410.37	458.23	340.67	500.00
7365	General Repairs	5,200.00	0%	6,514.55	440.00	1,350.00	5,200.00
7370	Tree Maintenance/Labor	28,000.00	25%	33,925.00	34,598.56	40,800.06	35,000.00
7380	Pest Control	350.00	7%	348.00	294.67	150.33	375.00
	Common Area Maintenance	151,825.00	0%	162,100.08	149,625.98	111,377.23	158,850.00
Street Lts/Snow Rem/Trash							
7410	Private Trash Hauling service	1,000.00	0%	175.00	910.00	575.00	1,000.00
7420	Snow Removal	8,500.00	0%	862.50	6,315.00	8,435.00	8,500.00
7430	Street Lighting	16,000.00	0%	15,558.09	14,557.58	11,356.69	16,000.00
7435	Curb Painting	4,000.00	0%	250.26	2,400.00	0.00	4,000.00
7440	Trash Clean up Day	250.00	0%	0.00	0.00	0.00	250.00
7450	Trash Collection	138,519.00	9%	116,422.92	123,908.02	89,097.60	151,000.00
7460	Trash-Kids Pick Up	100.00	0%	0.00	0.00	0.00	100.00
	Street Lts/Snow Rem/Trash	168,369.00	0%	133,268.77	148,090.60	109,464.29	180,850.00
Committee Expenses							
7515	Architectural Control: Inspections	3,600.00	0%	0.00	6,000.00	3,000.00	3,600.00

Account	Description	2022 Budget	% Change 22 to 23	2020 actuals	2021 (Unaudited) Actuals	2022 Actuals AS OF 8/31/22	2023 Budget
7520	Publicity: Newsletter Printing	5,500.00	0%	5,725.83	5,154.18	3,655.60	5,500.00
7525	Publicity: Newsletter Typing/ web maintain	3,300.00	0%	3,180.00	3,236.90	2,120.00	3,300.00
7530	Welcoming	300.00				100.00	300.00
7550	Recreation: Activities	1,500.00	0%	340.75	230.87	0.00	1,500.00
7570	Recreation: Youth Activities	200.00	0%	150.00	0.00	200.00	200.00
	Committee Expenses	14,400.00	0%	9,396.58	14,621.95	9,075.60	14,400.00
	Administration Expenses						
7603	Accounting & Bookkeeping	50,000.00	4%	45,972.00	46,210.00	32,680.00	52,000.00
7604	Schedule A	2,000.00		3,240.10	2,490.09	231.60	3,000.00
7605	Payroll Service	1,750.00	0%	1,751.13	1,984.17	1,221.24	1,750.00
7607	Assistant Community Managers	12,500.00	12%	12,387.02	14,700.51	9,828.42	14,000.00
7610	Audit & Tax Preparation	3,750.00	0%	3,650.00	3,650.00	0.00	3,750.00
7615	Bank Service Charges	50.00	0%	36.00	0.00	10.00	50.00
7623	Employee Bonuses *	500.00	0%	500.00	500.00	0.00	500.00
7625	Delinquency Processing	5,000.00	0%	3,695.00	2,760.00	2,755.00	5,000.00
7630	Insurance and Bonds	10,500.00	0%	9,637.92	10,443.91	6,413.28	10,500.00
7640	Collections Attorney	28,000.00	0%	26,187.09	21,015.30	18,609.57	28,000.00
7639	General Counsel	3,000.00	0%	2,965.00	3,475.41	2,875.81	3,000.00
7650	Mileage Reimbursement	700.00	0%	480.46	548.62	344.01	700.00
7652	quarterly invoices	4,000.00	0%	2,929.80	2,479.34	2,298.74	4,000.00
7655	NCA Annual Board Reg in VA	300.00	-17%	155.00	155.00	25.00	250.00
7660	Office Equipment & expenses	1,000.00	0%	2,272.49	263.49	72.00	1,000.00
7662	Office Mailings/Postage (Summit)	2,500.00	0%	2,024.20	5,351.01	1,978.74	2,500.00
7665	Office Security Sys Monitoring	800.00	0%	400.00	700.00	350.00	800.00
7667	Office & Web Page Supplies/Ex	1,700.00	0%	1,040.42	1,030.00	984.32	1,700.00
7670	P.O. Box	165.00	52%	134.00	162.00	202.00	250.00
7672	Postage (office)	1,500.00	0%	1,692.50	1,303.84	268.88	1,500.00
7674	Printing (office)	700.00	0%	643.01	154.89	0.00	700.00
7675	Rent-Meeting Room	150.00	0%	100.00	100.00	0.00	150.00
7680	Taxes - Income	1,000.00	-50%	0.00	26.48	0.00	500.00
7681	Taxes - Other	500.00		0.00	0.00	0.00	500.00
7685	Taxes - Payroll	1,500.00	0%	1,526.66	1,701.39	1,260.54	1,500.00

Account	Description	2022 Budget	% Change 22 to 23	2020 actuals	2021 (Unaudited) Actuals	2022 Actuals AS OF 8/31/22	2023 Budget
7690	Telephone (office and cell)	2,500.00	0%	2,627.87	2,285.09	1,590.45	2,500.00
	Administration Expenses	136,065.00	0%	126,047.67	123,490.54	83,999.60	140,100.00
	TOTAL OPERATING EXPENSES	554,559.00	4.24%	485,682.89	514,006.09	374,717.02	578,100.00
	RESERVE CONTRIBUTIONS						
	Description	2022 Budget	% change	2020 actual	2021 actual	2022 actual	2023 Budget
8000	Common Area Reserve Contribution	40,275.00	29.61%	37,363.44	40,275.00	20,137.50	52,200.00
	609.00 Residences (quarterly)	\$16.53	0.30				\$21.43
8005	Street/Curb Reserve Contribution	86,000.00	10%	83,753.52	86,000.00	43,000.00	95,000.00
	524.00 Town homes (quarterly)	\$41.04	10%				\$45.32
8010	Interest Contribution	0.00		2,276.99	98.91	631.77	0.00
	Reserve Contribution	126,275.00		123,393.95	126,373.91	63,769.27	147,200.00
	RESERVE EXPENSES:						
8160	Common Area Reserve Expenses	0.00		46,273.80	15,479.26	56,742.78	0.00
8175	Street/Curb Reserve Expenses	0.00		150,695.31	177,762.08	46,665.42	0.00
		0.00		196,969.11	193,241.34	103,408.20	0.00
	INCOME:						2023 Budget
6000	Assessment Income	664,834.00					713,300.00
	524.00 Town homes (quarterly)	\$280.31	7.31%		\$20.50		\$300.81
	85.00 Single Family Homes (quarterly)	\$227.35	7.13%		\$16.21		\$243.56
6210	Late Fees (old) Delinquency Admin Reimb (new)	4,000.00	0.00	3,831.25	4,575.35	4,562.96	4,000.00
6212	Legal Fee Reimbursement	9,000.00	-44.44	10,145.25	7,253.78	2,984.66	5,000.00
6220	Miscellaneous Income	1,500.00	0.00	3,845.99	-790.60	0.00	1,500.00
6235	Newsletter Ad Income	500.00	0.00	630.00	0.00	663.75	500.00
6254	Pool Fees	2,000.00	0.00	10.00	2,703.00	1,440.61	2,000.00
6280	Storage Lot Fees	900.00	0.00	640.00	140.00	240.00	900.00
6400	Interest Income, Operations Accounts	100.00	0.00	2,487.15	2,487.15	365.29	100.00

Account	Description	2022 Budget to 23	% Change 22 to 23	2020 actuals	2021 (Unaudited) Actuals	2022 Actuals AS OF 8/31/22	2023 Budget
6999	Provision for Bad Debt	-2,000.00		1,000.00	-2,792.87	-1,361.95	-2,000.00
	Total Income	680,834.00		22,589.64	14,013.81	8,895.32	725,300.00
	Total Operating Expenses	578,100.00					
	- Other Income	12,000.00					
	- TH only (Street Light/curb painting/erosion)	25,000.00					
	Common Operating Expenses	541,100.00	divided by	609.00		888.51	
	Quarterly Common Operating Expenses per Residence			\$222.13		\$222.13	
	Quarterly Common Area reserve contributions (total NCA residences)			\$21.43		\$21.43	
	Quarterly Street/Curb reserve contribution (TH only)			n/a		\$45.32	
	Quarterly street lighting/curb painting (TH only)			n/a		\$11.93	
	Proposed Quarterly assessment			\$243.56		\$300.81	
RESERVE NOTES	1. Recommended Reserve contributions for 2023, per the reserve study, are \$124,600 for common and \$87,500 for streets and curbs.						
	2. Reserve balances as of 8/31/22 are \$253,428 (\$146,990 in common and \$106,438 in streets)						
	3. CPI increase from October, 2021 to September, 2022 = 7.31%						



Exclusive Offer for Newington Community!

Use this community
discount on select Ring
devices to help make your
community more secure!

For further details on devices visit our
website at www.ring.com
or
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Discount codes may be not applicable to solutions presented by experts via over the phone consultation. Discount code is designed for select products explained to the right. Consultation may provide insights into devices that could make the neighbor's home more secure, those devices may not qualify, and would need to be purchased separately from neighborhood offer. Ring LLC, is subject to change offer at any time. Current Offer expires (11-30-2022)

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How the program

- 1) Visit www.ring.com and choose from the following eligible products:

Doorbell 2nd Gen, Doorbell Pro, Doorbell 3, Indoor Cam, Stick Up Cam Battery & Plug-In, Floodlight Pro and Plus, Alarm 2nd Gen 8- and 10-piece, Alarm Pro 8- and 13-piece
- 2) Ship to your address using your neighborhoods 5-digit zip code
- 3) Use the following code while checking out on Ring.com

NEWINGTON15%

Any order created outside of the *Newington Community* zip code may be delayed or declined.

Election Day is November 8!

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

To register to vote or to apply for an absentee ballot, visit the Fairfax County online Citizen Portal.

The deadline to register to vote or update an existing registration is October 17, 2022. The deadline to request a ballot to be mailed to you is 5:00 p.m. October 28, 2022.



Early voting starts Saturday, October 29, 2022 and ends Saturday, November 5, 2022. Information about absentee and early voting can be found here.

For more information visit the Fairfax County Elections page at <https://www.elections.virginia.gov/casting-a-ballot/calendars-schedules/upcoming-elections.html>.



NCA Calendar

NOVEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Trash - All Homes NO RECYCLING	2 NEW RECYCLING DAY FOR ALL HOMES 7pm NCA Board Meeting See website for details/location	3	4 NO RECYCLING Trash & Bulk pick-up** Yard Debris (Townhomes)	5 Yard Debris (single family)
6 	7	8 Trash - All Homes NO RECYCLING  FCPS Student Holiday	9 RECYCLING DAY - ALL HOMES	10	11 Trash Only - No Recycling ★ Veterans Day ★ FCPS Student Holiday	12 Yard Debris (single family)
13	14 Newsletter Deadline	15 Trash - All Homes NO RECYCLING	16 RECYCLING DAY - ALL HOMES	17	18 NO RECYCLING Trash & Bulk pick-up** Yard Debris (Townhomes)	19 Yard Debris (single family)
20	21	22 Trash - All Homes NO RECYCLING	23 RECYCLING DAY - ALL HOMES	24 	25 ** NO TRASH SERVICE **	26 Yard Debris (single family)
27	28	29 Trash - All Homes NO RECYCLING	30 RECYCLING DAY - ALL HOMES	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.		