



Inside Newington Station

Newington Community Association Monthly Newsletter OCTOBER 2022

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NCA BOARD OF DIRECTORS MEETINGS

October 5
November 2
December 7

President's Corner

By John Kylis

I would like to welcome our newest Board Members, John and Cate, and thank all the Board members for volunteering their time and effort to the betterment of the community.

Please join the Environmental Committee at the Fall Community Clean-Up Event (time/date TBD), \$100 raffle prize to be awarded to one lucky kid (must be under 18). Details will be posted to the NCA website.

Please also keep an eye out in the November newsletter and the website for Ring Security camera promotion. The community wide promotional discount code will run the entire month of November, don't miss out!

A major change to our community trash service - see page 3 for full details.

If you would like to receive important community notices, electronically, send your email address to:

announcement@newingtoncommunity.org

FRIENDLY REMINDER

Quarterly homeowner assessment (HOA) fees are due by October 1, 2022. For questions, please contact Summit Management at 703-360-0904.

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
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

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 - Bobby Royal

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	

EFFECTIVE OCTOBER 3, 2022

TRASH, YARD WASTE & RECYCLING INFORMATION NEWINGTON COMMUNITY ASSOCIATION



September, 2022



****VERY IMPORTANT NOTICE****

The Association's trash contractor has made a significant change to the trash collection process! Starting the week of October 3rd, trash collection in the Newington Community Association will be Monday for Trash, Recycling, and Yard Waste. Pick up will occur only one day a week for October only. New contractor will resume two days per week in November - pick-up dates to be determined.

The Association's Board of Directors have been very concerned with the inconsistency of trash pick in the community. Changes to our trash vendor has already been discussed and will take place in the near future.

If you have any questions, please do not hesitate to reach out to the Association's Community Manager, Dominique Jackson, at 703-945-1428 or by email at Dominique.Jackson@summitmanage.com (preferred).

All other aspects of the current Trash Policy remain unchanged. Please sit out your trash no earlier than 5:00 pm the evening before and no later than 6:00 am the morning of pickup. Please use Black trash bags!

New trash day - Mondays!

Trash pick-up only 1-day per week.

Draft
NEWINGTON COMMUNITY ASSOCIATION
Minutes of the Meeting of the Board of Directors
Video Conference Call, Meeting ID: 145 225 9182
September 7, 2022 - 7:00 pm

CALL TO ORDER: Meeting was called to order at 7:13 pm by President Kylis. The meeting was virtual and recorded.

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

MANAGEMENT PRESENT: Dominique Jackson

OTHER ATTENDEES: 3 residents

PRESIDENT'S COMMENTS:

- Thank you for the appointment for new Board Members, we are here for the betterment of the community
- Thank you to all annual meeting participants; Ring camera promo codes will be in the newsletter and codes will be live the entire month of November.

COMMUNITY FORUM:

David

- Recommend that the board move forward with plaque in office to acknowledge Debby Ramirez & Bobby Royal's service to the board.
- Requested an explanation be added in the 2022 Annual Meeting minutes (published in Summer 2023) about the write-in candidates
- Reminded Board that they need to sign the code of conduct

Lee

- Inquiring about towing contract; current agreement says they will patrol and tow when a violation is present and he has observed them surveying the community for towing opportunities. He would like it changed for them to come only when called. The board is going to look into the contract and current practices.

Mike

- Congratulated John Woods and Cate Reich for their new appointments and he believes we have a good group in place to make good impacts ahead.

HEARINGS:

0 hearings were scheduled

APPROVAL OF MINUTES: Meeting Minutes passes by acclimation
Annual Meeting minutes are tabled because we need

to explain the write in situation for the community.

OFFICER/COMMITTEE REPORTS:

Treasurer's Report/Finance Committee – Treasurer Phil Space (will provide notes after)

Trash Contract: After comparing the proposals and costs to continue with American, the finance committee unanimously recommends that the board proceed with awarding next year's contract to Patriot. Management has confirmed that there is no delivery fee from Patriot for containers. Based upon the notice from American, we doubt there is anything that can be done at this point, given the time required for transition and the time it would take to terminate American's current contract.

2023 Draft budget

Highlights:

- Pool - 1K decrease for the contract and an 1K increase for supplies and expendables (zero balance)
- Tree Maintenance - Increase from 28K to 35K based upon actuals and known requirements
- Trash - 12.4K increase to 151K based upon the Patriot contact and estimated tipping and fuel surcharge increases during 2023
- Accounting - increase of 2K to 52K based upon Summit increase for 23

Reserves:

- Recommended increase for common area of 9,75k to 50K to help replenish expenditures from 22
- Recommended increase for Streets and curbs of 4K to 90K

Based upon an expected CPI of 7.1 percent, reserve fund contribution amounts can be changed as required once we have the October CPI-U

Background for the new members and in response to a question from the annual meeting the following are streets that have been completed or will require maintenance:

1. Marconi
2. Eucalyptus
3. Dampier
4. Upper Matisse
5. Rowanta
6. Jenner
7. Luce (2019)
8. Lower Matisse (2020)
9. Red Ash (2020)
10. Euclid/Getty (2021)
11. Lemoyne (2022)

Minutes continued from page 4 ...

Welcoming Committee – Chair: Regina Watson

- Not in attendance

Environmental Committee – Chair: John Kylis

- Budget Line for Kids Clean Up Day – considering using this for a \$100 Raffle to encourage minors (under 18) to support clean up
- Mosquito Management - Fairfax County Dept is offline; pursuing

Planning & Development – Lou Tobat

- Congrats to the board

Reserves & Maintenance – Chair: Beth Rodriguez

- No committee meeting report, however we have past reports that were being reviewed
- Reviewed needs for benches / fences around the entrance to the pool

Recreation Committee - Vacant

GENERAL BUSINESS-MANAGEMENT REPORT:

Votes Held Between Meetings – Dominique Jackson, Management

Homeowner's Communications – Dominique Jackson, Management

- Homeowners complaining about constant delays with American Disposal and suggest cancelling services [AD was notified we will not be renewing our contract]
- Resident complained seeing tow truck on 8/25 around 1:22pm. Resident proceeded to follow tow truck and tow operator confronted resident about following her and was unprofessional during incident. Request cancelling services and proceed with call in towing only. [notify the BOD]
- Homeowner complained about large trash in front of 7708 Brandeis Way curb side. [Contacted contractor and was removed next day]
- Several calls about Trash being scattered in community. Recommend requiring trash bins. [Association is discussing trash resolutions]
- Owner wants large tree pruned on Matisse Way [Tree added to tree work list]
- Homeowner on Kitchener complained about back fence being damaged due to corroded field.
- Homeowner believes association should keep regular pool hours while school starts.
- Homeowner believes association should have community events throughout the year
- Reported large bulk trash left on Moline. Notice trash was collected during site visit.
- On August 17th lifeguards contacted 911 for an expected chemical leak in the pump room. Biohazard officers reported the leak was minor. Leak was

treated and pool reopened.

- Resident called acquiring about tow company contact information

Other Management Actions

- Requested for pricing finals on trash contracts.
- Broadcast emails on delayed trash: 8/9, 8/16 8/23, 8/30
- Annual Architectural Inspections are complete. Report in ES on Pages 91-118. All letters processed
- through Vantaca in order to utilize the reporting function.
- Reported to Electrical Contractor: 4 Lights out at Pool House Reported
- New Board members information was updated on Vantaca and the directors list
- Code of Conduct and Board Member Handbook was sent to new Board members
- Reviewed minutes and newsletter.

OLD BUSINESS

- **Pool Signs** – Signs ordered
- **Street Signs** - L. Randall submitted a draft application to Fairfax County Fire Marshall then had conference call where Fire Marshall walked her through the application process which was submitted. Cost is \$216. Next step is for an inspector to visit the property and then provide a response. After that point, assuming approval, L. Randall will submit a final report to the board with a recommendation of which streets should receive the single signage for fire lanes.
- **Operations Project** – no additional action
- **Timber Barrier near Luce Tot Lot** – Project completed
- **Maintenance Reserves** – Project to start mid-September, flier distributed.
- **Pool Parking Policy** – See meeting motions
- **Trash Contract** – American Disposal contract terminated, Patriot contract to start November 1st, see website for trash pickup days update. See meeting motions.

NEW BUSINESS

- **EV Charging Policy** – Management to send back to legal for additional review. See meeting motions
- **Pool Parking Policy**: See meeting motions
- **Trash Alternatives** – Discussion ongoing
- **Annual Budget** – To be published in November newsletter

EXECUTIVE SESSION: The Board Convened into Executive Session at 8:57 pm

Moved out of Executive Session at 9:21 pm

Continued on next page...

Minutes continued from page 5 ...

MEETING MOTIONS:

1. **Motion:** To approve the Pool Parking Policy revisions as printed in the August newsletter. Made by President Kylis, second by VP Woods. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)
2. **Motion:** To approve acceptance of the Patriot trash contract. Made by President Kylis, second by VP Woods. Vote: Yes 4 9 No Absent 1 (Daniel Boganini)
3. **Motion:** To approve the Electric Vehicle charging station policy as drafted by legal. Made by President Kylis, second by Treasurer Space. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)
4. **Motion:** To close the Arch violation against lot 320 upon management recommendation. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
5. **Motion:** Send delinquency notice to lot 336 to legal. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
6. **Motion:** Send delinquency notice to lot 437 to legal. Made by President Kylis, second by VP Woods. Vote Yes 4 No 0 Absent 1 (Daniel Boganini)
7. **Motion:** To send notice to lot 372 with proposal to rectify outstanding arch violations else be assessed charges. Made by President Kylis, second by VP Woods. Vote: Yes 4 No 0 Absent 1 (Daniel Boganini)

ADJOURNMENT: The Board adjourned at 9:24 pm
Meeting minutes submitted by Secretary Reich

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>.



Community News & Reminders

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

Obey Neighborhood Signs

For everyone's safety, please pay attention to all speed limit signs for safety. Some streets are one way only - please obey the one way signs on Luce, Moline and Durer.

ONE WAY



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.

Towing Enforced on NCA Private Streets



- * Never park on a yellow curb or double park.
- * Commercial vehicles are prohibited.
- * Vehicles must be in running condition and display current safety inspections and registrations.

Need Babysitting Services?

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

Newington Station Update - The Mason Group



Under Contract:

1 townhome priced @ \$474,900

Sold:

1 single family home @ \$790,000

1 townhome @ \$530,000

HAPPY FALL!



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

703-755-0296 (direct)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

NEWINGTON COMMUNITY ASSOCIATION
POOL LOT PARKING – APPLICATION FOR 10/1/____THROUGH 9/30/____
\$10 Non-refundable Fee for All Applications

Date: _____

CHECK ONE:

_____ I would like to apply for a space inside the pool parking lot fenced enclosure in one of the side/angled spaces. I understand there will be a \$50 service fee if I am awarded one.

_____ I would like to apply for a space inside the pool parking lot fenced enclosure in one of the two larger back spaces. I understand there will be a \$100 service fee if I am awarded one.

_____ I would like to apply for a space outside the pool parking lot fenced enclosure. No Service Fee.

Lot Number: _____

Name: _____

Address: _____

Telephone Number: Home: _____ Cell: _____ Alt: _____

Email: _____

VEHICLE DESCRIPTION:

Type of Vehicle: _____ Color: _____

Manufacturer: _____ Make: _____

Vehicle License Number and Vehicle ID Number (including State): _____

Trailer License Number (including State): _____

Transfer of Use: I assign the use of the NCA Pool Parking Lot to the resident occupant of my lot. _____

Owner's Signature

Date

Instructions:

1. Complete this form.
2. **Enclose** a check payable to NCA for \$10 for the application fee.
3. **Enclose** copies of documents that show proof of ownership of vehicle.
4. Ensure your vehicle is in good running condition and has all current tags, licenses, and stickers.
5. This form must be received by **last business day in September** to: NCA
P.O. Box 351
Springfield, VA 22150

I have read the NCA Pool Lot Parking Policies and Procedures and agree to abide by them.

Signature Date

For Office Use: Date received _____ Check # _____ Proof of Ownership (Y/N)
Vehicle Qualified (Y/N) _____ Space Assignment _____

NEWINGTON COMMUNITY ASSOCIATION
P.O. Box 351, Springfield, VA 22150
703-455-3606; Fax 703-455-0013; manager@newingtoncommunity.org

EXTERIOR PROJECT REQUEST FORM
Submit form for any exterior addition, alteration, modification or change

Name: _____ Date: _____
Address: _____
Property Address: _____ Lot #: _____
Telephone#: Home: _____ Cell: _____ Email: _____
Check One: When application review is complete, I wish to receive application by ☐ Mail ☐ Email ☐ Both
Owner's Signature (or authorized agent): _____

Type of Project (check one)

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Gutters/Downspouts | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Deck or Patio Enclosure | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Door | <input type="checkbox"/> Other | <input type="checkbox"/> Walkway |
| <input type="checkbox"/> Exterior Painting Project | <input type="checkbox"/> Roof | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | |

Description of Above Project:

Colors _____ (sample required for all requests)

Size _____

Style _____ (pictures preferred)

Materials _____

Area of house/yard where project is being done. If necessary, include a sketch or site plan with home location and indicate where the alteration will be located on the property.

NOTE: Deck Projects/Additions - Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Estimated Start Date: _____ Estimated Completion Date: _____

Consult NCA Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes. Applicant must provide a copy of approved permit to the NCA office.

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. Request may also be sent electronically (**pdf attachment**) to email address above. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

ARCHITECTURAL REVIEW ACTION

MANAGEMENT OFFICE: Date received: _____ Forwarded Date: _____
Comments: _____

ARCHITECTURAL CONTROL COMMITTEE:

_____ (NCA Board President) (date)	Approved/Disapproved	Comments: _____
_____ (NCA Board Vice Pres.) (date)	Approved/Disapproved	Comments: _____
_____ (NCA Board Secretary) (date)	Approved/Disapproved	Comments: _____

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.

NCA Calendar

OCTOBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
Trash Timing: Sundays - Placed out for pick-up NO EARLIER than 5pm. Mondays - Placed out for pick-up NO LATER than 6am.						
2	3 Effective TODAY NCA Trash Day will be every Monday, once a week - all trash, recycling and yard waste (see pg 3)	4	5 Student Holiday (FCPS) 7pm NCA Board Mtg <i>(see website for location/details)</i>	6	7	8
9	10 TRASH DAY  Student Holiday (FCPS)	11	12	13	14	15
16	17 TRASH DAY	18	19	20	21	22
23	24 TRASH DAY	25	26	27	28	29
30	31 TRASH DAY  Student Holiday (FCPS)				2-Hour Early Release (FCPS)	

NOTE: Contact American Disposal for white goods pick-up (i.e., refrigerators, dishwashers, etc.) - there is a cost to residents. 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>. Bulk pick-up needs to be pre-arranged. To schedule, call American Disposal at 703-368-0500 and note some fees may apply. **It's considered bulk if it can't fit in your trash can.**