



# Inside Newington Station

Newington Community Association Monthly Newsletter  
**OCTOBER 2024**

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## NCA BOARD OF DIRECTORS MEETINGS

Wednesday, October 2  
 Wednesday, November 6  
 Wednesday, December 4

## PRESIDENT’S CORNER

*By John Kylis*

I hope everyone is enjoying the cooler, Fall weather.

It is that time again to collect fallen leaves - do not blow leaves into the streets - it can clog sewer drains, make roads slippery, etc. Leaves, grass and other yard waste must be placed in brown, paper bags or trash bins. Just a reminder that Saturdays is yard waste pick up for all NCA residents. Since they come early, you can place yard waste outside the night before, but **no earlier than 5pm**. NOTE: Yard waste placed on the curb earlier than Friday evening is considered a trash violation and could result in an assessed charge.

Please obey all the posted speed limits and one way signs in our neighborhood. School is in session. Kids are heading to the bus stop when it’s still dark in the morning. ***Please use caution and drive slowly in our neighborhood.***

Parents, please don’t let your children play in the streets!  
**Safety first!**

## FRIENDLY REMINDER

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

## NCA SIGN POLICY REMINDER

If you are tempted to put up a sign in your yard for your political candidate, remember NO SIGNS are permitted in NCA other than “For Sale” signs!

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.”

# 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](mailto: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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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](mailto: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](mailto: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



NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, via Ring Central Teleconference  
Meeting ID:  
September 4, 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 Di-Folco-Visbeck, Treasurer David Randall, and Director Daniel Bojanini.

**MANAGEMENT PRESENT:** Lori Randall.

**OTHER ATTENDEES:** 4 residents.

**PRESIDENT'S COMMENTS:**

- Pool survey is still available; we need to get community's input to improve.
- Thanks to Phil Space for serving as Treasurer & welcome to Dave Randall.

Note: Proposed agenda will be reordered to accommodate President Kylis needing to leave early. Board will vote on motions and address tax status of NCA Assistant Community Manager at beginning of meeting before moving on to Community Forum, et al. After the Motions, President Kylis will leave and Community Manager Lori Randall will take over running the meeting.

**COMMUNITY FORUM:**

- A resident wanted to welcome new Treasurer.

**HEARINGS:** None

**APPROVAL OF MINUTES:**

August minutes approved by acclamation pending correction to Motion, spelling of Delong.  
Annual meeting minutes approved by acclamation pending correction to punctuation.

**OFFICER/COMMITTEE REPORTS:**

**Treasurer:** Looking over budget increases for 2025.

**Environmental:** None.

**Maintenance:** None.

**Planning & Development:** None.

**Welcoming:** None.

**Architectural Advisory:** None.

**Neighborhood Watch:** None.

**Management Contract Committee:** Contract proposals are not on Vantaca but residents wanting to review them can email President Kylis ([president@newingtoncommunity.org](mailto:president@newingtoncommunity.org)) directly to request a copy. Decisions to be made in October.

**Recreation:** None.

**Pool:** None.

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Financial Review**

Highlights for 7/30/2024

- Total in Operating: \$304,625 (\$248,516 in cash; \$56,109 in operating reserves).
- Reserve Assets: \$207,6444 (\$110,400 in Common; \$97,244 in streets).
- Members Equity: \$136,748.

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Aged Balances Report: As of 8/27/24 there are 11 delinquent accounts in collections.

Taxes:. 2023 income taxes signed and returned.

2025 Budget: First draft provided in August Board package.

### **Votes Held Between Meetings**

- None.

### **Homeowner Communications**

- Per past email from homeowner that sidewalk is raised, management looked at sidewalk and saw no significant trip hazard. All sidewalk problems will be corrected when this street is resurfaced in two to three years per the current street repair plan.
- Per past homeowner complaint that retaining wall needs replacing on Brainerd, the top board could be replaced but all the two foot tall wall is very sturdy.
- Tree across path that runs from pool to Northumberland. [management to look for it.]
- Resident on Kitchener stopped and took a picture of another resident sitting in car. [Homeowner felt it was very odd and did call police.]
- Resident on Brandeis is concerned about proximity of tree behind his fence. [management asked arborist to look at it and assess the health of the tree.]
- Resident on Luce stated community can near their house fills up and trash blows in yard. Also teenagers hanging out on Delong dead end would like to see speed bumps on Delong. Homeowner needs to report to management when the trash is full and not being emptied. NCA has no authorization over Delong Drive.]
- Concern about trees behind home on Durer. [these trees have already been authorized for removal. One is complete and vendor is coming back for others.]
- Request for tree removal on Gwynedd. [This is a repeat request and trees were not unhealthy or impeding walks when last checked. Arborist has been asked to look at these.]
- Open area of Moline is full of dog poop. [was told it was cleared before signs could be put out.]
- Vehicles are parking in fire lanes and double parking on Kitchener. [homeowner needs to alert management as soon as they are seen or call towing company to let them know what they see.]
- Trash issues on Moline; pick up days are not followed, small grocery bags used that are torn into by animals, trash not picked up off ground. [Flyer on Page 57. Another resident complained a week later about same location and a sign was put up.]

### **Other Management Actions**

- On-site visits resulted in out-of-cycle violation letters.
- Annual ARC inspections completed. List of all violations in August Board package.
- Watching and ticketing vehicles parked on Kitchener and Matisse blank parking spaces that don't move for a very long time. Blank spaces are hard to find while numbered spaces are wide open.
- Tickets result in moving vehicles into other blank spaces and don't move. Motorcycle on Matisse never moves, and tow will be necessary. Parallel spaces in same are always filled. Homeowner is very confrontational with management when we are in the area and now has an alarm that goes off outside his house when someone is walking in the street.
- Address curb painting on Kitchener and Durer scheduled for September 16th and 17th.
- Pool survey open until September 15th.
- Management will approve the pool winterization list unless there are objections. No objections from Board, management will move forward.
- After annual meeting, updates provided for newsletter, website, and Board of current directors list.
- Request by ACM to Fairfax County to remove two damaged vehicles on Delong.
- Wood, wire and drywall all around tree behind Durer. [Management sent flyer to closest homes. No change so all will be taken by private hauler.]
- Guards were upset with actions of a patron at the pool and asked Manager to come to pool to assist in situation. [Passes were taken away for 72 hours by the Pool Manager.]
- ACM to schedule appointment with Fairfax Water who want to replace the pool water meters.

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- ACM able to finally get (Dominion took 9 months) past electric bills. Management has been accruing for the expense despite not receiving any invoices on one lighting account.

## **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.

Tree Work: Tree maintenance is being tracked.

LeMoyne ground renovation 7700 to 77012 (#10): last quote is \$7,500. Awaiting a response from contractor on if quote has changed. Expecting a 10% increase. (2/2024) Board approved \$9,500 for project. Approval passed on to contractor. (3/2024-9/2024) No action at this time.

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.

### **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 cancelled when no work was done on the path. No response to date. (9/2024) 2nd VDOT service request #1981530.

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. (4/2024-9/2024) 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.

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.

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**NEW BUSINESS**

Contracts: Grounds contract proposals were reviewed and Finance Committee has a recommendation. Pool proposals received.

**MOTIONS**

- o Motion to accept Titan pool contract. Motion Treasurer Randall, seconded President Kylis. 5 yes, 0 no.
- o Motion to accept grounds contract proposal from McFall & Berry, to include tot lot chipping. Motion President Kylis, seconded Treasurer Randall. 5 yes, 0 no.
- o Motion to approve new ramp install on common ground at 7744 Matisse. Motion President Kylis, seconded Vice President Woods. 5 yes, 0 no.

**The Board convened into Executive Session: 07:40pm.**

At 07:40pm the meeting will convene to Executive Session for the purpose of discussing homeowner violation.

**Reconvened into Open Session: 07:50 pm.**

**ADJOURNMENT: The Board adjourned at 07:51 pm.**

Minutes prepared by Secretary DiFolco-Visbeck.

**\*\*\*Election Day is Tuesday, November 5! \*\*\***

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

Election Day is Tuesday, November 5th.

Early voting has already started! To register to vote or to apply for an absentee ballot, visit the Fairfax County Elections page at <https://www.fairfaxcounty.gov/elections/earlyvoting>.

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



# Community News & Reminders

## NCA Monthly Board Meetings

Join the NCA Board meetings, virtually, on the first Wednesday of the month. Our next meeting is scheduled for Wednesday, October 2, 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.

### Need Babysitting Services?

CPR and First Aid Certified.

Contact Jenny Bach @ [freinchy2@yahoo.com](mailto: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](mailto:jennapeace@hotmail.com)

### 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.

## Pooper Scooper Law Reminder

Here in Fairfax County and NCA, we love our dogs and clean water, too. We can have both if dog owners are responsible and clean up after their pets.

Pet waste contains fecal coliform bacteria and can transmit diseases and parasites such as salmonellosis, cryptosporidiosis, and hookworm – just to name a few. These can make both humans and pets sick. Decaying pet waste can also contribute to fish kills in local streams and the Potomac River.

Many of Fairfax County's streams are currently polluted with fecal coliform bacteria. By picking up after our pets, together we can improve our local water quality and the health of the Chesapeake Bay.

[http://www.ebmcdn.net/fairfax/fairfax-cable-viewer.php?w=768&h=432&viewnode=dog\\_waste\\_psa](http://www.ebmcdn.net/fairfax/fairfax-cable-viewer.php?w=768&h=432&viewnode=dog_waste_psa)  
[www.fairfaxcounty.gov/publicworks/stormwater](http://www.fairfaxcounty.gov/publicworks/stormwater)

## 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>



**Century 21  
New Millenium**

## Newington Station Update

**Active:**

2 townhomes priced from \$549,900-550,000

**Under Contract:**

5 townhomes priced from \$325,000-550,000

**Closed:**

1 townhome @ \$490,000

1 single family home @ \$680,000



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

703-755-0296 (direct)

703-922-4010 (office)

Email: jim.fox@realtor.com

Top Producers with 50+ years of experience!

## NCA Calendar

## OCTOBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Trash Timing:</b> Placed out for pick-up NO EARLIER than 5pm the night before. Placed out for pick-up NO LATER than 6am the morning of.		1 Trash Only NO RECYCLING	2 7pm NCA Board Mtg (see website for location/details) RECYCLING DAY	3 NO SCHOOL - FCPS	4 Trash Only NO RECYCLING NO SCHOOL - FCPS	5 Yard Debris pick up for all NCA residents
	6	7	8 Trash Only NO RECYCLING RECYCLING DAY	9 RECYCLING DAY	10	11 Trash Only NO RECYCLING
13	14 NO SCHOOL - FCPS	15 Trash Only NO RECYCLING	16 RECYCLING DAY	17	18 Trash Only NO RECYCLING	19 Yard Debris pick up for all NCA residents
20	21	22 Trash Only NO RECYCLING	23 RECYCLING DAY	24	25 Trash Only NO RECYCLING	26 Yard Debris pick up for all NCA residents
27	28	29 Trash Only NO RECYCLING	30 RECYCLING DAY	31 		