



# Inside Newington Station

Newington Community Association Monthly Newsletter  
**OCTOBER 2023**

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## NCA BOARD OF DIRECTORS MEETINGS

Wednesday, October 4  
 Wednesday, November 1  
 Wednesday, December 6

## ***PRESIDENT’S CORNER***

***By John Kylis***

We are looking for volunteers to serve as “NCA Street Ambassadors” to assist the community in the ongoing issues with trash collection. Ideally, we'd have one such ambassador from each street to provide on-the-ground information and solutions to litter in the community.

Please reach out to [President@newingtoncommunity.org](mailto:President@newingtoncommunity.org) or [Manager@newingtoncommunity.org](mailto:Manager@newingtoncommunity.org) if you are willing to participate! All help appreciated!

We have many other volunteer opportunities in our Community, too. Again, please contact me or the NCA Community Manager for details.

Enjoy the fall weather!

## **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 4, 2023 starting at 7:00 pm.

To join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1493752705>

Or Telephone: +1 (470) 869-2200 | Meeting ID: 149 375 2705

## ***FRIENDLY REMINDER***

**Quarterly Homeowner Association (HOA) fees are due by October 1. 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 & 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 – 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](mailto:Board@newingtoncommunity.org) (this includes a copy to the Community Manager).

### ARCHITECTURAL CONTROL COMMITTEE

Chair - Sarah Jernigan

### 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

### POOL COMMITTEE

Chair - Tina Guthrie

### RECREATION COMMITTEE

Chair - Donyell Allen

### WELCOMING COMMITTEE

Chair - Regina Watson



**NEWINGTON COMMUNITY ASSOCIATION**  
**DRAFT Minutes of the Meeting of the Board of Directors**  
**Video Conference Call, Meeting ID: 144 923 2284**  
**September 6th, 2023 7:00 PM**

**CALL TO ORDER:** Meeting was called to order at 7:02 pm.

**ELECTION OF OFFICERS:** See Motion List.

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

**MANAGEMENT PRESENT:** Lori Randall.

**OTHER ATTENDEES:** 6 residents.

**PRESIDENT'S COMMENTS:** Welcome everyone and thank you for joining the meeting. Another huge Thank You to all the lifeguards who made our pool season great. Jenner and Marconi paving to begin September 7<sup>th</sup>!

**COMMUNITY FORUM:**

- Two residents also gave thanks to the lifeguards and the great job done on cleaning up the pool deck.
- A resident would like a stop sign on Kitchener replaced. [Management will place spare sign in meeting room for J. Kylis to replace.]

**HEARINGS:** none

**APPROVAL OF MINUTES:**

August minutes approved by acclamation.  
Annual Meeting minutes accepted.

**OFFICER/COMMITTEE REPORTS:**

**Treasurer:** Budget looks good, still waiting on tree maintenance invoice. 2024 budget drafted.

**Environmental:** N/A

**Maintenance:** N/A

**Planning & Development:** N/A

**Welcoming:** N/A

**Architectural Advisory:** N/A

**Neighborhood Watch:** Chair needed.

**Management Contract Committee:** Meeting held on the 16<sup>th</sup>, request made to Summit to provide fresh contract. No substantive changes, simply ratifying addendums and getting current signatures. Next meeting scheduled for 9/13.

**Recreation:** Donyell Allen will Chair the committee.

**GENERAL BUSINESS – MANAGEMENT REPORT:**

**Votes Held Between Meetings**

None

**Homeowner Communications**

- Tree from resident's lot came down mostly on common grounds on Jenner Ct. [tree contractor removed from common area]
- Resident reported damaged guard rail at corner of Godolphin and Northumberland. [guard rail reported to VDOT]
- Resident said overgrowth behind 7718 LeMoyne is scary, especially at night and would like overgrowth cleared. [added to TH common area maintenance list.]

Continued on next page

Minutes continued from previous page

- Tree leaning at almost 90 degree angle and towards resident's fence on Luce. [tree contractor has been authorized to remove the tree.]
- Email from resident on Cushing that states their home was vandalized and they are being harassed. Pictures of wet toilet paper on stoop and sidewalk were provided.
- Hazardous waste and trash put out on wrong days on Jenner Court. [flyer distributed to that street.]
- Resident sent email stating they can move their boat with a few days advance notice of when it will be repainted in RV lot. [response to homeowner was that it could be moved to another space until there is an opportunity to get it done.]
- Compliment to trash company for turning cans over on a rainy day.
- Complaint that Blade runners workers did not stop blowing when people were around.
- Potholes on Moline. [Management will look at and consider filling while contractor is in the community for Jenner/Marconi project]
- Request for appeal of decision on camera light at front door. [appeal will be included in October meeting agenda]

### **Other Management Actions**

- Pool winterization authorized. \$1,735.
- Reported flood lights near NCA meeting room not working. [Contractor stated the motion sensor was not working and the lights could be replaced for the same amount to fix. Light fixtures were replaced.]
- Recovered an unpaid assessment not collected at settlement.
- Responded to Fire Marshal on when next inspection can occur; after Marconi and Jenner Ct. asphalt/concrete project.
- Reviewed draft minutes and newsletter.
- Attended annual meeting per contract with Summit.
- In response to a complaint, information sent to the Board about the appearance of a front yard on Brandeis. [Awaiting final Board decision on next steps to take.]
- Verified all deck lights and lights around pool are operational including the addition of 3 globes to the deck lights.
- Reported missed community can on Kitchener to Patriot Disposal.
- Links to documents on website were not working, but started working again. [Asked webmaster to make recommendation on either new host or new website design software. She agreed Daily Razor seems to have problems and will look into it.]
- Authorized replacement of torn skimmer net at pool. \$44
- Graffiti on asphalt near RV lot. [reported to police]
- RV lot letter reminders to current occupants were sent.
- Attended 2024 budget meeting.
- Revised newsletter, website, Director List and Vantaca with updated Board members after annual meeting. Meeting place donation made, raffle winning distributed, and all documents filed in NCA office files.
- Management inspected the pool furniture prior to storage. Only one broken chair pulled from all furniture.
- There was no RV lottery as there were four applications for four large spaces and not more applications than spaces for the smaller spaces.

### **OLD BUSINESS**

#### **Maintenance – Operating**

Street signs: Old streets signs and posts removal effort ongoing.

Replacement Trees: See motions. A number of other locations needing replacement trees pending.

2023 Improvement Plans: Awaiting completion. J. Kyllis noted Marconi was not a good place for the old picnic tables being removed from the pool area. Getty Ct. tot lot is still a good place for placing one.

Street Resurfacing: To be completed in September.

Minutes continued from previous page

## **Maintenance – Reserves**

Pool Furniture: Inventory reviewed by Management, waiting for Pool Committee input. Recommendation to hire someone to clean pool furniture when it is placed out on deck next year. There is one broken umbrella.

Pool Lights: Inquiring if multi-color lights are an option.

Pool Leak: Wading pool leak to be further looked in to. Pressure test results indicated a leak in the line. Titan plans to do another pressure test. Main pool potential leak from some damaged skimmers. See motions.

Pool Diving Board: To be replaced, see motions.

Trash Issues: Effort to reach out to community is in search of “Trash Ambassadors” for each street so we can get more info on individual street issues to provide guidance for possible solutions.

Office Security System: TBD

## **NEW BUSINESS**

Survey: Final results to be further discussed. 108 responses received.

Clothing Drop-off Box: The Association was contacted offering a clothing drop off in our community. Unanimously rejected.

Reasonable Accommodation: A resident inquired about a handicap ramp to the property over common ground. Handled by the property’s Management. No further action from NCA required.

Reserve Study: A new reserve study is to be conducted in 2024, requesting additional proposals.

Snow Removal Contract: See motions.

## **MOTIONS**

1. **Motion**: To retain the same Board positions for the 2023/2024 term; John Kylis – President, John Woods – Vice President, Cate Reich – Secretary, Phil Space – Treasurer, Daniel Bojanini – Director. Vote 5 yes 0 no.
2. **Motion**: To approve 8 red spire trees with request to add a 9<sup>th</sup> without exceeding the tree replacement budget line. Vote 5 yes 0 no.
3. **Motion**: To have Titan replace main pool skimmers at a cost of \$26,000. Vote 5 yes 0 no.
4. **Motion**: To accept the snow removal contract as proposed. Vote 5 yes 0 no.
5. **Motion**: To replace the diving board at the pool at a cost of \$7,000. Vote 4 yes 1 no (John Woods).

**ADJOURNMENT: The Board adjourned at 8:17 pm**

Minutes prepared by President Kylis.

# Community News & Reminders

## 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.



## 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.

## 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)

## Need Babysitting Services?

CPR and First Aid Certified.

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

## \*\*\*Election Day is November 7!\*\*\*

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

Election Day is November 7th. 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/early-voting>.

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

**2023**  
**ELECTION DAY**



NOVEMBER 7, 2023



**Century 21  
New Millenium**

## Newington Station Update

**Active:**

No Active listings as of 9/13/23

**Under Contract:**

1 townhome priced @ \$395,000

**Sold:**

1 townhome @ \$4540,000

**HAPPY FALL!**



**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 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Trash Only NO RECYCLING	4 7pm NCA Board Mtg (see website for location/details) RECYCLING DAY	5	6 Trash Only NO RECYCLING	7 Yard Debris pick up for all NCA residents
8	9 INDIGENOUS PEOPLES DAY NO SCHOOL - FCPS	10 Trash Only NO RECYCLING	11 RECYCLING DAY	12	13 Trash Only NO RECYCLING	14 Yard Debris pick up for all NCA residents
15	16	17 Trash Only NO RECYCLING	18 RECYCLING DAY	19	20 Trash Only NO RECYCLING	21 Yard Debris pick up for all NCA residents
22	23	24 Trash Only NO RECYCLING	25 RECYCLING DAY	26	27 Trash Only NO RECYCLING	28 Yard Debris pick up for all NCA residents
29	30	31 Halloween Trash Only NO RECYCLING	<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.			