



Inside Newington Station

Newington Community Association Monthly Newsletter
September 2017

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NCA BOARD OF DIRECTORS MEETINGS

September 6th

October 4th

November 1st

*First Wednesday of every month, 7pm
@ NCA John Nolan Meeting Room*

President's Corner

By Kevin Benore

Happy September everyone! I hope everyone enjoyed August, which saw the return of kids to school, a partial eclipse, and of course the NCA annual meeting. Speaking of the Annual Meeting, it was great to see a large number of residents coming to participate. We elected Parker Watson and I was also re-elected. As far as officers, the same team of officers were voted to fill the roles. I will continue to serve as president, Sarah Jernigan will continue to serve as our vice president, Dennis Kruse will continue to serve as our treasurer and Beth Rodriguez will continue to serve as our secretary. No other big news for this month, so have a safe and happy Labor Day.

Quarterly Assessments Due October 1, 2017

Quarterly homeowner assessment (HOA) fees are due by July 1, 2017. For questions, please contact Summit Management at 703-360-0904.

Aviso de cortesía

El cargo de la Asociación de la Comunidad de Newington debe ser pagado en o antes del 1 de julio de 2017. Agradecemos su atención a este aviso.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

P. O. Box 351
Springfield, VA 22150
703-455-3606 / Fax 703-455-0013

Office Hours:

Monday - Friday 9:30 am - 2:30 pm

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

CLOSED Labor Day (9/4/2017)

Community Manager: Carla Lillie

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

USEFUL TELEPHONE NUMBERS

Emergency	911
Non-Emergency (Police & Fire)	703-691-2131
barking dog complaints included	
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
fairfaxconnector.com	
Fairfax County	
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
Lee 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

BOARD OF DIRECTORS

President - Kevin Benore (Aug '20)

Email: president@newingtoncommunity.org

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

Vice President - Sarah Jernigan (Aug '19)

Treasurer - Dennis Kruse (Aug '19)

Secretary - Elizabeth Rodriguez (Aug '18)

Director - Florence Smoczynski (Aug '18)

Director - Stacey Perritt (Aug '19)

Director - Parker Watson (Aug '20)

ARCHITECTURAL CONTROL COMMITTEE

Chair - Stacey Perritt

FINANCE COMMITTEE

Chair—Dennis Kruse

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

MAINTENANCE COMMITTEE

Chair - Sara Jernigan

Social Committee

Empty

Newsletter Distributors

Kathy Anderson	Patrick Lent	Lori Randall
Amanda Baird	Pat Levister & Sandra Wolford	Roche Family
Cyrille Barr		Spinelli Family
Abdul Berlas	William & Mary Loy	Regina Watson
Karen Chauvin	Sharoyne Marshall	
Gladys Diaz	Emily Mishoe	
Nicole Drummond	Al Owens	
Jennifer Firman	Perritt Kids	

Newington Community Association Board Meeting August 2, 2017

Call to Order: President Kevin Benore called the meeting to order at 7:00 p.m.

Members Present: President Kevin Benore, Vice President Sarah Jernigan, Treasurer Dennis Kruse, Secretary Beth Rodriguez, Director Flo Smoczynski and Director Stacy Perrit.

Approval of Minutes:

As there were issues with the Treasurer's report and the recording of a motion under new business, Director Kruse suggested the approval of the July Board meeting minutes be deferred until the September meeting. President Benore motioned that the approval of the July minutes be tabled until the September meeting. Motion was seconded by Director Smoczynski. Vote was 6 yes 0 no. All concerns are to be funneled to Secretary Rodriguez.

Community Forum:

A resident brought up that he had not received a newsletter and wanted to know if there was a change in the newsletter procedure. He was told there was no change in the newsletter procedure and the delay was due to delays getting the newsletter to the printer and the delivery people.

A resident brought up that one of her neighbors had put bricks out for trash pickup. When there were not picked up this person placed them neatly around the garden on common ground. Children have been playing with these bricks. She was concerned about the children's safety and asked if the community would make arrangements for the bricks to be picked up. Another resident in the meeting volunteered to pick up the bricks by the weekend coming up.

A resident stated that she was sponsoring a Dive in Movie Night at the pool for the entire community. As she is using this as a business expense, she was wondering if she posted signs or handouts advertising the event with her business information would there be a conflict of interest. After a discussion the Board could not find any objections or conflicts of interest.

Management Report:

Conferred with Treasurer Kruse about software for data storage. Treasurer Kruse talked about software for data storage and data storage and services that Summit offers.

There was a discussion of whether or not if we left Summit could we retrieve any data stored with Summit.

Two inspections done. She stated that she was planning on doing architectural inspections every Tuesday.

Walked the community trails with a community member to become acquainted with the trails and any issues regarding the trails. A discussion ensued regarding Fairfax County repairing the trails they damaged while doing repair to water pipes.

Work on getting quote for a water heater for the office.

Work on getting an assessment and quote on security system for the office.

Working on signage replacement issues. President Benore brought up the broken signage issues on Kitchener.

He also mentioned 3 random basketball courts on state property around the community. Discussion ensued on the issue of basketball hoops on the streets. The one on Delong has a broken back board a board member stated that she was 99% sure who owned this basketball hoop and that the previous community manager had told them they could not store the basketball hoop on community property but we have no say if they put it on state property. She will give the Community Manager the address of the resident in question and the Community Manager as suggested will use a door hanger to bring up the issue to the owner.

Canvassed the community for trash containers being left out after they should have been brought in.

Picked up 5 trash cans. Will be doing this bi-monthly or monthly unless the issue becomes larger.

HearCommunity Reports:

Planning and Development – Lou Tobat – no report

Architectural Advisory – Stacy Perrit – Tried to have a meeting but no one came so meeting did not come. Would like to reschedule the meeting for August 22, 2017 (Tuesday) at 7:30 pm. She asked that a sign be put up advertising the meeting by the Friday before the meeting.

Treasurer's Report/Budget Committee – Dennis Kruse - He gave the board information on work done on the budget and where we are in our current year.

ings: NoneNewington Community Association

Treasurer's Report for Board of Directors Meeting

Wednesday, August 2, 2017

Half way through the fiscal year, our financial statements demonstrate that NCA expenses continue to track below budget and are somewhat lower than the same time last year. The total number of delinquent accounts and the total amount of all delinquent payments declined further in June to the lowest level in the 38 months for which records are readily available. However, the amount overdue more than 90 days remained essentially unchanged. The total overdue more than 90 days now constitutes 92% of all overdue payments.

Reserve Fund status: Repaving of Kitchener and Brainerd is essentially complete pending resolution of identified deficiencies. A reserve will be held to cover those deficiencies and the balance of the invoice will be paid. The plan is for Fairfax Paving to complete the correction of deficiencies when they are here to accomplish the repaving of Gwynedd Way. We have obtained a contract from Fairfax Paving for Gwynedd Way per Board approval in June, but the work has not yet been scheduled. Based on this, I can provide the following projection of Streets & Curbs Reserve Funds for 2017.

Balance, end of 2016	\$503,290
Kitchener/Brainerd repaving	-\$181,532

Projected Gwynedd Way repaving	-\$150,656
Projected 2017 revenue (assessments)	+ 78,950
Projected balance end of 2017	\$250,052

We have no projected Common Area reserve expenses planned for 2017. Projected balance at end of 2017 is \$139,044.

NCA Policy on Provisions for Doubtful Accounts requires a report to the Board at the August meeting based on June data with follow up report at the November Board meeting based on September data. A calculation based on June 2017 data indicates the allowance for doubtful accounts should be in the range of \$14,000 to \$15,000. We have it currently set at \$16,000 and I recommend no change at this time.

I am separately providing a preliminary FY 2018 budget as a starting point leading to budget approval in November. One of the key considerations is calculation of the allowed increase in assessments. The allowed increase is capped at the percent increase in CPI-U relative to the previous October. Currently, using June 2017 data, the max increase would be 1.33%.

Respectfully submitted,
Dennis Kruse
Treasurer

Financial Summary on Reverse

FINANCIAL STATUS (6/30/17):

Total Assets:	\$ 787,232.59	
Operating Funds - Checking:	\$ 82,338.46	
Operating Reserves – CDs:	\$ 92,678.89	
Members Equity	\$ 95,583.76	
Reserves:		\$ 119,878.52 in common area (5001) \$ 465,520.13 in townhouse/streets (5002)*

* prior to payment for repaving

1112 United Bank Checking Reserves	100.00
1113 United Bank Savings Account	169,273.67
1100 Charles Schwab Money Market	3,412.33

1209 US Treasury NT 4/15/18 0.75%	208,000.00
1210 Eagle Bank Money Market	204,183.69
250 Discount on T-Notes 1299	(147.24)
Accrued Interest Receivable	328.20

Maintenance Committee – Sarah Jernigan – No meeting held. Meeting scheduled for Saturday, August 26, 2018 at 9:00 am. She has 2 volunteers and will be emailing them. She also asked that a sign be put up to announce the meeting to the community.

Old Business:

Community Manager stated that the water heater is leaking. She presented bids to replace the water heater. Vice President Jernigan made the motion to contract with Anton's Contracting for \$850.00 to replace the 30 gallon water heater. Director Smoczynski seconded the motion. Vote 6 yes 0 no.

The Community Manager presented bids for painting/power washing and correcting rotting wood on the pool house/community building. Vice President Jernigan made the motion to contract with Anton's Contracting for \$2,850.00 to paint, power wash and correct any rotten wood on the pool house/community building. Vote 6 yes 0 no.

The Community Manager presented a report from talking to the security company, Bosch. Our current equipment is out of date – it is analog – and the security company monitoring it is not getting a signal because its equipment is digital. They need an email to stop monitoring of pool area and parking lot. (This would be until equipment is updated.) Secretary Rodriguez made the motion to contract with Bosch for \$1,612.00 to upgrade our security system. Director Perrett seconded the motion. Treasurer Kruse asked up where in the Budget this expense would come from. After discussion it was decided that it would come from Common Area Improvements. Vote 6 Yes 0 No.

The Community Manager reported that the Baby Pool had 2 issues. The first issue was the gate is broken. The second issue was that the Baby Pool has a leak. Discussion was held and as a result it was decided that the gate issue was a top priority issue. The Community Manager should talk with the pool equipment/supply company or a fencing company to get a price to fix the gate. If the price is within the Community Manager's spending limit, she should just take care of it. If it is over her spending limit she will contact President Benore. Regarding the leak it was decided to table this for the September meeting. Get a justification statement and a 2nd opinion.

Code of Conduct – President Benore made the motion that we adopt the Code of Conduct Meeting rules as outlined in last month's meeting... Director Smoczynski seconded the motion. Vote 6 yes 0 no,

Architectural Standards – Reporting out of committee, Director Perrett made the motion that we accept the Architectural Guidelines as amended to be effective August 3, 2017 as posted on the website and in the newsletter. Vote 6 yes 0 no.

New Business:

Fairfax Paving Contract: for Gwynedd Way. Note if use of Cal on the streets will void the warranty. We need to note our snow plowing contractor is aware of this.

2018 Budget – Copy was handed out. Pointed out that our expenses are higher. Our assessments are limited by CPI. We are constrained by the CPI but we have somethings that increase more than CPI. Trash contractor is our biggest expense. Discussion was on whether to put out the bid. It was also brought up that we will need to increase the Community Manager line to accommodate increase in hours.

Signs – Damaged Street signs to replace or repair. Should consider having no trespassing signs in parking lot so police can arrest people doing questionable activity in our parking lot. Meeting signs – Community Manager does not think the sandwich board kind are the way to go at this time. She made 2 recommendations. Discussion was conducted. Cost estimated is \$250.00. She also talked about what Vista Print offered. Decided that keep it within her spending limit.

Brick Signs – All 3 are missing one brick. Repair and replacement is tabled for now. Discussion on how these signs are decorated.

Finalize Annual; meeting preparation – discussion on what has been done to double check if everything was ready.

Executive Session

President Benore made a motion at 9:15 pm to convene in to executive session to discuss a legal matter, An architectural matter and a personnel matter. Director Perrett seconded Vote – 6 yes 0 no.

President Benore made a motion at 9:51 pm to come out of Executive Session. Director Smoczynski Seconded Vote 6 yes 0 no.

President Benore made a motion that we give Rees and Broome room to negotiate increase in attorney fees amounts regarding a settlement offer for lot # 67 Director Smoczynski seconded. Vote 6 yes 0 no.

President Benore adjourned the meeting at 9:59 pm.



NCA Dive In Movie

MOANA

Saturday September 2nd

7:45 PM

*Sponsored by Sarah Jernigan
NCA Vice President
Keller Williams Realty*

**RECOMMENDED BUDGET ITEM FOR NEWINGTON COMMUNITY
ASSOCIATION**

NOTE: Current budget actuals from prior years is available on NCA's website:
www.newingtoncommunity.org

Budget Item (identify/describe the item needed or not needed):

Justification (why do we need it, how will it benefit the community, why do we not need it):

Cost (include actual costs or qualified estimates if possible):

Name Address Phone

Submit to:

Newington Community Association
P.O. Box 351
Springfield, VA 22150, Or

Drop-off: mailbox at base of Community Office steps, Or,

**LOOKING FOR
BABYSITTING/
PETSITTING?**

Teen sitter, with refer-
ences, looking to
babysit, be a mother's
helper, or pet sit.

Call: Spinelli residence
@ 703-451-1779

From the NCA Community Manager

Dear Residents,
Just a few friendly reminders to help keep
NCA at it's best.

Please be mindful of the trash schedule.
Not only place your trash out at the correct
time but PLEASE take the can in.

Remember that inoperable vehicles are not
allowed to be parked in the community.
(This includes flat tires, broken windows,
dead stickers and expired tags.)

If you are making changes to your home/
property please fill out the architectural
modification application that is posted on
the web site.

Newingtoncommunity.org
Thank you



Sarah Jernigan

Helping find great homes for people and pets

Your Neighborhood Real Estate Expert!
703-338-1706 or sarah@sarahjernigan.com

Helpful Tip of the Month: Dominion Power offers insurance for the water and sewer lines from your sidewalk to your home! The life expectancy of these 2 items is about 40 to 50 years and repairs can cost thousands- be prepared and checked out <https://www.dominionenergysolutions.com/en/home-protection> for details!

www.dominionenergysolutions.com/en/home-protection for details!

*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.



**KELLER WILLIAMS,
CAPITAL PROPERTIES**

Budget & Finance

The Finance Committee will be looking at the 2017 budget information to generate the draft 2018 budget with recommended dues amounts for presentation to the Board. If you would like to be part of this effort, contact NCA Office email: manager@newingtoncommunity.org. or phone: 703-455-3606.

NEWSLETTER DISTRIBUTORS NEEDED

**For part of Durer Court and Godolphin Drive.
Call NCA Office: 703-455-3606 for more information.**

A special thanks to the volunteers that deliver the NCA newsletter!

Treasurer Brief for 2017 NCA Annual Meeting

Prepared by NCA Treasurer, Dennis Kruse

Authority and Requirements

- Virginia Property Owners Association Act (Title 55, Chapter 26)
- Virginia Nonstock Corporation Act (Title 13.1, Chapter 10)
- NCA Article of Incorporation with Amendments
- NCA Covenants
- NCA Bylaws (revised 08/11/2016)
- Generally Accepted Accounting Principles (GAAP)

Budget Schedule

July - Assess Performance based on mid-year Financials
Initial Draft Budget to Board at August Meeting
Update and Discuss at September Meeting
Provisional Approval at October Meeting to Publish in November Newsletter
Update Assessments per October CPI-U for Final Approval at November Meeting
Approve Assessment Letter at November Meeting
Mail Assessment Letters by December 1st
Implement Budget Effective January 1st
Monitor Performance and Report Status at Monthly Board Meetings

Budget Structure

Two Types of Expenses – Operating Funds & Reserve Funds
Two Categories of Revenue/Expenses – Common Area & Town House Area
Assessment Calculations and Other Income

Operating Expenses per 2017 Budget

Swimming Pool - \$65,600
Common Area Maintenance - \$141,450
Street Lights, Snow Removal, Trash - \$124,300 common & \$19,250 town houses
Committee Expenses - \$6,700
Administrative Expenses - \$127,965

Reserve Contributions

Common Area - \$38,450
Town House Area - \$78,950

Quarterly Assessments	Single Family	Town Houses
Common Operations	\$185.63	\$185.63
Common Area Reserves	\$15.78	\$15.78
Town House Area Reserves	n/a	\$37.67
Town House Lights/Curbs	n/a	\$9.18
Total	\$201.42	\$248.27

Constraints & Concerns

Annual Assessment increases limited to CPI-U
Some Expense Increases Exceed CPI-U, e.g. trash collection increase is approximately twice CPI-U

Constraints & Concerns

- Annual Assessment increases limited to CPI-U
- Investment limited to U.S. Treasury Obligations or FDIC insured Bank Accounts
- Some Expense Increases Exceed CPI-U, e.g. trash collection increase is approximately twice CPI-U
- Projected Reserve Contributions don't fully support Projected Long-Term Requirements
- Need Improved Reserve Fund Projection and Reporting
- Next Reserve Study Required in 2019 – \$4,650 in 2014
- Rate of Delinquent Assessments is 5% to 9%

NCA Financial Status and Oversight

- NCA Finances are sound and projections are acceptable
- Member Equity increased annually since 2011 from (\$25,000) to \$95,000
- Annual Audit by CPA
- Accounting by Independent Management Firm
- Finance/Budget Committee and Monthly Treasurer Reports to Board
- Report to Member at Annual Meeting
- Information published Board Minutes and Annual Budget in Newsletter
- Board Members and CM are Fiduciaries – annual Conflict of Interest Certification
- Evaluation and Oversight of Reserves being increased – special software
- Need Members for Finance/Budget Committee

COMMITTEE VOLUNTEERS NEEDED

BUDGET & FINANCE

ARCHITECTURAL CONTROL

RESERVE STUDY MAINTENANCE

SOCIAL/RECREATION

***Please contact the Community Manager Carla Lillie for
details 703-455-3606***

FARMER'S MARKETS NOW OPEN!!

Sunday

Lorton: May 7 - November 12, 9 a.m. - 1 p.m.
(VRE parking lot, 8990 Lorton Station Blvd.)

Wednesday

McCutcheon/Mount Vernon: May 3 - December 13, 8 a.m. - 12pm
(Sherwood Library, 2501 Sherwood Hall Ln)

*Wakefield: May 3 - October 25, 2 p.m. - 6 p.m. (Wakefield Park, 8100 Braddock Road)

Thursday

Annandale: May 4 - November 16, 8 a.m. - Noon (Mason District Park, 6621 Columbia Pike)

Friday

Kingstowne: May 5 - October 27, 4 p.m. - 7 p.m. (5870 Kingstowne Towne Center)

Saturday

Burke: April 29 - December 16, 8 a.m. - Noon (VRE parking Lot, 5671 Roberts Parkway)

For more information, directions and more go to:

<http://www.fairfaxcounty.gov/parks/farmersmarkets/>.



Newington Station Update - Jim Fox & The Mason Group



703-755-0296

Available for Sale:

- 2 detached homes with list prices from \$499,990-519,900
- 3 townhomes with list prices from \$280,000-\$340,000

Under Contract:

- 2 townhomes with list prices from \$339,738-350,000
- 1 detached home with list price of \$565,000

Sold:

- * 2 townhomes with list prices from \$345,000-374,900

Rented:

- * 1 townhome & 1 detached home with list prices from \$2200-2800



Jim Fox, Terry Moore & Ki Hatch

703-755-0296 (direct)

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

Email: info@masongroup.com



Top Producers with 40+ years of experience!

September 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Pool 10-8	Pool 4-8	Pool 4-8 Trash/Recycling	Pool 4-8 Single Family yard debris pick up	Pool 4-8 *White Goods*	1 Pool 11 –8 Trash/Bulk pick up	2 Pool 11-8 NCA POOL Dive In Movie MOANA 7:45 PM
3 Pool 10-8 (10-11 Adults Only)	4 Labor Day Pool hours 11-6	5 Trash/Recycling	6 SF Yard Debris NCA Board Meeting 7pm Pool meeting room	7 *White Goods*	8 Trash/Bulk pick up	9
10	11 Confirm and distribute paving schedule for Gwynedd Way	12 Trash/Recycling	13 Single Family Yard debris pick up	14 *White Goods*	15 Trash/Bulk pick up	16
17	18	19 Trash/Recycling	20 Single Family Yard debris pick up	21 *White Goods*	22 Trash/Bulk pick up	23
24	25	26T Trash/Recycling	27 Single Family Yard debris pick up	28 *White Goods*	29 Trash/Bulk pick up	30

NOTES: Trash Collection - * * White Goods examples of white goods are washer/dryers, refrigerators and other large appliances. There is a cost for this special pickup and you must call American Disposal Service to arrange a Thursday pick up. 703-368-0500.