



# Inside Newington Station

Newington Community Association Monthly Newsletter  
**SEPTEMBER 2022**

## INSIDE THIS ISSUE:

Annual Meeting Recap .....	p. 1
Directory .....	p. 2
Community News.....	p. 3
8/3 Draft Minutes .....	p. 4-5
8/11 Draft Annual Meeting Minutes .....	p. 6-8
8/11 Board Meeting Minutes ...	p. 8
Pool Parking Lot Updates to Procedures .....	p. 9-12
Alban Road Map .....	p. 13
Calendar .....	p. 14

## NCA BOARD OF DIRECTORS MEETINGS

September 7  
October 5  
November 2  
December 7

## ANNUAL MEETING RECAP

Thank you for all those who attended the NCA Annual Meeting on Thursday, August 11. We appreciate everyone's participation and input.

After the Annual Meeting, the new Board met and elected officers. The new NCA Board is: John Kylis, President ; John Woods, Vice President; Phil Space, Treasurer; Cate Reich, Secretary and Daniel Bojanini, Director.

Thank you for volunteering your services and knowledge to your community. A special thank you to our former Board members: Debby Ramirez and Bobby Royal. Welcome our new Board members: John Woods and Cate Reich.

Additional congratulations to Lori McDonell for winning the \$50 proxy drawing door prize and Mark Polansky for winning the \$100 door prize for signing in at the Annual Meeting.

The Board will continue to meet the first Wednesday of the month at 7:00 PM.

## ***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](mailto: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  
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

[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

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](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 - 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	

# Community News & Reminders

## VOLUNTEERS NEEDED

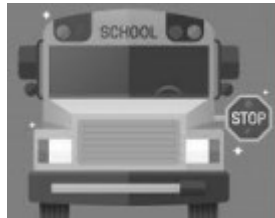
Maintenance Committee is looking for volunteers. If you are interested in serving on this committee, please call the NCA office at 703-455-3606.

## Need Babysitting Services?

CPR and First Aid Certified. Contact Jenny Bach at [freinchy2@yahoo.com](mailto:freinchy2@yahoo.com).

## SAFETY FIRST: SCHOOLS ARE OPEN!

Reminder that schools are open. Please drive with caution and watch for bus riders and walkers. A reminder to obey the speed limit signs within our community, including one way street signs on some of our streets. Do not park in fire lanes or along yellow curbs.



## Six Reasons to Scoop the Poop

*(Excerpts taken from Article by Doody Calls Pet Waste Removal)*

- 1) Dog waste is an environmental pollutant.
- 2) Pet byproducts can harm your health
- 3) Contaminated waste can make dogs sick, too
- 4) It doesn't just disappear.
- 5) Rodents love pet waste.
- 6) Children are at risk.

Let's not forget it is required by County Law. Report excessive back yard waste to the Fairfax County Health Department. Report dog walkers who don't pick up to Animal Control. Routine walking paths and times are a big help.

## 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.

Draft  
NEWINGTON COMMUNITY ASSOCIATION  
Minutes of the Meeting of the Board of Directors  
Video Conference Call, Meeting ID: 145 225 9182  
August 3rd, 2022 7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:06 pm by President Ramirez  
The meeting was virtual and recorded.

**BOARD MEMBERS PRESENT:** President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, Secretary John Kylis, and Director Daniel Bojanini.

**MANAGEMENT PRESENT:** Lori Randall & Dominique Jackson

**OTHER ATTENDEES:** 10 residents

**PRESIDENT'S COMMENTS:** Welcomed everyone to the meeting and shared that the Annual Meeting will be held Thursday, August 11th at Harvester Presbyterian Church. The meeting will start at 7:30 pm, she encouraged everyone to attend and to remind their neighbors of the meeting. If owners are unable to attend in person, they should submit their proxies prior to the meeting.

**COMMUNITY FORUM:**

- o A resident expressed concern over the current trash situation.
- o A resident thanked President Ramirez for the last 3 years on the Board and stated she has done a superb job.
- o A resident had a question regarding electronic vehicle charging stations for townhomes.
- o A resident explained an issue with trash on Euclid. People should use trashcans because the bags are torn by animals and people are not cleaning up afterwards. Trash issue attracting rodents, mice chewing on car wires and nails in tires.
- o Another resident thanked President Ramirez for her service.

**HEARINGS:**

0 scheduled

**APPROVAL OF MINUTES:** Meeting Minutes passes by acclamation

**OFFICER/COMMITTEE REPORTS:**

**Treasurer's Report/Finance Committee** – Treasurer Phil Space

- o Funds from the Schwab account have been transferred to the association money market account and the request has been made to close the Schwab account and to provide confirmation to the association when complete

**Environmental Committee** – Chair: John Kylis – no report

**Planning & Development** – Lou Tobat - no report

**Reserves & Maintenance** – Chair: Beth Rodriguez – no report

**Welcoming Committee** – Regina Watson

- o June packets were delivered. Six new residents for July 2022, packets to be delivered.

**Recreation Committee** – Vacant

**Neighborhood Watch** – VP Bobby Royal

- o I will be providing monthly insights on the latest criminal activities - during monthly HOA meetings. Also, we will keep the opportunity open to have neighbors join by attending a training session with FCPD as scheduled. And, we will be providing tips for staying safe within our newsletter.

**GENERAL BUSINESS-MANAGEMENT REPORT:**

**Votes Held Between Meetings** – Dominique Jackson, Management - None

**Homeowner's Communications** – Lori Randall, Management

- Homeowners complaining about constant delays with American Disposal [AD sent email regarding labor shortage which was sent to community]
- Resident complained about a rebar surfacing in the baseball/soccer field. [Not electrical source Alaska fence confirmed. Contractor was contacted to remove rebar]
- Homeowner behind Kitchener Dr. spotted a beehive that stung his dog. Believes Association should remove. [Association does not remove wildlife or insects from common areas]
- Homeowners complaining someone continues to dispose diapers near 7750 Euclid Way
- Resident complained about trash being left in barrels at the ball field. [I checked trash and it was removed]
- Homeowner requested dead tree in the woods near 8309 Moline Pl be removed. [Association does not remove trees in woods that are not in striking distance of anything.]
- The Alban Road Bridge over Accotink Creek will be closed for repairs starting August 13, 2022. The closure is estimated to last 5-weeks during this time signs will be posted depicting the detour route. The detour route will be Rolling Road, Fullerton Road and Boudinot Drive as shown on the attached map.
- Pool passes were confiscated by the Pool Manager because a father has brought his children to the pool and then left on more than one occasion. Based on the rules, NCA is giving them back with a release date of Friday and instructions that if it happens again to confiscate again and NCA will take additional action.
- Resident complained about Trash being scattered on Euclid Way. Multiple of white trash bags were left on the grounds. [Homeowner did not want to reveal the

Minutes continued from page 4 ...

- person of interest, so management could send notification]
- Several calls about skunks and raccoons being spotted in neighborhood. Homeowners want Association to set traps around community [Association does not remove wildlife from common areas]
- Pool closed early on 7/25/22 for personnel issues which caused a safety concern. [Community was notified via Vantaca. Reimbursement will be issued for 5 lost hours]
- Tree fell on Northumberland Rd near Luce Ct [VDOT was contacted to remove]
- Homeowner would like the HOA to consider mosquito spraying for the community during the summer months.
- Resident stated another tree branch came down near their home and wants to move her parking space. Also stated more branches need to be removed. [Resident authorized to paint new spot but must block out number in old spot. Trees will be looked at and placed on tree list if warranted.]
- Suggestion to invite a local representative to attend annual meeting.
- Homeowner contacted association complaining about attitude of guards when informed he was not allowed to have alcohol at pool.

#### **Other Management Actions**

- Authorized tree branch removal near 8444 Kitchener Dr. – large tree branch fell from common area after the storm
- Obtain proposals for 2022 trash contract and updated matrix.
- Obtain quote for maintenance work at NCA: paint pool doors, \$300; reassemble round deck table \$30; sand and paint picnic tables \$300; weather treat lattice fence, restroom privacy walls and park bench \$150. Approved deck table and picnic table repair only for now. [Deck table and picnic table complete and contractor was notified of approval of door painting project waiting for start date]
- Broadcast emails on delayed trash: 7/15, 7/22
- Annual Architectural Inspections are complete. Report in ES on Page 62-91. All letters processed through Vantaca in order to utilize the reporting function.
- Reported to Dominion Energy: No lights Reported
- Titan epoxy drain cover since the screws broke off. Approved at \$175.
- Titan replaced nonfunctioning chlorinator. Approved at \$725
- Annual Meeting notice was sent out.
- Cracked concrete around one skimmer repaired.
- Reviewed minutes and newsletter.
- Contacted pool company at least twice about guards not sitting in lifeguard chair while people are in the pool.
- Verdict letter sent for last month's hearing.

- Inquiry with Titan on baby pool auto filler. Filler system was removed.

#### **OLD BUSINESS**

- Maintenance Operating – no new action(s)
- Maintenance Reserves – no new action(s)
- Trash Contract – continued from August, some proposals received, further discussion to be had. Notice of termination of American Disposal contract to be sent, see motions.
- Pool parking policy is being reviewed and revised – Secretary Kyliis will revise for other board members to review. Goal is to submit in time for publication in the September newsletter

#### **NEW BUSINESS**

- Pool Signs – new signs to be purchased, see motions.
- Street Signs – application process to be continued, see motions.
- EV Charging Stations – See motions regarding homeowner appeal. Legal to provide policy proposal for EV charging capabilities within the community

The Board convened into Executive Session at 9:59 pm.

**EXECUTIVE SESSION:** The Board Convened into Open Session at 10:06 pm

#### **MEETING MOTIONS:**

1. **Motion:** To send a notice in writing to American Disposal that the trash contract will be terminated. Made by Treasury Space, seconded by Vice President Royal. Vote: yes 3 no 2 (President Ramirez & Director Bojanini)
2. **Motion:** To replace signage at the pool, the purchase and installation of the new signs not to exceed \$750. Made by President Ramirez, seconded by Secretary Kyliis. Vote: yes 5 no 0
3. **Motion:** To proceed forward with the application process to replace the smaller “fire lane no parking signs” and replace them with “single, larger signs” at the entrance of each street and to compensate Summit for this project, not to exceed \$350. Made by President Ramirez, seconded by Treasury Space. Vote: yes 5 no 0
4. **Motion:** To uphold decision on Electric Vehicle Outlet installation from an ARC request until a policy is in place. Will ask legal to provide a policy proposal for Electronic Vehicle charging options in the community made by Secretary Kyliis, seconded by Vice President Royal. Vote: yes 5 no 0

**ADJOURNMENT:** The Board adjourned at 10:07 pm.

Meeting Minutes submitted by Secretary Kyliis.

Draft  
NEWINGTON COMMUNITY ASSOCIATION  
**Minutes of the Annual Association Meeting**  
August 11th, 2022 7:30 pm

**CALL TO ORDER:** Meeting was called to order at 7:36 pm by President Ramirez  
The meeting was held in person at Harvest Church.

**BOARD MEMBERS PRESENT:** President Debby Ramirez, Vice President Bobby Royal, Treasurer Phil Space, and Secretary John Kylis; Director Daniel Bojanini.

**MANAGEMENT PRESENT:** Lori Randall, Dominique Jackson and Tina Queen.

**PRESIDENT'S COMMENTS:** Welcomed everyone to the meeting.

**COMMUNITY FORUM:**

- A resident hoped a community trash can be added by the Basketball court.
- A resident expressed concern about the delays in trash pickup are becoming routine and wonders what we should do with trash that has already put out when there is a delay. Suggests common, structured trash drop location.
- A resident hoped that the association stays with American Disposal as the trash contractor. Makes note that they have had issues lately but have been great historically and pick up items other contractors may not.
- Beth Rodriguez asked for members to join the Maintenance Committee. Looking for member to assist with common community ground maintenance (i.e. street signs that need repairs, landscaping, common area structures in disarray). Please send name and contact info to Manager@NewingtonCommunity.org
- A resident echoed the hopes that we stay with American Disposal as the trash contractor.
- A resident suggested townhomes specifically need trash reform as trash and litter has become a bigger problem.
- A resident asked if there is a digital copy of the Community newsletters dating back to the creation of the community.
- A resident commented the July 2022 newsletter is missing from the website.
- A resident commented that there is not enough eating areas at the pool, and asked to restart the Recreational Committee.

**Annual Meeting:**

- President Ramirez convened the Annual Meeting at 8:06pm. A quorum was present.
- President Ramirez announced that there are 2 open Board positions. The following nominations were received:
- John Woods
- Members filled out their ballots and the ballots were collected.

**Approval of Minutes:** Minutes of 2021 Annual Meeting were approved by acclamation.

**President's Report: Your NCA Board at Work – 08/2021-08/2022**

The NCA Board has been busy working to maintain and improve our community. Special thanks to Tina Queen our Assistant Manager and Lori Randall for helping to train the new managers we have had in the past year. Special thanks to Dominique Jackson who is working ardently to learn the ways of NCA. The Board appreciates all their hard work, their invaluable advice and support. Together as a team we have accomplished the following so far:

- Community mailboxes were cleaned
- Street paving projects (Euclid & Getty) were completed along with sidewalk repairs and path repair projects
- Management spending authority was increased to \$5,000
- Architectural Standards Revision-Approval of security cameras in the community
- Turf Repair-Common grounds for the fall of 2021-Completed
- Various Tree Removal and Pruning of Limbs-Completed
- Snow Removal Contract was renewed
- Board approved funds for the Community Manager to obtain a Notary License
- Pool Contract was renewed
- RV Lot policy was amended
- Next street repaving project for LeMoyne Ln- Approved
- Two community clean ups were completed
- Repairs on the pool deck were completed
- Patch repair to the pool was completed
- Board approved that Annual Architectural Inspections will be conducted for half the community one year and the other half the following year
- Winter storm tree damage cleanup for priority areas-Completed
- Turf repair-common grounds for the fall of 2022-Approved
- Board invested reserve funds

Continued on next page ....



- Second trashcan installed at the ballfield
- Curb painting-for selected spots on Durer Ct and Kitchener Dr-Approved
- Architectural Inspections for 2022-Completed
- Money Market Account opened with Summit for reserve assets
- Neighborhood Crime Watch Program was re-established, and the Charter was approved
- An additional day was added to the office hours: office now open on Tuesdays, Wednesdays, and Fridays.
- One Pool Skimmer was replaced
- Painting of the pool doors, weather treatment to the lattice fence and park bench-Approved
- Architectural Inspection Procedures and revisions to the violation letters-Approved
- Proposal for erosion maintenance by common steps-Approved
- In the process of closing the Schwab account
- Trash Contract is expiring at the end of this year-Board has begun to review bids

## **Treasurer's Report:**

### **Overview**

Homeowners Associations have zero-based budgets. This means every dollar collected in assessments in a given year is based on a planned expense in the budget minus some minimal income (i.e. pool fees, RV lot fee, newsletter ad, etc.) for that same year. If at the end of the year, the association has a net income, the funds increase the member's equity. If the association has a net loss, the funds decrease the members' equity. Auditors recommend associations retain a certain level of equity, based on their total assessments, to offset any unexpected financial expenses.

### **2021, Year End**

Total cash in operating accounts - \$153,781.54

Reserve Assets - \$221,451.29 (approximately \$67,500 in common and \$109,637 in streets)

NCA ended the year with net income of \$13,663.25 which was applied to Member Equity

Members' equity - \$139,130.41 (included in operating accounts above)

Investments included CDs and interest -bearing money markets

### **2022, Mid-Year Review**

Total cash in operating accounts as of 6/30/21- \$333,163

Reserve Assets - \$282,642 (approximately \$136,815 in common and \$84,635 in streets)

Net Income \$(5605.92)

Members' equity - \$125,556.06

Investments include CDs and a new, higher interest -bearing money market account

### **Contract Actions Since the Last Annual Meeting**

**Pool:** A three-year contract for Pool maintenance and operations was awarded to Titan for \$66K per year. A special thanks to Mr. David Randall for his help with the evaluation and the development of a compliance matrix and review of the proposals. (The other proposed costs were \$72K and \$90.7K)

**Waste Removal:** The trash contract expires at the end of December 2022. Our current contractor, American Disposal, has had performance issues with late and missed pickups which have exacerbated the trash situation in the townhomes due to trash being left out longer than would normally be required. We have received five proposals and are in the process of evaluating the proposals and selecting a new waste removal contractor. Waste removal costs are increasing based upon increased labor, fuel and county disposal fees. With the selection and award of our new contract, we will begin the budget formulation for 2023.

### **2022 Budget Challenges**

The winter storm damage had a major financial impact to the Association. Snow removal was \$2K over budget and the extensive tree damage from the storm cost \$39,000, well over our 2022 tree budget of 28K. We are currently \$14K over budget and anticipate that the planned tree work that is underway could put us \$25K or more over the 2022 tree maintenance budget.

### **Reserve Expenses since last Annual Meeting**

**Streets:** In 2021 there was an engineer review to ascertain conditions and prepare specifications report on two street projects; Euclid/Getty and LeMoyne. The Euclid/Getty work was completed in 2021 (\$163,300) and the Board approved the work on Lemoyne (\$116,663.56) with work to begin in the fall of 2022.

**Common:** Repair of the concrete pool deck (\$56,743) - during pool preparation, we received a recommendation to repair a major portion of the concrete decking, which was badly cracked, a proposal from Fairfax Paving was approved and executed in time to be completed before the opening of the pool.

### **Operating funded projects since last Annual meeting**

- Approved a contract to renovate common ground areas near Luce, LeMoyne, Jenner, near ballfield, Euclid and near

Continued on next page ....

pool (\$9,385)

- Dead and dying trees continue to be a maintenance priority. Due to the abundance of woodlands and landscaping in the community, there are not enough funds to deal with every concern. The tree policy process is followed, and priorities are established with the community's best interests in mind. (\$39,000 spent during winter storm and another \$20,000 invoice expected.)
- Architectural inspections completed by Summit on North side of community. (\$3,000)

#### **Assessment Delinquencies**

##### **Delinquencies as of 12/31/20:**

a. Current plus Over 30 days-\$177    b. Over 60 days-\$2,972    c. Over 90 days-\$33,874    d. 11 accounts with the collection attorney

##### **Delinquencies as of 12/31/21:**

a. Current plus Over 30 days-\$2,593.60    b. Over 60 days-\$252    c. Over 90 days-\$26,925.64    d. 10 accounts with the collection attorney

##### **Delinquencies as of 6/30/22:**

a. Current plus Over 30 days-\$869    b. Over 60 days-\$6,823    c. Over 90 days-\$17,244    d. 14 accounts with the collection attorney

Some improvement in last six months. Doubtful Accounts Analysis completed as of 6/1/22. Calculation comes to \$11,467, of which \$11,326 is already noted on the balance sheet. Calculation will be done again before 2023 budget is finalized.

#### **2023 Budget**

A first draft of the 2023 budget will be circulated once the board selects for our next waste disposal contract. NCA's governing documents limit the amount assessments can be increased each year based on the change in CPI-U (Consumer Price Index - Urban). Currently, using July CPI figures, the maximum the budget can be increased is **7.12%** which is approximately \$19 per lot per quarter.

#### **Door Prize Winners:**

Attendance Prize: Mark Polansky

Door Prize: Lori McDonell

#### **ELECTION RESULTS:**

The following persons were elected to serve on the Board: John Woods and Cate Reich.

Meeting Adjourned at 8:50pm; Meeting minutes submitted by Secretary Kylis

### **DRAFT Newington Community Association Harvester Church August 11, 2022 Board Meeting Minutes**

Attendance: John Kylis, Phil Space, Daniel Bojanini, Cate Reich, John Woods.

Call to Order: The NCA Board of Directors' Meeting came to order at 8:55 p.m..

Election of officers: In accordance with the By-Laws, the NCA Board of Directors held an election of officers. The following Board Officers were approved by unanimous consent:

President: John Kylis

Vice President: John Woods

Treasurer: Phil Space

Secretary: Cate Reich

Director: Daniel Bojanini

The meeting was adjourned at 8:57 p.m.



# NCA Pool Parking Lot Policy Update:

*This is the community's opportunity to review the proposed draft by the NCA Board. This will be voted on at the next meeting and published on the website*

Revised 8/2010  
Draft Revision 7/2022

Page 1 of 4

## Pool Lot Parking Policies and Procedures

### GENERAL

**AUTHORITY.** In accordance with Article VIII, Section 1, paragraph (a) of the By- Laws, the Board of Directors is empowered to "adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and, their guests thereon, and to establish penalties for the infraction thereof". Under this authority, the Board of Directors has established the following rules for the use of the pool parking area.

**BOARD AUTHORIZATION REQUIRED.** For reasons of safety, health and protection of common property, the Board of Directors has mandated that no vehicle or object of any kind be parked in the pool lot outside the hours of normal pool and/or community office operation (*other than vehicles in their assigned numbered space*) unless authorized *in writing* by a majority vote of the Board of Directors. A copy of that written authorization must be clearly displayed on the vehicle. Vehicles/objects parked in violation will be towed without warning

**RESTRICTIONS.** Nothing but wheeled vehicles, or vehicles mounted on wheeled vehicles, will be permitted. ~~Since, parking spaces inside the fence enclosure are not all the same size, No~~ No vehicle will be allowed unless it can fit entirely within anythe assigned space, within the space assigned, or any other angled space, with no encroachment of any kind upon adjoining spaces, adjoining non-parking area such as grassy areas, or upon adjoining traffic lanes ~~because in any given year the lottery system may be used. The same rule will apply to vehicles assigned outside of the fence enclosure. Commercial~~ ~~Vehicles with commercial markings~~ are prohibited. Vehicles not in everyday use by private homeowners (such as buses, tractors, special-purpose trucks/vehicles, etc.) are prohibited. To protect the pool lot surface, no vehicle or vehicle combination in excess of 10,000 pounds total weight will be allowed. To protect property and life, vehicles with facilities for carrying significant quantities of any hazardous substance, other than factory-installed fuel systems, are prohibited.

All vehicles (and any activities performed with or upon these vehicles) within the pool lot facility must abide by the current Parking Policies. (In case of conflict, the most restrictive policy will prevail.)

**SPECIAL EXCEPTION.** In accordance with the Declaration of Covenants, Conditions and Restrictions (DCCR) and By-Laws, parking at the pool lot is subject to the same restrictions currently in force for all other parking areas owned by the Association *with one exception*. In accordance with the Covenants, Article VIII, Section 15, "... boats, motorcycles, covers, campers and trailers may be parked in the parking lot areas immediately adjacent to the swimming pool".

### CONDITIONS OF USE

**REPAIRS, VEHICLE CONDITION.** No repairs of any kind are permitted. All vehicles must be in good working condition at all times. All vehicles must be capable of passing all required Federal, State, County or State or other ~~legally required~~ legally required inspections at all times. Vehicles/objects parked in violation of this section will be ticketed and, if not remedied, towed after 10 days at the owner's expense.

LICENSING, STICKERS. All ~~governmentally-required~~governmentally required stickers, licenses, etc. must be present and ~~up-to-date~~up to date on all vehicles. Watercraft must display current/valid versions of all stickers, licenses, etc. consistent with legal watercraft operation in at least one adjoining governmental district. Vehicles/objects parked in violation of this section will be ticketed and, if not remedied, towed after 10 days at the owner's expense.

DAMAGE TO FACILITY. Owners and vehicles must in no way damage the pool lot surface or other aspect of the facility. Wooden blocks or other load support mechanisms, for example, must be used to support trailer hitches. Vehicles/objects parked in violation of this section will be ticketed and, if not remedied, towed after 10 days at the owner's expense.

NOXIOUS FLUIDS. Vehicles leaking oil, fuel or any other corrosive, damaging or otherwise undesirable substance are prohibited. If such vehicles represent an immediate safety hazard, they will be towed immediately at the owner's expense without warning. ~~Otherwise~~Otherwise, such vehicles will be ticketed and, if not remedied, towed after 10 days at the owner's expense.

SAFETY. No vehicle may be parked in any condition that members of the Board or the Community Manager regards as a significant safety hazard, either to persons or to surrounding vehicles. Vehicles/objects parked in violation of this section will be towed immediately at the owner's expense.

GATES. All relevant gates will be closed and locked upon each entry/exit from the facility unless otherwise directed by the Community Manager or Board of Directors.

#### **NUMBER OF SPACES, TERM AND ASSIGNMENT**

SPACES. In order to preserve the safety and appearance of the community as well as parking for normal pool operation, a limited number of spaces will be reserved for long-term parking. Spaces will be assigned by number and only these numbered assigned spaces may be used. In addition to the spaces inside the fenced enclosure, an additional twenty (20) unenclosed spaces, adjacent to the fenced enclosure and far rear of the lot, will be reserved.

TERM. All spaces will be assigned for the period of October 1 through September 30. All keys and spaces must be surrendered not later than the last business day of the term. Failure to vacate the space by the last day of the term will result in removal of the vehicle at the expense of the owner on the morning of the first business day of the new term.

ASSIGNMENT. Whenever, the number of applications exceed the parking spaces available a lottery system will be used to assign spaces.~~All spaces designated for long-term parking, both inside and outside of the fenced enclosure, will be assigned by a~~The lottery ~~would be~~ held during the first business week of ~~September, the month prior to the beginning of the term.~~ ~~For the two large spaces, there will be a separate lottery than the other spaces.~~ The Community Manager will conduct the lottery with at least one Officer of the Association in attendance as witness. Spaces will be assigned in the order drawn. The first applications drawn will be assigned to the secure enclosure and

Revised 8/2010  
Draft Revision 7/2022

the remaining applications will be assigned to the spaces outside the enclosure. If there are more applications than spaces, these will be designated as alternates in the order drawn by lottery. ~~—The two large spaces, within the fence enclosure will have a separate lottery if more than two applications are received for those spaces in any given year. If an applicant for one of the two large spaces is not awarded a space, large spot and there are openings inside the fence enclosure in the. These assignment procedures eliminate the use of the longer spaces by any vehicle that cannot fit in an angled space, other space and the vehicle is in accordance with the policy standards, they will be given the opportunity for to get one of those open spaces as long as the vehicle is in accordance with the policy standards as stated in the section under "Restrictions". etc.— Else, a new application will be required for the following term.~~

The Community Manager will ensure the lottery procedure leaves no reasonable doubt as to randomness of assignment. To that end, the Community Manager will construct a procedure similar to that described hereafter. Each application will be assigned a number. Each application's number will be placed on some object that can be folded or otherwise configured to completely obscure the number. These objects will then be placed inside an opaque container with an opening no larger than that required to remove the numbered objects one at a time. These objects will be drawn from the container one at a time by the Community Manager or Officer. Numbers will be recorded in the order drawn and applications filled in the order drawn.

**MID-TERM AVAILABILITY.** If a space inside the enclosure becomes available during the term, lottery winners outside the enclosure, if any, will have right of first refusal in order of their lottery rank. In all other cases, mid-term openings will be assigned to lottery alternates in order. If no lottery alternates exist, assignment will be made to applicants currently on file by date of application, earliest applicants receiving right of first refusal.

**CHANGES.** Nothing other than the registered vehicle(s) may be in the assigned spot. No substitutions will be allowed. Assignees must re-apply if they wish to use the space for a different or additional vehicle. Changing vehicles without a successful re-application will result in immediate removal without warning of any/all such vehicle(s) at the expense of the owner and re-assignment of long-term parking privileges to the next available alternate.

**LOSS FOR NON-USE OR INELIGIBILITY.** If *for any reason* the Board of Directors or its designated representative suspects an assigned spot is not being used or the assignee and/or vehicle is no longer, or never was, eligible, the Community Manager will notify the assignee by registered letter that the space has been forfeited. The assignee will have ten days from the date of receipt of the letter to re-establish eligibility and/or compliance by re-applying. If after ten days, the assignee has not completed the re-application process, the space will be re-assigned. Any vehicles still in the space at time of re-assignment will be towed at the owner's expense.

**LOSS FOR POLICY VIOLATION.** Any rules violation which requires the Association to remove the vehicle will result in an automatic loss of the space with re-assignment to the next alternate.

## APPLICATIONS

ELIGIBILITY. Applications for pool lot parking will be accepted only if eligibility is first established for both the applicant and the vehicle.

a) Applicant eligibility. Only one application will be accepted per property. All owners, who are current in their assessments, are eligible but may, in writing, assign their eligibility to their current tenant resident. ~~Only No person who is neither a~~ current owners ~~or not a~~ current resident (tenant)s will be eligible to apply.

b) Vehicle eligibility. Only vehicles for which there is documented proof of ownership in the name and address of the eligible applicant will be eligible. Vehicles for which no such documentation exists are ineligible.

PROCEDURE. Applications for a given period will be accepted up to five business days before the drawing. If the applicant is a renter or other non-owner resident, the application must include a letter from the owner of record relinquishing the owner's rights to the renter for that period. The application must specify the vehicle by all of the following as appropriate: type of vehicle, color, manufacturer, make, license number and VIN (vehicle ID number) if possible. If the vehicle is a trailer with a boat, or other tandem vehicle, all vehicles' particulars must be specified. The application will not be accepted unless accompanied by copies of ownership documents which clearly identify the vehicle(s) and demonstrate ownership of the vehicle(s) in the same name as that of the applicant.

SERVICE CHARGE. A non-refundable application processing fee of \$10 must be presented at the time of application or the application will not be accepted. If the application results in an assigned space inside the fenced enclosure, an additional non-refundable service charge of \$50 will be assessed to cover miscellaneous costs such as key duplication, lock replacement, fence repairs, etc. For the two large parking spaces within the fence enclosure the non-refundable service charge of \$100 will be assessed. Applicants will not be issued keys to the gate(s) until the service charge has been paid.

PUBLICATION. To facilitate applications, the Community Manager will publicize information regarding the availability, eligibility, and procedures for obtaining pool lot parking spaces in the newsletter and/or the NCA website. ~~at least twice per year. The first notice will be made no later than 3 months prior to assignment of the spaces and the second notice occurring not later than 1 month prior to assignment of spaces. (This restriction regarding timing of notices will not apply to the first time this policy goes into effect wherein only one 30-day notice will be required.) A copy of these rules and procedures will be made available to all new residents.~~

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## Election Officers Needed!

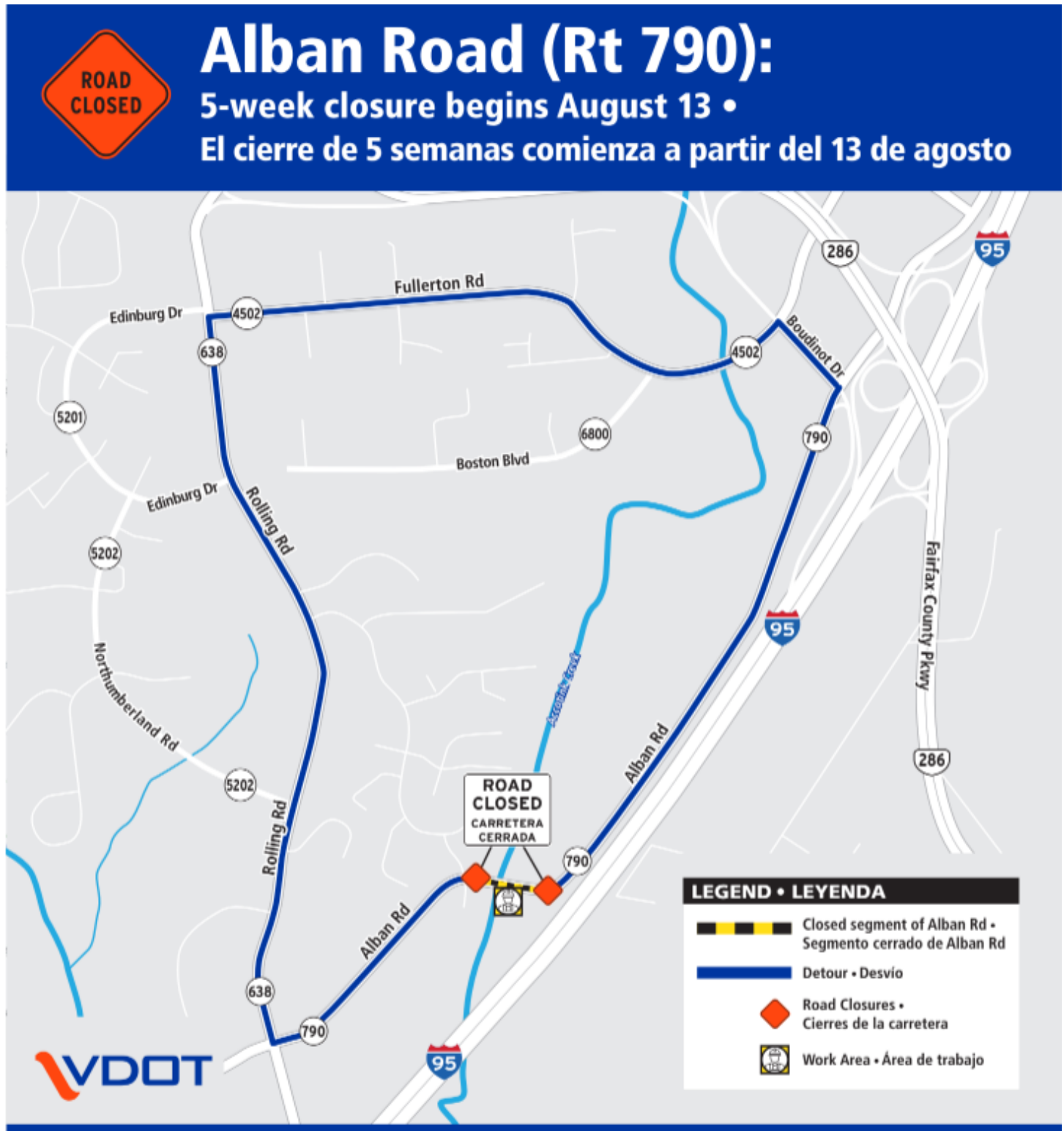
Fairfax County is the largest jurisdiction in Virginia with 264 precincts county-wide. It takes thousands of trained election officers to help ensure efficient and well-run elections. Here is a link with more information about how to apply to be an election officer. <https://www.fairfaxcounty.gov/elections/officers/new-officers>



## Alert: Alban Road Bridge Closing

The Alban Road Bridge over Accotink Creek will be closed for repairs starting August 13, 2022. The closure is estimated to last 5-weeks during this time signs will be posted depicting the detour route. The detour route will be Rolling Road, Fullerton Road and Boudinot Drive as shown on the attached map.

If you'd like to receive periodic updates via email, please send your email address to [meetingcomments@vdot.virginia.gov](mailto:meetingcomments@vdot.virginia.gov) (include "Alban Road over Accotink" in the subject line) or visit the project webpage at [virginiadot.org/AlbanRoadBridge](http://virginiadot.org/AlbanRoadBridge) for the latest project information.



# Newington Station Update - The Mason Group



## Active:

1 townhome priced @ \$484,000

## Under Contract:

3 townhomes priced from \$470,000-510,000

1 detached home priced @ \$799,000

**HAPPY SUMMER!**



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

**703-755-0296 (direct)**

Email: [jim.fox@realtor.com](mailto:jim.fox@realtor.com)

**Top Producers with 50+ years of experience!**

## NCA Calendar

## SEPTEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>Trash Timing: Monday &amp; Thursday - Placed out for pick-up NO EARLIER than 5pm. Tuesday &amp; Friday - Placed out for pick-up NO LATER than 6am.</b>				<b>1</b>  White Goods Pickup <sup>1</sup> Pool Hours <b>4PM - 8PM</b>	<b>2 No Recycling</b> <b>FCPS NO SCHOOL</b> Trash & Bulk pick-up** Yard Debris (Townhomes) Pool Hours 11am - 8pm	<b>3</b>  Pool Hours 11am - 8pm
<b>4</b>  Pool Hours 11am - 8pm	<b>5</b>  <b>LABOR DAY</b> Pool Closes @ 6pm	<b>6</b>  Trash & Recycling	<b>7</b> 7pm NCA Board Mtg (see website for location/details)  Yard Debris (single family)	<b>8</b>  White Goods Pickup <sup>1</sup>	<b>9 No Recycling</b>  Trash & Bulk pick-up Yard Debris (Townhomes)	<b>10</b>  Pool Hours 11am - 8pm
<b>11</b>  <b>PATRIOT DAY</b> 9-11-2001	<b>12</b>	<b>13</b>  Trash & Recycling	<b>14</b>  Yard Debris (single family)	<b>15</b> Newsletter Deadline White Goods Pickup <sup>1</sup>	<b>16 No Recycling</b>  Trash & Bulk pick-up Yard Debris (Townhomes)	<b>17</b>
<b>18</b>	<b>19</b>	<b>20</b>  Trash & Recycling	<b>21</b>  Yard Debris (single family)	<b>22</b>  White Goods Pickup <sup>1</sup>	<b>23 No Recycling</b>  Trash & Bulk pick-up Yard Debris (Townhomes)	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b>  Trash & Recycling	<b>28</b>  Yard Debris (single family)	<b>29</b>  White Goods Pickup <sup>1</sup>	<b>30 No Recycling</b>  Trash & Bulk pick-up Yard Debris (Townhomes)	

**NOTE:** <sup>1</sup>White Goods pick-up, for a cost to residents, on Thursdays (i.e., refrigerators, dishwashers, etc.). 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>. <sup>2</sup>Bulk pick-up schedule has changed to Tuesdays and must 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.**