

**Newington Community Association  
Monthly Board Meeting Minutes  
July 3, 2019**

**CALL TO ORDER:** President Jernigan called the meeting to order at 7:06 pm.

**BOARD MEMBERS PRESENT:** President Sarah Jernigan, Vice President Amber Cerchione, and Secretary Karen Chauvin. Treasurer Dennis Kruse was not in attendance

**MANAGEMENT PRESENT:** Lori Randall, Summit Management

**PRESIDENT'S COMMENTS:** Pool is open, and generally going well.

The Meeting is recorded.

**COMMUNITY FORUM:**

- A resident asked if the proxy form had been approved. He thought it should be approved each year.
- A resident asked if the abandoned court in the woods could be used for a community garden. He would also be willing to head up a community clean up.

**HEARINGS:**

Lot 236 was in attendance to discuss letter received about the tree removed from their property. Pictures of trees removed from their back yard and an invoice from the contractor were provided to the Board. They did prune some branches from common ground trees that overhung their property line.

Lot 510 was in attendance regarding his missing shutters and asked the Board how he was to find a matching shutter. It is the owner's responsibility to figure out the best means of correcting architectural violations.

**APPROVAL OF MINUTES:**

There were no objections to the minutes of June 5, 2019, as written. Minutes approved by acclamation.

**TREASURER'S REPORT:**

The Treasurer was not available to attend the meeting. The Community Manager provided highlights of the May financials: \$ 729,000 in total assets, of which the largest amounts are \$170,000 in operating cash, \$95,000 in Operating Reserve Assets, and \$432,000 in Reserve Assets. Management will prepare a draft budget for the annual meeting.

**COMMITTEE REPORTS:**

Planning and Development Committee – Lou Tobat  
Lou wished everyone a happy and safe July 4<sup>th</sup>.

**GENERAL BUSINESS:**

Votes Held Between Meetings:

- 1) Email vote to hire Summit to complete architectural inspections of all 609 homes in the summer of 2019 at a cost of \$6,000. 5 yes to hold email vote. 5 yes to contract the services. Vote reaffirmed. Motion by S. Jernigan, second by A. Cerchione. Vote 4 yes.

- 2) Email votes to spend \$2,752 on pool spring inventory list from Titan, \$15,660 to clean and repair tennis court, and send a violation letter on a felled tree. 5 yes to hold email vote. 5 yes for two expenditures and to send letter.

#### Homeowner Communications:

- Maintenance suggestions: 1) power wash siding of office/meeting room; 2) trim trees/shrubs around pool parking lot fenced enclosure and pool parking lot that block light. [These suggestions will be added to the list of tree issues.]
- Letter of request from several homes on Gwynedd to install a walkway behind their homes. [Added to August agenda.]
- Complaint of lack of notification on changes in trash pick up. [Explained that people from multiple HOAs are on Next Door and there are no changes to trash pick up at this time.]
- Pool floor is rough and may need repair. Child's toes were bleeding. [Explained 'pool toes' for little children is common. Management will present information on last whitecoat of main pool to Board at September meeting.]
- Neighbor doesn't park straight in their parking space affecting the ability of other resident to get out of their van. [Management to look into this concern.]
- Volunteer to reinstall downed stop sign on Marconi and repaint Newington Glen sign. [Management agreed and will pay for supplies (\$54).]
- Resident would like article in newsletter about her availability to trap feral cats. [Resident was asked to provide the article.]
- Reports of 2 light poles out on LeMoyne and one on Red Ash. [Reported to Dominion Energy.]
- Resident asked if a crosswalk could be put at the corner of Godolphin and Northumberland that crosses Northumberland. [Suggested they contact VDOT or County Supervisor.]
- Resident on Brandeis wants tree near her home removed because a limb fell from it and she believes it is dying. Accusations of discrimination in letter. Lists several other items she feels have been ignored. [Management will send letter offering a different parking space.]

#### **OLD BUSINESS:**

##### **Maintenance**

Tennis Courts – Email vote approved \$15,660 for surface cleaning and repairs, Armor Crack Repair with 3 year warranty, and new tennis nets. Deposit sent to contractor. Work is scheduled for July 8th.

Engineering Review of Luce and Matisse – Management obtained a quote from Fairfax Paving for all streets for both Option 1 and Option 2. Motion by A. Cerchione to contract with Fairfax Paving for Luce Court at a cost of \$150,000. Seconded by S. Jernigan. 3 yes. Pot holes in the community will be added at the time the work is complete.

Pool Parking Lot – Tabled to September 2019.

**Database of Owner Information – Google Docs** – There were no volunteers to help with the Google Forms. The topic is tabled to next month.

**ARC Standards** – K. Chauvin to work on updates.

**Grandfathering of Architectural Modifications** – The topic is already addressed in the first paragraph of the Standards.

**ARC Inspections Process in 2019** – 85 letters have gone out. Inspections have been done on Moline, Durer, Luce and a section of Gwynedd. Second person is not available for the photo library of all homes. At the August meeting, the Board will consider a contract for the current inspector to continue.

**Fairfax County Hearing on Day Care** – Management drafted a policy resolution for the Board’s consideration. All Board members had an opportunity to review. The draft will be included in the next newsletter for resident comment.

**Grounds Contract Renewal** – Several proposals have been received. Management provided a chart for the Board’s review comparing different aspects of the contracts. Discussions tabled to August.

**Trees** –

- Working with tree contractor on \$3,000 threshold for tree removals. Brandeis tree removed. Replacement will be needed. Will only be able to get one other tree within budgeted amount. Dead tree removals below were not applied to threshold.
- Complaints of dead trees within striking distance of homes on LeMoyne. Both trees dropped in the woods.
- Tree across path near ballfield cut back.
- Dead pine at ball field on tree contractor’s schedule.
- Worked with Blade Runners to get tree near Shadowbrook removed. Work delayed as they felt a lift was needed to safely remove tree and it was receiving maintenance.
- Complaint of tree problem on Durer to be investigated. [Information will be provided to Arborist.]

**NEW BUSINESS:**

**Police Authorization Form** – Police need authorization to come on to private property for motor vehicle and trespass law enforcement. This authorization used to be renewed every year for vehicle and traffic violations, but since the police don’t enforce speeding laws and will come out for emergencies, renewal stopped. New form authorizes police to come onto NCA property to enforce trespassing violations. Form approved and signed.

**Pool** – Management has noticed a flagrant disregard for instructions from the guards. Guards said it is very common, especially among teenagers. Management observed a family and some other attendees take a very long time to vacate the deck after the guards heard thunder. Two other incidents warranted revoking of pool privileges and details were provided to the Board.

**EXECUTIVE SESSION: 8:16 pm to 8:56 pm**

Regarding Lot 236, S. Jernigan made a motion to rescind the violation. A. Cerchione seconded it. Vote: 3 yes.

Regarding Lot 109, S. Jernigan made a motion to reverse the violation charges for the damaged shutters. All violations have been corrected. A. Cerchione seconded the motion. Vote: 3 yes.

Regarding Lot 510, A. Cerchione made a motion to assess a charge of \$10 a day starting in 30 days. K. Chauvin seconded the motion. Vote: 2 yes, 1 abstain (S. Jernigan).

Regarding Lot 567, S. Jernigan made a motion to revoke pool privileges until July 15<sup>th</sup>. A. Cerchione seconded the motion. Vote: 3 yes

Regarding Lot 378, S. Jernigan made a motion to revoke pool privileges until July 15<sup>th</sup>. A. Cerchione seconded the motion. Vote: 3 yes

Regarding Lot 253, S. Jernigan made a motion to revoke pool privileges until July 15<sup>th</sup>. A. Cerchione seconded the motion. Vote: 3 yes.

**Adjourned – 9:00 pm**

**NEXT BOARD MEETING – August 7, 2019**