

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – June 1, 2011  
Minutes of the Meeting – NCA Pool House Meeting Room

At 6:59 pm President Sarah Jernigan called the meeting to order. Other board members present were Treasurer Louise Whitt and Secretary Mike Smith. Vice President John Nolan and Director Kirk Brustman were not in attendance.

#### PRESIDENT'S COMMENTS

President Jernigan commented on how busy the pool was Memorial Day. The pool looks great.

#### APPROVAL OF MINUTES

Secretary Smith made a motion to accept the minutes of the May 4, 2011 meeting. Treasurer Whitt seconded the motion. Vote: 3 yes.

#### HEARINGS

Lots 336, 290, 360, 471, 472, 528 and 529 were not in attendance for scheduled hearings. Lot 471 and 360 have provided an email to the Board. Lot 472 left a message with the Community Manager (CM) regarding their letter. Lot 316 showed pictures of his assigned space in the RV lot. He wanted to know why he had to put his cover in the fenced enclosure when someone else is allowed to have one. It was explained that his tent was a free standing structure whereas the other collapses when the bike is removed. He showed pictures to the Board of boat covers and problems he felt the Board should be aware of. The resident also explained that a wire was in his parking spot because his motorcycle needs to be charged every other day. The wire is an electrical code issue and cannot be allowed in the parking lot or the yard.

#### COMMUNITY FORUM

The garden club has gotten a few contacts for both advice and help. They will be meeting soon.

#### COMMITTEE/BUSINESS REPORTS

##### Treasurer's Report

Treasurer Whitt stated one person has volunteered for the Budget Committee. She provided a handout regarding Florida law on taking over rent payments of delinquent units. There is good news with CPI-U. It is up 2.75% which will allow us to increase our assessments if that trend continues.

##### Planning and Development, Lou Tobat

There will be some redistricting and Dave Albo will no longer be our representative. Lou attended the meeting in Springfield and there was additional discussion about the Park n' Ride that is planned for the inner cloverleaf of the Fairfax County Parkway at Rolling Road. The overpass is expected to be completed July, 2012. Rolling Road widening is still on books but not funded. There are discussions on fixing Fullerton Road and that it should be done by the end of the year. President Jernigan will write an article for the newsletter about the Park and Ride.

##### Community Manager Report, Lori Randall

- *General*
  1. *NCA Vehicle Tickets:*
  2. *Disclosure inspection(s): 7860 Godolphin, 7705 Matisse, 7702 LeMoyné*
  3. *New Violation letters: 14 (grass), 4 (architectural)*
  4. *Exterior Project Requests: 3*

5. *Started process for getting common grounds maintenance bids (Proposals from 2 of 3)*
6. *Pool work completed and filled.*
7. *Fence replacement completed.*
8. *Clean Up Day was a success.*
9. *Yard sale was a success.*
10. *Pool pass process ongoing. Evening and weekend hours available for pool pass pick up.*
11. *pool furniture restrapping (12 pieces)*
12. *electrical problem with guard house fixed.*
13. *Path work, have final proposal– Engineer preparing contract.*

- *Complaints/Issues*

1. *Water on street coming from ground on Dampier. Parking lot sinking. Residents and community office called FCWA. Leak found, temporary street repair.*
2. *Street light out on Marconi (also found one to be on during day). Called Dominion.*
3. *Someone is stealing flowers from a resident's back yard.*
4. *Resident is running an after school day care. Children are in street constantly and been seen climbing and jumping off back fence. Need to contact the County regarding licensing.*
5. *Complaint about truck and boat that park on Lodge Court which obstructs visibility.*
6. *Residents wants trash pick up spot relocated. There are no designated trash pick up places.*
7. *Several architectural violations brought to our attention by different residents.*
8. *Complaint about management not being at pool on Memorial weekend for pool pass pickup.*
9. *Several complaints on dead tree branches.*

Treasurer Whitt asked how the pool furniture restrapping was paid for. From the pool supplies line in the operating budget. There was discussion about the resident with many children after school on Getty Court. We will wait to see if the concerned residents find out anything about licensing issues.

In addition to the CM report provided, the CM wanted the Board to know that a very belligerent resident came to the office that day. It was discussed how to handle these type residents. The individual should be asked to leave with a warning that the police will be called if they refuse. In this situation the owner will be contacted and told that the tenant is not welcome in the community office and all future concerns should be relayed to management through the owner.

Fairfax County returned NCA's call regarding building code violations. They did not see a violation regarding a handrail on Gwynedd. The CM will send a note to the owner that an architectural violation still exists. Treasurer Whitt wanted to discuss another property that had a grill on the balcony. She wants to discuss the definition of a townhouse in the fire code. President Jernigan stated she hasn't had time to review the fire code and will add it to next month's agenda.

Treasurer Whitt asked about the mailbox bases that needed painting. The CM has not heard back from the post office and will get the unsightly mailbox bases painted.

## GENERAL BUSINESS -- Old

Trash Can Storage in Single Family Section – A draft revision of the NCA Trash policy was presented to the Board. Board members need to provide any comments they have to the draft by June 15<sup>th</sup>. If there are more revisions, they will be discussed. If not, the policy will be voted on at the next meeting.

Delinquency Policy Revisions – In the May meeting, the Board had several questions regarding the draft resolution. The CM did not have an opportunity to review them with the attorney. The CM will

send the initial list of questions she has to the Board and they will have five days to return with any additional questions and she will add them to the list. The Board also has questions for Summit regarding delinquencies. The CM will forward those as well.

#### GENERAL BUSINESS -- New

Write Off – After foreclosure there is a small balance on a property on LeMoyne. Secretary Smith made a motion to write off \$99.30. Treasurer Whitt seconded the motion. Vote: 3 yes.

The Board adjourned to Executive Session at 8:28 pm to discuss hearings and returned at 8:40 pm.

Regarding lot 314, Treasurer Whitt made a motion to waive an assessment for a rule violation. President Jernigan seconded the motion. The vote was 1 yes, 2 no. Motion did not pass. Treasurer Whitt wanted to include in the motion or a letter that the wire coming from the front window needs to be removed. Discussion involved making this a separate violation. Regarding Lot 314, Secretary Smith made a motion to assess a \$50 charge for a single violation offense. President Jernigan seconded the motion. Vote: 3 yes.

Regarding lot 336, President Jernigan made a motion to assess the owner \$10 a day, starting June 15th for a rule violation. Secretary Smith seconded the motion. Vote: 3 yes.

Regarding lot 290, President Jernigan made a motion to assess the owner \$10 a day, starting June 15th for a rule violation. Secretary Smith seconded the motion. Vote: 3 yes.

Regarding Lot 360, the CM read an email to the Board. President Jernigan made a motion to waive any assessment for a tall grass violation. Secretary Smith seconded the motion. Vote: 3 yes.

Regarding Lot 471, the CM read an email to the Board. President Jernigan made a motion to assess a \$50 charge for the tall grass violation. Secretary Smith seconded the motion. Vote: 3 yes.

Regarding Lot 472, Secretary Smith made a motion to assess a \$50 charge for a tall grass violation. Treasurer Whitt seconded the motion. Vote: 3 yes.

Regarding Lot 528, President Jernigan made a motion to assess a \$50 charge for a tall grass violation. Treasurer Whitt seconded the motion. Vote: 3 yes.

Regarding Lot 529, President Jernigan made a motion to assess a \$50 charge for the tall grass violation. Secretary Smith seconded the motion. Vote: 3 yes.

President Jernigan informed the Board she would be out of town several days in June.

The meeting adjourned at 9:11 pm.