



Inside Newington Station

The Monthly Newsletter of the Newington Community Association
January 2007

PRESIDENT'S CORNER

By Woodrow Dick

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If you are like me - at least like I was before I became a Board member - you probably don't know much about how or why your homeowner's association maintains reserves. What is more, you probably aren't very interested. Although I understand that mindset all too well, I want to impress upon you the importance of taking a little time to learn. The following is the bare minimum you as a homeowner need to know. If you read all the way to the end, you will understand why.

Newington's reserves are monies we set aside for large expenses that we *know* will occur in the future. Typically, our only questions are *when* will the expense occur and *how much* will it cost. Street repairs are a perfect example.

Street repairs usually occur only once every few years for any given street. Because the expense is very large, home owner's associations try to project when the expense will occur and how much it will cost. The predicted expenditure is then collected *in advance* in relatively *small quantities* over a period of *several years*. When associations do it right, residents pay a little extra every quarter to avoid paying a lot all at once. When associations do it wrong,

Continued on Page 2

Rules, Regs, Policies,
Budgets, Minutes, and
Forms can all be found
on the website
www.newingtoncommunity.org

NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, January 3, 2007
Wednesday, February 7, 2007

they lack funds and must postpone repairs. Or worse, they must levy large one-time special assessments - something no one wants.

The main problem with doing it right is that no one knows the future. As a result, reserve plans involve a lot of *assumptions*. Unfortunately, some assumptions must be made about aspects of the future that are highly uncertain. Oil prices, for example, are an enormous part of street repair expenses but oil prices have been subject to large and unpredictable swings. The only way to deal with such unpredictability is to start with the *best assumptions* available and *update them often*.

With that objective in mind, the NCA Board, under the direction of then-treasurer Marion Donnelly, recently hired a professional reserves consulting firm to do an independent assessment of NCA's reserve position. That firm's report has been delivered to the association. The report's conclusions were expected in some ways but surprising in others.

If the report's conclusions are founded upon reasonable assumptions - *a point that has not yet been established* - Newington's next budget, due next October, will probably require a significant dues increase if we are to provide properly for reserves. While the amount of the increase is not cause for alarm neither is it trivial. With that in mind, the Board is seeking residents' comments. You can find the report on the NCA web site at <http://www.newingtoncommunity.org/financial.htm>. After you read the report, please mail or e-mail us your thoughts. Until next month!

REMINDERS

- ◆ NEVER PARK ALONG A YELLOW CURB, NOT EVEN FOR A MINUTE.
- ◆ ALL VEHICLES ON NCA PROPERTY MUST BE LEGALLY TAGGED, EVEN IN RESERVED PARKING SPACES
- ◆ BEFORE YOU MAKE ANY EXTERIOR ADDITION, ALTERATION, MODIFICATION OR CHANGE TO YOUR HOME, PLEASE SUBMIT AN EXTERIOR PROJECT REQUEST FORM WHICH CAN BE FOUND ON THE NCA WEBSITE.
- ◆ DO NOT STORE TRASH, TRASH CONTAINERS, OR RECYCLING BINS IN THE FRONT OF ANY HOME. LET'S KEEP NEWINGTON STATION LOOKING BEAUTIFUL.
- ◆ OBSERVE ONE WAY SIGNS. THEY EXIST FOR YOUR SAFETY AND THE SAFETY OF OUR CHILDREN.
- ◆ SCOOP THE POOP. IT'S THE LAW.

QUARTERLY ASSESSMENTS DUE JANUARY 1, 2007

New Accountant Information:
Kim, Conway & Associates
1900 Elkin Street, Suite 220
Alexandria, VA 22308
703-360-0904



Pam Boe's Newington Station Update

Call Pam Boe for all your real estate needs!
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NVAR Top Producer
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Available for Sale:

3 three level townhomes with list prices ranging from \$359,000 to \$409,900

Under Contract:

None

For Rent:

1 three level townhome listed for \$1,800/month



NOTICES



INFORMATION WANTED — If you have had or know of someone that has recently had a nail in a tire while parked on private community streets, please call the Community Manager at 703-455-3606



NEWSLETTER DISTRIBUTOR needed for Marconi Court. Call Community Office to volunteer your time.



Newsletter distributors

NEWSLETTER DEADLINE

Coordinator—VACANT

Kathy Anderson
Amanda Baird
Ev Byrd
Karen Chauvin
Gladys Diaz
Monica Ferris

Peggy Fields
Pam Gross
Arthur Kanakis
William & Mary Loy
Heather Neimeyer
Liz Pelletier

Lori Randall
Roche Family
Sandra & Devin Shaw
Mike Smith
Spinelli Family
Regina Watson

Items for the next monthly newsletter should be submitted to the NCA Office by January 14. Please call the NCA office if you have questions.

NCA HOLIDAY PARTY

It was another great time at the annual NCA Holiday Party on Friday, December 15th. Thank you to all those who helped with set up and clean up especially, Tina Queen, Nisha Royal, The Nedrows, Beverly Wauben, Isabel Spinelli, Brianna, Kristina, and AJ. We couldn't do this without the work and support of the NCA Board including Liz Carroll, John Nolan, John Nagel and Chip Chatherine.



There was great food. . .



face and hand painting. . .



special balloons from LuLu. . .



Board members, past and present. . .



And lots of kids, young and old!

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*Resident of Newington Station for over 25 Years

R
REALTOR

NCA BOARD OF DIRECTORS' PROPOSED MEETING MINUTES

December 6, 2006

NCA Meeting Room — Pool House

Call to Order— The meeting started at 7:00 p.m. President Woodrow Dick presided. Board members in attendance included Secretary Al Roy, Director John Nagel and Director Liz Carroll.

Community Forum — Lou Tobat informed the Board that the Army museum is now planned for Ft. Belvoir's Route 1 area and not the Engineering Proving Grounds off Rolling Road.

Another resident wanted the Board to know that she thought it was unreasonable for the community to tow vehicles that had expired tags. She understood that, if tags were missing, it was reasonable. She said the tow company damaged her vehicle. President Dick let her know that NCA's our contract with Dominion Towing states Domin-

ion will mediate all complaints. He was unsure where she could register the complaint and informed her to contact the Community Manager for that information (Note: Complaints need to be registered with the Department of Consumer Affairs.) She asked if the Board will change to a warning system and was told not at this time.

There were no residents in attendance who wanted an opportunity for a hearing on trash fines.

Approval of Minutes — A motion to accept the minutes of the November 1, 2006, Board of Directors meeting was made by Secretary Roy and seconded by Director Carroll. Vote 4: (yes) - 0 (no).

President's Comments — President Dick expressed two areas of concern. First he believes residents are not stepping forward to participate in running this community. There is one vacant Board position and only four of the six Board members were able to make it tonight. Four board member's terms expire next year. The Nominating Committee has died and he believes it needs to be resurrected. He would like Board members to think about how the Board can get people more involved. Second, President Dick believes the 2007 Reserve Report needs to be given significant attention and more on the subject will be discussed in the Finance Section of the minutes.

Finance — There was discussion about the 2007 Reserve Report. A committee needs to be established to review it and give recommendations. President Dick would like to place the report on the web so committee members and past Board members can have access to it and review it. The report shows that, eventually, the community will need to double the reserves. NCA has until January 20, 2007, to submit comments back to Miller Dodson. The Board needs to meet again before the next Board meeting to give the reserve report its complete attention. The Community Manager will coordinate that meeting.

NCA's new accountant would like to see the Late Fee Policy included with other policies. Director Carroll made a motion to modify the NCA general policies to include a statement on the Late Fee Policy. John Nagel seconded the motion. Vote: 4 (Yes).

The CM provided an update to the Board on the conversion of NCA's financial management to the new accountant. NCA received an initial check from Koger and the new accountant has everything in place to move forward. NCA informed Koger

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Computer Problems?



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SPEC0944_435er

From Proposed Meeting Minutes on page 5

that NCA wanted to move everything to the new accountant effective December 1, 2006. Despite repeated calls to Koger to get NCA's final funds and documents, Koger has not returned those calls. Per the attorney's suggestion, the Community Manager is contacting the bank directly to transfer the funds from the checking account that Koger opened to the new accountant.

Common Grounds — The Board members were supposed to look at the dead tree behind 7783 Durer Court. Some members were not able to find the tree. The Community Manager will mark it with paint so board members can find it. This vote was tabled.

It was noted that a resident claimed the un-registered trailer in the pool lot. It has been registered. The resident needed extra time to provide proof of ownership. The Board voted by e-mail to give him until December 31, 2006, to provide that information. Vote: 4 (yes) - 2 (abstain).

Director Roy did not have a chance to fine tune the Tree/Shrub replacement policy. It will be tabled for a later vote.

Maintenance — The new baby bucket swing at the Getty Court tot lot was installed by Director Catherine.

Leaf removal is in progress.

Office — The trash company gave NCA a notice that fees will be increasing due to increased operational costs. The amount was not provided but the letter said it will be kept to a minimum.

Recreation — Director Carroll reminded everyone that the Holiday party is December 15th and hopes that all the Board members can make it.

Architectural — Draft changes to the architectural standards were distributed to the Board last week. The Board members agreed to review and submit questions and changes to the Community Manager no later than December 15th. Final revisions will be presented at the January Board meeting.

The draft of the Doorhanger Policy was discussed. Director Nagel will make the changes discussed and forward to the Board for a vote.

Community Forum — The Community Forum was reopened for a resident. She commented on the pile of trash that someone left on Marconi in November. She noted that someone drove up recently and dumped bottles into resident's recycling bins and then left. It was recommended that she get license plate numbers when she sees dumping occur. She also provided her comments on NCA's parking policies. She believes the current policy is too harsh and a warning system should be in place before cars are towed. She doesn't like that the towing company comes around at night. She was told that it is because that is when the cars are here. She found the monthly article insulting. President Dick thanked her for her comments.

Another resident asked how we got rid of the camper that was parked on Delong. President Dick replied that it took lots of persistence from residents who called and complained to the police.

Director Roy informed everyone of problems with someone vandalizing his Christmas ornaments and then later heard someone in the neighborhood yelling about similar vandalism. Director Nagel reminded everyone that the police won't think this neighborhood needs to be watched if they are not called about these situations. The police non-emergency number (703-691-2131) should have been called.

A resident asked if the Board was aware that nails have been found in tires on Luce Court when there wasn't any construction going on. The Board had not heard of this.

Myra asked if the Board would consider giving Suzy Yow, the publisher of the newsletter for the past fourteen years, a letter of appreciation. President Dick said that would be great and asked Myra to draft such a letter.

Adjourn — Director Carroll made a motion to adjourn. Director Roy seconded it. Vote: 4 (yes) - 0 (no). The meeting adjourned at 8:20 pm.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Hours:

Monday 9a.m. to 12 p.m.

Tuesday and Thursday 9 a.m. to 1 p.m.

Wednesday and Friday 10 a.m. to 2 p.m.

Community Managers:

Lori Randall, Rosemary Gil

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

(please do not call after 9:00 p.m.)

President - Woodrow Dick (Aug '07) 703-455-6277

V. President - Elisabeth Carroll (Aug '07)

Treasurer - Vacant (Aug '09)

Secretary - Al Roy (Aug '07) 703-455-0145

Member - John Nolan (Aug '09) 703-569-0531

Member - John Nagel

Member - Chip Catherine (Aug '09)

ARCHITECTURAL COMMITTEE

Board Liaison—Elisabeth Carroll

Alternative—John Nolan

NEIGHBORHOOD WATCH COMMITTEE

Liaison—Woodrow Dick

NEWSLETTER COMMITTEE

Liaison—Woodrow Dick

PLANNING & DEVELOPMENT COMMITTEE

Chair—Lou Tobat 703-455-0169

Liaison—John Nolan

RECREATION COMMITTEE

Chair—Lori Randall 703-451-7332

Liaison—Elisabeth Carroll

MAINTENANCE TEAM

Al Roy (lawns, trees, paths and tot lots)

John Nagel (streets, curbs, fences, and road signs)

Chip Catherine (pool)

USEFUL TELEPHONE NUMBERS

Emergency 911

Non-Emergency (Police & Fire) 703-691-2131

American Disposal Services 703-368-0500

Animal Control/Shelter 703-830-1110

Cox Cable 703-378-8422

Domestic Violence Hotline 800-838-8238

Dominion Towing 703-730-1177

Dominion Virginia Power 1-888-667-3000

Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority

Van Saunders 703-704-6758

Fairfax Water 703-698-3600

Key Middle School 703-313-3900

Kim, Conway & Associates 703-360-0904

Lee High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 703-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-339-5556

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

Zoning Office (Barking Dog Complaints)

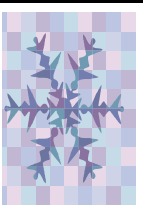
Mon.-Fri., 8am—4:30 pm 703-324-1300



Get involved!
This is YOUR
community.
Committee Chairmen
NEEDED.

Newington Community Association

January 2007

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 New Year's Day - Schools Closed	2 Trash & recycling pickup	3 7:00 pm Board Meeting at Pool House	4	5 Trash pickup and Christmas trees	6
7	8	9 Trash & recycling pickup	10	11	12 Trash pickup and Christmas trees	13
14 Submissions for February newsletter Due	15 Martin Luther King Day— Schools Closed	16 Trash & recycling pickup	17	18	19 Trash pickup and Christmas trees	20
21	22	23 Trash & recycling pickup	24	25 Student Holiday	26 Trash and bulk pickup Student Holiday	27
28	29	30 Trash & recycling pickup	31			

Christmas Tree pickup on Fridays in January with Trash Pickup.