



# Inside Newington Station

The Monthly Newsletter of the Newington Community Association  
April 2007

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## NCA BOARD OF DIRECTORS' MEETINGS

Tuesday, April 10, 2007  
Tuesday, May 8, 2007

## PRESIDENT'S CORNER

By Woodrow Dick

**The way we don't.** They say a family crisis brings out the best - and the worst - in a family. Well, maybe Newington is not exactly a family - and maybe a snowfall is not exactly a crisis - but our second notable snowfall did bring out the best - and the worst - in us. The best was evident in those residents who shoveled not only their own walks but the walks of their neighbors who needed assistance. I take my hat off to these people; they are the salt of the earth and I am proud just to live in the same community with them.

The worst, on the other hand, was evident in a resident who repeatedly abused our snow removal contractor. This person first abused the contractor on the phone and then stopped the trucks and abused the drivers. The worst news, however, is that this person blackened the name of the entire community by falsely claiming to be acting in the name of the Board. For awhile at least, our contractor thought this disgusting behavior was the way we did things in Newington Station.

No, this is not the way we do things in Newington Station. This is an unfortunate "first" for Newington Station - one that should never be repeated. Most of us tackle a snowstorm with a shovel, a smile, and some hot chocolate. A few of us tackle a snowstorm with a shovel, a frown, and some heated comments under our breath. None of us have

*Continued on Page 2*

**QUARTERLY ASSESSMENTS DUE  
APRIL 1, 2007**

anything but contempt, however, for anyone who tackles a snowstorm with a cell phone, a foul mouth, and lot of hot air. This is not the way we do things in Newington and it is, thankfully, a far cry from what I saw last weekend.

**The way we do.** Last weekend was our first fine-weather weekend since last fall. People were out everywhere in the community; some were out cleaning their yards while others, like me, were out cleaning their cars. One of our finest, however, was out raking and cleaning the common grounds near her home.

I was a bit perplexed when I first saw her with a rake and broom cleaning away. The next thing I knew, my neighbor across the street was out with his rake doing the same thing on his side of the street. Feeling a bit left out, I went inside, got my rake and raked the grassy common area on the other side of my own house. I suppose you could pass off everything up to this point as the result of Spring fever but soon a youngster down the street came out with a broom and joined the adults in cleaning up the common grounds. It was only then that I understood that we were involved in something a slightly more important than working off Spring fever by cleaning our street.

My neighbor's single spark set off a fire in a couple of adults and another that probably still smolders in a young child - a child who saw adults do something that will not shame us all when he repeats it. That is what a community is all about. Did anything like that happen on your street last weekend? Do you think something like that should happen on your street? If so, be the spark! Yes, your neighbors will be a bit perplexed at first but give them time; sooner or later one of them will be out there with you!

**Where to start.** Maybe you could start with Spring Cleanup. Yes, I know; every year you think about helping with Spring Cleanup but <insert lame excuse here>. Well, no more lame excuses! Get this date on your calendar! Get some sun! Get some fresh air! Get some exercise! Best of all; get to meet some of the finest folks in Fairfax County!

Now, if all of that health and fellowship is not enough, then think about this: if you are an owner, every bit of trash reduces your resale value. Moreover, whether you own or rent, every bit of trash reduces your chance of having quiet, clean

neighbors move into your neighborhood. The plain fact is that people pick the neighborhood before they pick the house. If prospective neighbors don't like the looks of the neighborhood, they don't stop. But, maybe you don't care if they stop or not. Well, think about it this way: you will have new neighbors on your street no matter what. So which do you want; the neighbors who chose Newington because it was clean and neat or the ones who chose Newington even though it was covered with trash?

Think about it. Then come. Whether you come for fellowship, for sun, for exercise, for fresh air, for better neighbors, or for plain old dollars and cents, just come - and bring your new neighbor!

**Where to stop.** This is where I stop for another month. I would leave you with this one thought. The ground is the foundation of our house but the foundation of our home is our community. When we see a crack in the foundation of our house, we do not wait while it gets worse; we do something about it immediately. Let's do the same for the foundation of our home. Don't wait for your neighbor to do something - *you* do something. Until next month!

## 2007 Household Hazardous Waste Collection & Computer Recycling Event

**Saturday, March 31— 9 a.m. - 2 p.m.**  
South County Government Center  
8350 Richmond Highway

**Household Hazardous Waste** - Only household hazardous waste from Fairfax County residents will be accepted. Proof of residency is required (utility bill, driver's license, etc). No business or commercial waste will be accepted. Automobile batteries will **not** be accepted.

**Computers and Peripherals** - All computer and peripheral devices will be accepted at no charge. A \$10 processing fee will be assessed for each CRT monitor.

For detailed information regarding items you may bring to this event, visit the Fairfax County Recycling and Trash website at: <http://www.fairfaxcounty.gov/living/recycling/>



# Pam Boe's Newington Station Update

## Available for Sale:

2 single family homes listed at \$545,000 and \$549,900  
2 three level townhomes with list prices ranging from \$339,900 to \$415,000

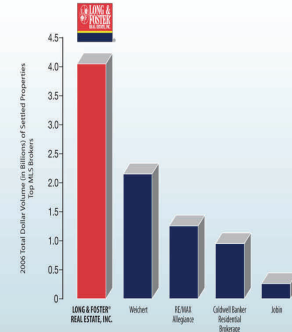
## Under Contract:

1 single family home listed at \$549,888

## For Rent:

1 three level townhome, \$1,695/mo

**LONG & FOSTER #1**  
in Fairfax County



Call Long & Foster® Real Estate, Inc.  
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Call Pam Boe 703-503-1888

Long and Foster listings sell quicker and for a higher price!

	Long & Foster	Other Brokers
Days on Market	53	57
Average Sale Price	\$507,744	\$455,288

## NCA's Annual Easter Egg Hunt



**Saturday, March 31, 2007, 1:00 pm**  
**Pool Parking Lot**  
**(Rain Date: Sunday, April 1st)**

**Volunteers appreciated.**  
**Please contact Denise Baird at 703-455-0756**

**Fun for ages 1 through 9 with eggs, candy, great prizes and pictures with THE EASTER BUNNY!**

**Don't forget to bring a basket.**



## Computer Problems? Network Got You Down? We Make House Calls



- Sales
- Repairs
- Upgrades
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- New Purchase Recommendations
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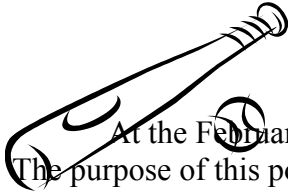
**CONCISE  
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# PLAY BALL!



At the February 7, 2007, monthly meeting the Board of Directors passed a new Ball Field Policy. The purpose of this policy is to establish a fair and reasonable procedure for reservation and use of the NCA ball field. The complete policy and forms can be found on the Newington Station website at [www.newingtoncommunity.org](http://www.newingtoncommunity.org) or through the community office (see page 9 for a copy of the form).

In summary, only members in good standing and their guests are eligible to use the ball field. The ball field will be scheduled and used only during hours of full daylight. Use of the ball field shall be for athletic activities only. The ball field may not be used when the ground is frozen, soft or muddy. The ball field must always be left clean of any debris and equipment. As with any NCA amenities, these privileges can be revoked if improper use has occurred.

Members may use the ball field without a reservation. However, they must leave the field when a party with a reservation has arrived. When using the field without a reservation, a responsible person must be able to show proof of NCA residence either with a driver's license or NCA issued pool pass. Unreserved use is for nine persons or less.

Eligible persons may reserve the ball field 15 days before the season begins. (Spring season begins April 1, Fall season begins September 1). Forms can be obtained from the Newington Station website or through the community office. Reservations are required for groups of 10 or more and must be made one week in advance of the reservation date. Exclusive field reservations are given to organized teams with an average age of 11 or older. If a team is 10 or under, the reserved time slot must be shared with another team. No single group may reserve more than three hours per week. After 30 days from the start of the season groups may reserve additional time, if it is available.



The NCA Board hopes you find this policy reasonable and welcomes any comments.

## NEWSLETTER DEADLINE

Items for the May monthly newsletter should be submitted to the NCA Office by April 14. Please call the NCA office if you have questions. Email: (email: [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org)).

### NOTICES

- \* LOST AND FOUND — If you lost a blue sprint cell phone near Moline Place, please contact the Community Office and bring a charger to confirm ownership.
- \* NEWSLETTER DISTRIBUTOR needed for Marconi Court. Call Community Office to volunteer your time.
- \* COMMUNITY YARD SALE look for more information in next month's newsletter.
- \* EARTH DAY — April 22
- \* NCA CLEAN UP DAY — April 28 — look for notices around the community. We need you to volunteer to KEEP NEWINGTON STATION LOOKING BEAUTIFUL.

### REMINDERS

- ◆ SNOW SHOVELS SHOULD NOT BE LEFT ON FRONT PORCHES
- ◆ DO NOT PUT TRASH OUT BEFORE 6PM THE NIGHT PRIOR TO PICK-UP
- ◆ VEHICLES WITH EXPIRED REGISTRATION, SAFETY STICKERS OR PARKED ON YELLOW CURBS WILL BE TOWED

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**4.5% FULL SERVICE REALTOR**

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**NCA BOARD OF DIRECTORS' PROPOSED MEETING MINUTES**

**March 13, 2007**

**NCA Meeting Room — Pool House**

**Call to Order**— The meeting started at 7:00 p.m. Board members in attendance included Treasurer John Nagel, Secretary Al Roy, Director John Nolan, and Director Chip Catherine. Director Liz Carroll was not in attendance. .

**Community Forum** — A resident met with the NCA Architectural Liaison to discuss the architectural violations cited on her property and to discuss issues with community trees that have roots on her property. When she found out that the Liaison would not be in attendance to bring her issues before the Board, she wanted to inform the Board of her concerns. She will be having her yard excavated to fix some water problems and was told that when she cut the roots that have made their way on to her property, the tree would be unstable and could affect her home. After some discussion, it was agreed that the Community Manager (CM) would call our grounds contractor who has a licensed arborist on staff to give his opinion on stability issues with the tree.

Another question the resident posed to the Board was if there was a procedure or policy regarding timeframes for responding to correspondence. The CM will look to see if there is anything that addresses her concerns. President Dick will respond to her on the findings

**Hearings and Appeals** — One resident wanted to present her case on why she shouldn't be charged a late fee n her quarterly assessments. She stated she has lived in the community for 20 years and never once been late with an assessment. She contended that the Post Office lost her check. She showed proof that she had to place a stop payment on the lost check. President Dick informed her that she could present her case but the Board would not vote until the end of the meeting. President Dick informed her that the NCA has a Late Charge Policy. President Dick also stated that the Board has the authority to determine based on a case by case basis if the late charge can or should be waived, albeit in rare circumstances. He also wanted everyone to understand that when evaluating appeals, the Board shouldn't base their decision on an individual's niceties or honesty. The decision should be about the violation and subsequent facts of the case. President Dick thanked her for coming.

A resident wanted to appeal her trash violation. She said that she only recently moved in and her mother thought she was helping by putting the trash out. Neither of them was aware of the rules for trash. President Dick asked her if her landlord had given any rules to her. She said he had not and that now that she knew the rules, it wouldn't happen again. President Dick thanked her for coming.

**Approval of Minutes** — Secretary Roy asked for a clarification of the purpose of writing off bad debt at the last meeting. It was explained that this should be a one-time event and that Koger let properties go to settlement without collecting outstanding assessments. Now that the properties are sold, it would be virtually impossible to recover that money. The Board believes NCA's new accounting firm won't let that happen by putting in place a policy/procedure to collect outstanding debt owed to the NCA (see below). A motion to accept minutes of the February 7, 2007, Board of Directors meeting with the vote to adjourn being changed from 6-0 to 5-0 was made by Director Catherine and seconded by Director Nolan. Vote: 4 (yes) – 0 (no) – 1 (abstention).

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**President’s Comments** — President Dick said that he will be writing an article for the newsletter about rule violation appeals and that it is never about who you are but what you have done.

**Common Grounds** — Community Clean Up Day usually coincides with Earth Day (April 22<sup>nd</sup>). Director Carroll has told the CM that if the Board wants her to coordinate the event, that she would like to have it the week after (April 29<sup>th</sup>). Some board members discussed the possibility of having the yard sale first to drum up volunteers for Clean Up Day.

**Maintenance** — Streets — President Dick gave the Board an overview of what actions were taken place to find a new engineering company to evaluate our streets. Two board members and the CM met with Greg Budnick of GJB Engineering and discussed the community needs. Their references were contacted and NCA was given positive feedback. At this point, Greg Budnick showed up at the Board meeting to summarize a report on the services he could provide. He stated that they have engineers on staff. They can evaluate our streets and provide better information for calculating our reserves. He explained that for \$400 he could do a quick walk through of all the community streets and give a status and report of what NCA should consider a priority. He also gave figures for doing a more detailed engineering study of the NCA streets. If NCA wanted a more detailed report later, he would apply the \$400 to that fee. He explained that his company could provide additional services such as drainage evaluation, parking lot expansions and reserve studies. President Dick thanked him for attending the meeting. After some discussion, Director Catherine made a motion to ask GJB to perform an initial survey of our streets and provide a priority report at a cost of \$400. Director Nolan seconded the motion. Vote: 5 (yes) – 0 (no).

Snow – President Dick summarized NCA’s current snow contract. With the snow/ice mix storm we had, the Board and community office took a lot of heat for not having the streets cleaned sooner. NCA is on an “on call” service, not a regular service. The difference is when 2” of snow is on the ground, the snow contractor will dedicate a truck to streets that are on a regular service contract. There is no per hour cost difference for the service. NCA has saved money in the past by being on call and waiting to see how much snow comes down and sometimes making

the decision not to have snow removal. With the last two snow removals, NCA has already spent their budgeted amount for 2007. Director Nagel stated that in Fairfax County there is an average of five snowfalls over 1”. With that information NCA could expect to have more than two snow removals per year. Secretary Roy made a motion to change the NCA snow contract to an automatic contract citing that by waiting up to 6-8 hours for snow removal is inordinate, unfair to the community and could pose a safety risk. In addition, he contended that the cost of plowing the community for “larger” snow falls only may cost the community as much or more since presumably larger snow falls will take the contractor longer (more hours billed) to remove the snow from the streets. No one seconded the motion.

**Architectural** — Director Carroll asked the CM to let the Board know that there was agreement with the resident’s recommendations to the Architectural Standards and that a revision would be ready for their vote for the next Board meeting. She is also working on revising the Exterior Project Form.

Secretary Roy made a motion to go into Executive Session to discuss the two appeals heard at the beginning of the meeting. Director Nolan seconded the motion. Vote: 5 (yes) – 0 (no).

**General** — Policy Resolution Regarding Delinquent Assessment Payments -- The Board had been previously presented with policy resolutions prepared by NCA’s collection attorney. The purpose is to better protect the community for situations where residents need to be taken to court for delinquencies. His goal is to give credibility to the rules and regulations of the Association by anchoring them to the recorded governing documents. Director Roy made a motion to accept the policy resolutions as recommended by NCA’s collection attorney. Director Nolan seconded the motion. Vote: 5 (yes) – 0 (no).

*Continued on Page 8*

Rules, Regs, Policies, Budgets,  
Minutes, and Forms can all be  
found on the website  
[www.newingtoncommunity.org](http://www.newingtoncommunity.org)

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# 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](mailto: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

Alternate—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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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

## Newsletter Distributors

Coordinator— Cheryl Austin

Kathy Anderson Peggy Fields

Amanda Baird Pam Gross

Ev Byrd Arthur Kanakis

Karen Chauvin William & Mary Loy

Gladys Diaz Heather Neimeyer

Monica Ferris Liz Pelletier

Lori Randall

Roche Family

Sandra & Devin Shaw

Mike Smith

Spinelli Family

Regina Watson

Office Insulation and Roof Repair – The CM explained that she called an insulation company to look at our office because the office won't stay cool in the hotter days of summer or stay warm in the coldest days of winter. The insulation company stated that there was no insulation in the walls or attic and provided a quote to fix it. When he was informed that we were looking at replacing the roof shingles, he recommended we wait until after the roof was done since he will be attaching W-channel air diverters to the roofing plywood. Secretary Roy made a motion to accept the \$1550 proposal to put insulation in the attic and walls of the office. Director Nolan seconded the vote. Vote: 5 (yes) – 0 (no). Director Catherine made a motion to accept the proposals of either Hunt Country or Cardinal to replace the roof shingles and roof accessories (gutter/downspout/add soffits on pool house) as long as the repairs do not exceed \$8500. Director Nolan seconded the vote. Vote: 5 (yes) – 0 (no).

There was a discussion about whether NCA should be suing the contractor for not having lived up to the contract. Cost was mentioned and the fact that the bid accepted for building the office was about \$40K less than the next bidder. Some board members felt that attorney's fees were not a risk since NCA would be able to get those back. The Board asked the CM to contact NCA's general counsel for advice on this matter after trying to get some resolution from the builder.

Trash Increase – The CM has completed the forms required by Fairfax County to show proof of an alternate yard waste program in our community. The purpose is to avoid additional costs by the trash company. If NCA doesn't get an exemption, the trash contractor could increase NCA's fees about \$2 per unit, per month. The County has given Newington Station an exemption in the town home areas and we are waiting to see if it will include the single families as well.

Lee High School Grad Night – The Grad Night committee has asked for support from the community for this special night. NCA has contributed in the past. Director Catherine made a motion to donate \$100 to Lee High School's Grad Night celebration. Director Nolan seconded it. Treasurer Nagel asked what budget line it would come from. The answer was Youth Activities. Vote: 4 (yes) – 1 (no).

Community Yard Sale - The CM let the Board know that many residents ask about having a community yard sale. They are told that NCA's swim team used to have the yard sale as a fundraiser. The CM said she would coordinate the yard sale through the community office if the Board wanted it arranged. It was suggested the yard sale would be in May. It was suggested that residents could rent parking spaces in the pool parking lot for \$5 each although the actual fee will be decided later. The money would be used for advertising. Anything left over would go back into the budget.

**Open Session** — Secretary Roy made a motion to grant a late fee waiver to the resident who requested an exception. Director Nolan seconded the vote. Vote: 4 (yes) – 1 (no).

Secretary Roy made a motion to deny the trash appeal. Secretary Nolan seconded the motion. Vote: 5 (yes) – 0 (no).

**Adjourn** — Secretary Roy made a motion to adjourn the meeting at 9:22 pm. Director Catherine seconded the motion. Vote: 5 (yes) – 0 (no).



## 4<sup>th</sup> Annual Princess For a Night (PFAN) Project

Do you still have your prom dress or any formal gowns in your closet collecting dust and taking up space? Be charitable and clean your closets at the same time by donating them. This project defrays the high cost of high school proms so that all students can enjoy this memorable high school event.

**Dry cleaned dresses** and accessories will be collected April 9-27, 2007 at **South County High School\***, Main Office, 8501 Silverbrook Road, Lorton, VA 22079. Monday through Friday between 7:00 a.m. and 4:30 p.m.

**Shopping Day:** Thursday, May 3rd and Friday, May 4th from 3:00 p.m. to 8:00 p.m. and on Saturday, May 5th from 10:00 a.m. to 4:00 p.m. at Quander Road School (6400 Quander Road, Alexandria, VA 22307). Parents please accompany your daughter at this event. Students will be served on a first come, first served basis. Dresses are free, but donations will be accepted and given to charity.

For more information or **\*additional drop-off locations**, please contact:

[Kathleen.Basinski@fcps.edu](mailto:Kathleen.Basinski@fcps.edu)

# Newington Community Association Ball Field Reservation Request/Approval

## Member/Assignee

*The NCA ball field is subject to strict eligibility requirements. This usage request form must be completed, signed and presented in person by an member (or a resident of their property who has been assigned the member's right to use this ball field in writing).*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_

Resident's relationship to the group which will be using the ball field:

*I have read, understand and will abide by all applicable NCA rules and policies. I agree to pay any assessment levied by NCA for damages or cleanup. I understand that during any and all use of the ball field, this approved request must be visible from the street and that failure to display will result in ejection from the ball field.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Recurring Reservations Only

Day of the week: \_\_\_\_\_

Starting time: \_\_\_\_\_ Ending time: \_\_\_\_\_

Starting date: \_\_\_\_\_ Ending date: \_\_\_\_\_

Sport/Purpose of use of field: \_\_\_\_\_

Number of persons: \_\_\_\_\_ Age of team: \_\_\_\_\_

Name of coach: \_\_\_\_\_

Coach's phone: \_\_\_\_\_ Coach's e-mail: \_\_\_\_\_

## One-time Reservations Only

Date: \_\_\_\_\_ Starting time: \_\_\_\_\_ Ending time: \_\_\_\_\_

Number of persons: \_\_\_\_\_

Sport/Purpose of use of field: \_\_\_\_\_

## Approval

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Approval is not valid unless signed by NCA representative, dated, and stamped with Newington seal.*

# April 2007

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 April Fool's Day	2	3 Trash & recycling pickup Passover Begins	4	5	6 Trash pickup Good Friday	7
Fairfax County Spring Break—No School						
8 Easter Sunday	9	10 7:00 pm Board Mtg at Pool House Trash & recycling pickup	11	12	13 Trash pickup	14 Submissions for May newsletter Due
15	16	17 Trash & recycling pickup	18	19	20 Trash pickup	21
22 Earth Day	23	24 Trash & recycling pickup	25	26	27 Trash pickup	28 NCA Clean-up
29	30	