



# Inside Newington Station

The Monthly Newsletter of the Newington Community Association  
December 2007

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## NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, December 5, 2007  
Wednesday, January 2, 2008  
Wednesday, February 6, 2008

## REMINDER

**Quarterly Assessments  
Due  
January 1, 2008**

## PRESIDENT'S CORNER

By Armand Boyd

The holiday season is here and it is time for our annual holiday party. The party is scheduled for Friday, the 14<sup>th</sup> of December. We really need a few residents to step up and volunteer to help organize our party. If you would be interested in helping out please contact the Community Manager.

This brings me to my next subject which is neighborhood committees and volunteering. The NCA Board has many responsibilities and roles in the community, so many that it is hard for us to manage all of them. This is where volunteers can help. The association has several committees in need of volunteers which was a topic at our last board meeting. I mentioned to the Board that I ask for volunteers in the newsletter every month. It was then brought to my attention that maybe we needed to explain what was involved in being part of a committee. So the Board got together and came up with a list of committees and their roles in the community.

If you were thinking of volunteering, please take a look at the roles the following committees play in our neighborhood. Each committee is made up of volunteers and a Chairperson. Every committee requires a Chairperson. If you have any interest in joining one of the committees please contact the appropriate Board Liaison or Community Manager at [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org).

### Architectural Control

Perform reviews of all homes in the community to ensure compliance with all aspects of the NCA Architectural Standards. Involves walking through the neighborhood and reporting all discrepancies as well as follow-ups. May involve working with the Committee Chairperson to update sections of the Standards that are vague, misleading, or absent.

**Board Liaison:** Kimberly Nagel

# NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

## NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Monday 9:30 a.m. to 12:30 pm

Wednesday and Friday 10 a.m. to 3 p.m.

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

Community Managers:

Lori Randall, Rosemary Gil

Email: [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org)

## BOARD OF DIRECTORS

President - Armand Boyd (Aug '09)

V. President - Al Roy (Aug '10)

Treasurer - David Rundgren (Aug '10) 571-238-7916

Secretary - Chip Catherine (Aug '09) 703-343-5487

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

Member - Kimberly Nagel (Aug '10) 703-919-2162

Member - Neil Oxendine (Aug '10)

## ARCHITECTURAL CONTROL COMMITTEE

Board Liaison—Kimberly Nagel 703-919-2162

## NEIGHBORHOOD WATCH

Liaison—Armand Boyd

## PUBLICITY COMMITTEE

Liaison—Armand Boyd

## PLANNING AND DEVELOPMENT

Chair—Lou Tobat

Liaison—John Nolan 703-569-0531

## RECREATION COMMITTEE

Chair—Lori Randall (*position available*)

Liaison—Neil Oxendine

## MAINTENANCE COMMITTEE

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

Neil Oxendine (streets)

Chip Catherine (pool, ballfield, lights) 703-343-5487

**January Newsletter Deadline:**

**December 15, 2007**

## 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  
Selena Davis 703-704-6758

Fairfax County Storm Water  
Management (not State streets) 703-934-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

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

Summit Management (previously known as Kim,  
Conway and Associates) 703-360-0904

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)

## Newsletter Distributors

Coordinator—Cheryl Austin

Kathy Anderson Monica Ferris Liz Pelletier

Amanda Baird Peggy Fields Lori Randall

Ev Byrd Pam Gross Roche Family

Karen Chauvin Arthur Kanakis Mike Smith

Gladys Diaz William & Mary Loy Spinelli Family

Robbie Douthwaite Heather Neimeyer Regina Watson

### Finance/Audit

Be aware of current financial status of the community and make recommendations with regard to adjustments to annual budget. Ensure audit is completed and reviewed on an annual basis and reserve analysis is completed every five years. Provide recommendations with regard to renewals of T-note investments based on anticipated maintenance work. Ensure reserve funds are adequate to meet maintenance needs.

**Board Liaison:** Dave Rundgren/Al Roy  
(aroy@childrensoncologygroup.org)

### Maintenance

**Common Grounds** – Be familiar with existing grounds contract to ensure compliance with schedule. Provide recommendations for grounds improvements within allotted budget. Assess and report on condition of common area including tot lots and tennis courts. Assess community paths and prioritize areas for maintenance and repairs. Review reserve analysis as it pertains to common grounds maintenance to ensure NCA continues to address recommendations outlined in the analysis. Provide feedback/recommendations to the Board during monthly meetings or in a formal written report.

**Board Liaison:** Al Roy  
(aroy@childrensoncologygroup.org)

**Streets** - Ensure a maintenance schedule is developed in priority order for all NCA streets, sidewalks and curbs. This may involve meetings with NCA street engineer. Walking the community and/or proposing a contractor to perform task. Develop a maintenance schedule for painting parking space numbers and fire lanes. Review all signs on community streets to ensure all are visible and in good condition. Review reserve analysis as it pertains to NCA streets to ensure NCA continues to address recommendations outlined in the analysis. Develop a list of contacts throughout the neighborhood that will provide updates or snow conditions in their area of the community, make recommendations on when to call for snow removal and provide updates after snow removal has begun. Provide feedback/recommendations to the Board during monthly meetings or in a formal written report.

**Board Liaison:** Neil Oxendine

**Neighborhood Watch** - Develop a schedule of all volunteers for patrolling the neighborhood. Make recommendations regarding security in our community.

**Board Liaison:** Armand Boyd  
(ArmandBoyd@cox.net)

**Nominating** - Develop a plan to encourage members of the community to participate more actively on the Board of Directors.

**Board Liaison:** Armand Boyd  
(ArmandBoyd@cox.net)

**Planning and Development** - Be aware of all street, residential and commercial development projects that impact Newington Station and reporting those activities to the Board.

**Board Liaison:** John Nolan

**Publicity** - Ensure NCA information is efficiently forwarded to the community. Recommend changes to the community newsletter or website. Assist in the advertising of recreational events and special board meetings.

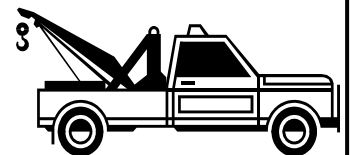
**Board Liaison:** Armand Boyd  
(ArmandBoyd@cox.net)

**Recreation** - Recommend and implement activities that benefit the entire community geared to keeping our youth involved. Be involved in continuation of existing December holiday party, Easter egg hunt and summer National Night Out picnic.

**Board Liaison:** Chip Catherine

We really need your help. Please consider volunteering and helping your community as part of your New Year's resolution. Thank you for taking the time to consider volunteering. I hope everyone has a safe and happy holiday.

Towing is enforced  
on NCA  
Private Streets



- \* Never park on a yellow curb or double park.
- \* Commercial vehicles are prohibited.
- \* Vehicles must be in running condition and display current safety inspections and registrations.

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

**November 7, 2007**

**NCA Meeting Room — Pool House**

Meeting started at 7:04 pm. President Armand Boyd presided. Board members in attendance included Vice President Al Roy, Treasurer Dave Rundgren, Secretary Kimberly Nagel, Director John Nolan, Director Chip Catherine, and Director Neil Oxendine.

**COMMUNITY FORUM**

President Boyd started the meeting asking if anyone in attendance had any questions on the 2008 draft budget presented in the November issue of the NCA newsletter. There were no comments from the floor. President Boyd then asked if there were any residents in attendance that had any other issues they wanted to present to the Board. No one spoke up.

Secretary Nagel addressed the Board. Last week she informed President Boyd that she would be stepping down as Secretary. She stated that the Community Manager had questioned her on different aspects of the architectural process and that she wants to focus her time on that process and she can't perform both duties effectively. A Board member asked if she needed help. She stated that assistance was not the issue. Another Board member asked what her concerns were with timelines since some of that is addressed in the Violations Policy and she stated that we are still doing follow ups from 2006 letters that went out. The CM explained to the Board that large scale walk throughs were performed two years ago with many letters going out and that follow ups are continuing. The CM explained she doesn't need more resources. There is just a limitation as to how many probable cause votes and hearings can be handled in a month.

President Boyd addressed the Board stating that the Secretary position will need to be filled.

Director Catherine addressed the room that there was an elderly lady in the Brandeis Way area that was troubling the residents. She was a tenant in one of the homes. She was not homeless. The police were called and she is getting the care that she needed.

**HEARINGS AND APPEALS**

President Boyd went through the list of lots that had an opportunity for a hearing. For trash violations,

Lot 457 lives out of state and sent a letter. Lot 139 was not present. For covenant violations, Lot 541 was not present but had reimbursed NCA the cost of hauling the debris away. Lot 579 was not in attendance. For architectural violations, Lot 134 and 138 were not in attendance. The owner of Lot 121 explained that she had fixed her bay window and was sorry she had not taken care of it sooner. The owner of Lot 136 explained that his windows have been taken care of. The owner of Lot 580 explained that he had made arrangements after the first letter to have the lawn taken care of. He apologized that there was a second incident. He had been a property manager for 35 years and understands the effort required to take care of these issues.

Director Nagel spoke to the residents to thank them for admitting that there was a problem and then fixing those problems.

**APPROVAL OF MINUTES**

Director Catherine made a motion to accept minutes of the October 3, 2007, Board of Directors meeting. Director Nolan seconded the motion. Vote: 7 yes.

**PRESIDENT'S COMMENTS**

President Boyd thanked Director Catherine for his efforts with helping the lady on Brandeis and being persistent with the police. He thanked John Nagel and the rest of the Board for their time and effort on the 2008 budget. He stressed that he agrees with a previous comment made by Vice President Roy that if the assessments are raised to address reserve items, that we actually use the monies for those repairs. Vice President Roy stated that the 2007 reserve analysis is a good guide for those maintenance and repair items.

An owner asked who takes care of maintenance. He said that food and trash come out of the trash bags and is left on the ground. President Boyd told him that the residents need to pitch in help keep their areas clean. NCA doesn't pay anyone to perform this task.

**OLD BUSINESS**

EMAIL VOTES THAT OCCURRED SINCE LAST MEETING

1) Probable Cause Vote for Lot 59's architectural violation. 6 voted, all 'Yes'.

**FINANCE**

2008 Budget – The Board discussed whether to move this topic to the end of the meeting. The CM mentioned there are some contract renewals with small increases to be discussed later in the meeting that the

*Continued on Page 5*

Board might want to consider first. Vice President Roy stated he felt the increase was too little, that the Board is just delaying the inevitable. President Boyd explained that it was important to consider those residents on a fixed income and it was necessary to move forward. Director Catherine asked if it was too late to make changes to the budget. Some felt that the Budget was now published and to turn around and increase it would be unfair. Director Nagel made a motion to accept the 2008 budget. Director Catherine seconded the motion. Vote: 6 (yes) – 1 (no).

#### **MAINTENANCE**

**Street Repairs** - President Boyd explained that since the last meeting, it was proposed that Moline could be replaced with concrete instead of asphalt. It was believed that this would be less costly because concrete would not need the same depths that repaving the road with asphalt would need. He stated that there are concerns that repairs or patches to concrete would be more expensive and that the street would stand out as the only street with concrete. He said that NCA has missed the window for getting work done this fall and that discussions on this topic can continue at the next meeting.

**Pool Contract** – NCA has three bids to maintain the pool next year. The Board members reviewed a comparison report of the three contractors. All are within \$2,000 of each other. Director Catherine has met the owner of Dominion Aquatics and likes that they have a retail store close by. No one saw any red flags when reviewing the comparisons. The CM will find out about status of payments when the pool gets closed for unforeseen reasons, obtain some references and inquire into option year pricing. After getting this information to the Board, they will hold an email vote before Thanksgiving. It was stressed that references need to be asked specifically about the quality of the lifeguards.

**TABLED ITEMS FROM PREVIOUS MEETINGS** Pool Rules are still being reviewed. They need to be presented to the Board for vote in February so that they can be attached to the March newsletter.

Committees were discussed from the perspective that residents are encouraged to volunteer, but don't step forward. Vice President Roy felt the Board wasn't clear on what the committees do. The committees need to be defined. Each Board member could create a written statement on the objective, expectations and who to contact. There could be a committee sign up table at the Holiday Party.

Director Catherine will prepare the write up for Recreation, Director Nagel for Architectural, VP Roy for Maintenance, Treasurer Rundgren for Audit/ Finance, and President Boyd for Nominating and Publicity (newsletter and website). One resident thought this could be expanded to inform the residents on what the Board functions are. Director Catherine felt that two volunteers were turned away at the annual meeting by not increasing the number of Board positions and this should be looked at.

#### **NEW BUSINESS**

#### **COMMON GROUNDS - TREES**

President Boyd wanted to revisit the policy that NCA does not remove roots from residents' properties that come from common ground trees. His concern is that someone could be assessed for bare ground when that bare ground is caused by roots. Director Nagel mentioned that there are other options for maintaining a yard and that if grass can't be grown, then the ground can be turned into a garden and mulch put down. The Board agreed to continue with the existing philosophy. NCA could not handle the financial burden of removing roots everywhere in the community. The quote to do one yard was \$450. They will continue to look at complaints on a case by case basis.

*Continued on Page 6*



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\*Resident of Newington Station for over 25 Years

REALTOR

## **GENERAL**

**Holiday Party** - NCA's Holiday Party is scheduled for Friday, December 14<sup>th</sup> from 6:30 pm to 8:30 pm. There will be food and entertainment.

**Trash** - The NCA trash contractor will not be picking up trash or recycling on Christmas Day or New Year's Day. Trash will be picked up only on Friday of those weeks. The contractor has offered to send a truck on Saturday, December 29<sup>th</sup> for recycling at a cost of \$457. Director Nolan stated everyone could just put it in their trash. There was general consensus that these extra costs were unacceptable and that having a Saturday pickup would be confusing. Director Nagel made a motion to decline a special recycling pick up. Director Rundgren seconded the motion. Vote: 7 yes.

The NCA trash contractor sent a letter stating that since the townhomes are exempt from yard debris pickup, they can arrange Christmas tree special drop areas or bring in a roll-off at \$524 and \$400, respectively. Vice President Roy made a motion to pay for a pick up at designated drop areas. Director Catherine seconded the motion. Vote: 3 (yes) – 4 (no). Motion did not pass. Some Board members felt that the trees were trash, not yard debris. The CM will call the private hauler to get an idea of what they would charge for a pick up. Director Nagel made a motion to call Fairfax County to find out if they define Christmas trees as either trash or yard debris. Director Nolan seconded the motion. Vote: 7 yes.

The current snow removal contractor has provided NCA with a contract for the 2008 season. Their prices have not changed. Director Nagel made a motion to accept the contract. Director Nolan seconded the motion. Members discussed the philosophy of 'on call' service versus 'automatic' service. Some members would like to switch the type of service. Vote: 5 (yes) - 2 (no).

## **FINANCE**

In order to add new Board members to the Charles Schwab reserve accounts, the Secretary will have to sign documents that the Board passed the following resolution:

RESOLUTION: That any of the offices of this organization, in addition to the authorized agents designated below, be, and they hereby are fully authorized and

empowered to transfer, convert, endorse, sell, assign, set over and deliver any and all shares of stock, bonds, debentures, notes subscription warrants, stock purchase warrants, evidences of indebtedness or other securities now or hereafter standing in the name of or owned by this organization and to make, execute and deliver, under the corporate seal or this organization, any and all written instruments of assignment and transfer necessary or proper to effectuate the authority hereby conferred.

Director Catherine made a motion to accept the resolution. Director Nolan seconded the motion. Director Nagel asked who the authorized agents were. They are the President, Vice President, Treasurer and Community Manager. Vote: 7 yes.

The CM provided the Board with information about the renewal of the accounting contract with Summit Management. The contract renews "provided an updated schedule of cost of services is provided and accepted by the NCA Board". The Board expressed concern with the increase due to the switch to coupon books and the increase to residents for resale packages. Vice President Roy would like Summit Management to come to the next meeting to justify the need for coupon books. The Board agreed. He stated he would send the email.

## **ARCHITECTURAL**

The Board was provided an email prior to the meeting requesting their interpretations of a "good repair". Due to the late hour the discussion was tabled until a more extensive review of architectural issues are performed.

Probable cause votes will be moved until after the Board returns from Executive Session.

Mr. Steve Gagliano arrived during mid meeting. He asked the Board if they would consider putting up No Soliciting and No Trespassing Signs at the entrance to the community. He feels the door to door sales people are very pushy and should be discouraged from entering our community. He thought the police would be more supportive if these signs were up. Also, he would encourage the Board to get rid of roaming tows. He doesn't feel they are a benefit to the community. He thanked the Board for their hard work and said he knows he should get more involved because he really does like this community.

To All NCA Homeowners:

The Newington Community Association Board of Directors has passed the 2008 budget. Quarterly assessments in 2008 will be:

Town Homes	\$221.19
Single Family Homes	\$190.17

Assessments should continue to be sent to the NCA Accountant at:

NCA c/o Summit Management  
1900 Elkin Street, Suite 220  
Alexandria, VA 22308  
Phone: 703-360-0904  
Fax: 703-945-1430  
Email: [Brenda@Summitmanage.com](mailto:Brenda@Summitmanage.com)

Quarterly assessments are due on January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup> of 2008.

## HOLIDAY TRASH/RECYCLING PICKUP

There will be **NO** Trash or Recycling pick ups on  
Tuesday, December 25th or Tuesday, January 1st.

Trash pick ups will be on Friday only for these two weeks  
during the Holidays.

After December 18th the next recycling pick up will be  
January 8, 2008.

At 9:15 pm, Director Nagel made a motion to adjourn to Executive Session to discuss hearings and a legal issue regarding towing. Treasurer Rundgren seconded the motion. Vote: 6 (yes) 0 (no). (Note: Director Nolan had stepped away from the meeting for a moment).

### **EXECUTIVE SESSION**

At 9:48 Director Nolan made a motion to leave Executive Session and return to Open Session to vote on the appeals. Treasurer Rundgren seconded the motion. Vote: 7 yes.

### **OPEN SESSION**

Director Catherine offered to fill the role of Secretary on the NCA Board of Directors. President Boyd thanked him for filling the position.

Regarding Lot 501, Secretary Nagel made a motion that probable cause exists and these residents should have a hearing on their architectural violation. Director Oxendine seconded the motion. Vote: 7 yes.

Regarding Lot 324, Secretary Catherine made a motion that probable cause exists and these residents should have a hearing on their covenant violation. Director Nagel seconded the motion. Vote: 7 yes.

Regarding Lot 305, Secretary Catherine made a motion that probable cause exists and these residents should have a hearing on their architectural violation. Director Nolan seconded the motion. Vote: 7 yes.

Regarding Lot 269, Vice President Roy made a motion that no probable cause exists for a violation hearing. Director Rundgren seconded the motion. Vote: 6 (yes) – 1 (no).

Regarding Lot 541, 579, 121 and 136, the Board agreed the violations had been corrected and no assessment would be made.

Regarding Lot 134, Vice President Roy made a motion to assess the owner \$10 a day until the architectural violation is corrected starting November 16, 2007. Secretary Catherine seconded the motion. Vote: 7 yes.

Regarding Lot 138, Secretary Catherine made a motion to assess the owner \$10 a day until the architectural violation is corrected starting November 16, 2007. Director Nagel seconded the motion. Vote: 7 yes.

Regarding Lot 580, Director Nagel made a motion to assess the owner \$50 for the grass violation. Director Nolan seconded the motion. Vote: 7 yes.

Regarding Lot 139, Vice President Roy made a motion to assess the owner \$50 for the trash violation. Treasurer Rundgren seconded the motion. Vote: 7 yes.

Regarding Lot 457, Vice President Roy made a motion to assess the owner \$50 for the trash violation. Treasurer Rundgren seconded the motion. Vote: 7 yes.

Director Nolan made a motion to adjourn the meeting at 10:04 pm. Vice President Roy seconded the motion. Vote: 7 yes.

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



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COMPUTER  
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\* Applies to New Customers Only

### **REMINDERS**

- ◆ **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**
- ◆ **FLEA MARKETS / YARD SALES ARE NOT ALLOWED ON NEWINGTON STATION COMMON GROUNDS.**



# NCA's Annual Holiday Party

Friday, December 14, 2007  
Saratoga Elementary School  
6:30 to 8:30 p.m.

- 6:30 to 7 - Food and drinks
- 7 to 7:30 - Entertainment for the kids
- 7:30 to 8 - Pictures with Santa
- 8 to 8:30 - Raffle drawing/Clean Up

Volunteers greatly needed for set up, face painting, pictures, etc. We especially need those that are not chasing their own young ones. Still looking for a new Recreation Event Coordinator. Call the community office to volunteer your services at 703-455-3606.

**NEWINGTON COMMUNITY ASSOCIATION**

\*\*\* At Newington Station \*\*\*

P.O. Box 351, Springfield, VA 22150

703-455-3606; [www.newingtoncommunity.org](http://www.newingtoncommunity.org)

**EXTERIOR PROJECT REQUEST FORM**

**Submit form for any exterior addition, alteration, modification or change**

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

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

Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Telephone #: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Owner's Signature (or authorized agent): \_\_\_\_\_

Type of Project (check one)

**Painting Project:**

What is to be painted? \_\_\_\_\_

Type/brand name/color of paint (include paint chart/sample) \_\_\_\_\_

**Painting Shutters:**

Brand and color (provide paint chart/sample) \_\_\_\_\_

**Replacing Shutters:**

Color: \_\_\_\_\_

Style: Straight-top louver, Arch-top louver, or Solid panel? Circle One.

**Roof/Shingle Projects:**

Brand name & color of shingles: \_\_\_\_\_

**Deck Projects:** Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

**Fence or Shed (description/size):** \_\_\_\_\_

**Other:**

Description of Project:

Please provide a picture, prepare a sketch or narrative description (with dimensions) of the project. Indicate what materials will be used and where the project will be located on the property. If necessary, include a site plan with home location and indicate where the alteration will be located on the property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**Consult NCA Architectural Guidelines for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits.**

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

**ARCHITECTURAL REVIEW ACTION**

Advisory Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Holding for additional info.: \_\_\_\_\_

Forwarded date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Chairperson: \_\_\_\_\_

Control Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Date returned: \_\_\_\_\_

**Request is:**

**Approved/Disapproved\***

**Board Action:**

\_\_\_\_\_  
**(NCA Board President) (date)**

\_\_\_\_\_  
**(NCA Board Vice Pres.) (date)**

\_\_\_\_\_  
**(NCA Board Secretary) (date)**

\*Comments: \_\_\_\_\_

\_\_\_\_\_

## Notices

**NEW!** Key found on Moline circle the week of October 22<sup>nd</sup>. One house key on a small blue wrist lanyard. An additional identifying item on key chain. Call office at 703-455-3606 to claim.

\*\*\*\*

**LOST KEYS.** Keys found on DeLong Drive (in court area), plus the keys on Moline Place have not been claimed either. Call the NCA office 703-455-3606 to claim.

\*\*\*\*

**NEWSLETTER DISTRIBUTOR** needed for Marconi Court. Call Community Office to volunteer your time. 703-455-3606.

\*\*\*\*

### **For NCA's,**

- ◆ Architectural Standards, Covenants and Bylaws, and
- ◆ Exterior Project Form
- ◆ Trash Policy

Go to: ([www.newingtoncommunity.org](http://www.newingtoncommunity.org))

TURN YOUR FRONT PORCH  
LIGHTS ON EACH EVENING FOR  
SAFETY!



**Pam Boe, CRS**  
**703-503-1888**



Call Pam Boe 703-503-1888  
[pam.boe@longandfoster.com](mailto:pam.boe@longandfoster.com)

## **Pam Boe's Newington Station Update**

### **Available for Sale:**

Eleven 3-level townhomes with list prices ranging from \$308,900 to \$429,000

One 2-level townhome listed at \$299,900

One single family home listed at \$499,000

### **Under Contract:**

Two 3-level townhomes, both with list prices of \$325,000

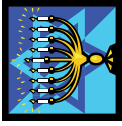

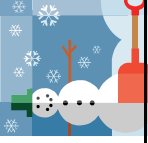


### **For Rent**

One 3-level townhome with a rent of \$1,350/month

**New Listing! Three bedrooms, 2 full and 2 half baths, remodeled kitchen, and a walk-out basement opening onto a large patio/landscaping backing to trees!**

### **What Does it Take to Sell a Home in Today's Market?**

Pam knows what it takes to sell your home, having sold real estate since 1983. When you contact Pam, she will meet with you and share her marketing plan that gives your home maximum exposure. This plan includes a comprehensive market analysis and recommendations to help your home show its highest potential. In addition, you will receive Long and Foster's exclusive video "Preparing for the Buyers Eye" in VHS or DVD.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4 Trash & recycling pickup	5 Yard Debris pickup* Hanukah Begins 	6 White Goods Removal <sup>1</sup>	7 Trash and bulk pickup Pearl Harbor Remembrance Day	8
9	10	11 Trash & recycling pickup	12 Yard Debris pickup* Hanukah Ends	13 White Goods Removal <sup>1</sup>	14 Trash and bulk pickup 6:30-8:30 NCA* Holiday Party, Saratoga Elem. 	15
16	17	18 Trash & recycling pickup	19 Yard Debris pickup*	20 White Goods Removal <sup>1</sup>	21 Trash and bulk pickup	22 First Day of Winter 
23	24 - No School	25 <b>No trash / recycling</b> No school Christmas 	26 Yard Debris pickup* No School Kwanzaa Begins 	27 White Goods Removal <sup>1</sup> No School	28 Trash and bulk pickup No school	29
30	31 - New Year's Eve No School					

\* For Single Family Homes Only

<sup>1</sup>Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up