



Inside Newington Station

Newington Community Association Monthly Newsletter
November 2009

INSIDE THIS ISSUE:

Architectural Standards

Proposed Update	p. 9
Budget Notice	p. 5
Budget Proposal	p. 10-12
Calendar	p. 14
Directory	p. 2
Exterior Project Form	p. 13
Giant Bonus Bucks	p. 6
Letter from John Nolan.....	p. 5
Notices	p. 4-5
Reminder.....	p. 8
Saratoga Basket Raffle.....	p. 4
School Announcements	p. 7
Summary of Minutes	p. 3
Tiny Tots Concert	p. 7
Volunteer Request for NCA Holiday Party.....	p. 1

2009 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, November 4
Wednesday, December 2
Wednesday, January 6, 2010

All residents encouraged to attend!!!

HOLIDAY PARTY CHAIRPERSON NEEDED FOR NCA

NCA sponsors a holiday party which is held every December. However, a chairperson is needed to coordinate the event or the event will not happen.

The Chairperson's tasks involve reserving party location, publicity, entertainment, food. The Chairperson may format the event any way they like. If the past format is unchanged, additional volunteers will be needed for baking cookies, taking pictures with Santa, holiday face painting, buying food, coordinating Santa's gifts, preparing food, setup and cleanup, etc.

This has been a wonderful tradition within our community, please sign up to volunteer.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Mon / Wed / Fri ~ 9:30 a.m. to 2:30 pm

Tuesday / Thursday ~ 9 a.m. to 1 p.m.

Community Manager: Lori Randall

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - John Peirce (Aug '12)

V. President - Liz Fernandez (Aug '12)

Treasurer - Chip Catherine (Aug '12) 703-343-5487

Secretary - TBN (Aug '11)

Member - Nestor Fernandez (Aug '10)

Member - John Nolan (Aug '10) 703-569-0531

Member - Sarah Jernigan (Aug '10)

Member - Rita Steele (Aug '11)

Member - Vacant (Aug '10)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - Rita Steele

BUDGET COMMITTEE

Chair—Liz Fernandez

Liaison—Chip Catherine

LANDSCAPING COMMITTEE

Chair—Nestor Fernandez

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - TBN

Liaison—TBN

MAINTENANCE COMMITTEE

TBN (lawns, trees and paths)

John Peirce (streets)

Chip Catherine (pool, ballfield, lights, tot lots)

TOT LOT COMMITTEE

Chair — Stephanie Curb

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1100
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

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 202-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management 703-360-0904

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-383-8368

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

Kathy Anderson	Peggy Fields	Al Owens
Amanda Baird	Jennifer Firman	Liz Pelletier
Tina Guthrie	Pam Gross	Lori Randall
Karen Chauvin	Arthur Kanakis	Roche Family
Gladys Diaz	William & Mary Loy	Mike Smith
Robbie Douthwaite	Heather Neimeyer	Spinelli Family
Sarah Douthwaite	Kathy O'Neil	Regina Watson

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 7, 2009
Minutes of the Meeting Summary

At 7:00 pm the meeting was called to order by President John Peirce. Board members in attendance included Vice President Liz Fernandez, Treasurer Chip Catherine, Director Rita Steele, Director Nestor Fernandez, Director Sarah Jernigan, and Director John Nolan. All Board members were introduced and Sarah was welcomed as a new Board member. Director Steele has stepped down as Secretary.

One resident was in attendance for their architectural violation hearing.

Committee and management reports were presented to the Board. Highlights include the Community Manager's notice of resignation with an additional letter to the Board documenting her reasons for this action which she requested be attached to the meeting minutes. Additionally the CM believed the community should submit an application for some County grant money but someone would need to take the lead. The Budget Committee does not have a budget for the Board but will present one by the newsletter deadline. The Landscaping Committee wanted an answer in open meeting as to why the common grounds contractor was not invited to the meeting. The Planning and Development shared their observances and the Tot Lot Committee seemed satisfied with the appearance of the tot lots but is still trying to find information on inspectors.

Votes by the Board included unanimous approval of the September meeting to elect officers and the September monthly Board meeting minutes, investing \$100,000 in a one month T-bill, approval of the 2008 audit, and the removal of \$4,650 of trees on the Arborist's priority 2 list.

Old business discussed included pool filter replacement, pool contract bids, recommendations on the community paths, the latest revisions to the Landscaping and Lighting sections of the Architectural Standards, attorney retainer fees, and accounting contract bids. A meeting will be arranged for pool contractors to meet Board members. The revisions to the Standards will be placed in the newsletter and sheds will not be addressed at this time.

New business discussed included the immediate availability of having a management company provide an on-site Community Manager and the possibility of having the NCA office shared by other communities that use management companies. The topic of applying year end balances in the operational budget to the NCA reserves was brought up.

The Board adjourned to Executive Session and upon its return voted unanimously that Lot 119, 264, 282 and 597 should be assessed \$50 for early trash violations and Lot 500 should be assessed \$100 for their covenant violations. Additionally, they waived any violation assessments on Lot 44, 94, and 590. The Board will not waive the assessment on Lot 392 or the violation on Lot 530. They assessed a charge on Lot 59's architectural violation, requested attendance at a hearing for Lot 476 and 479's architectural violations but postponed the probable cause vote for Lot 505 until the Spring..

Meeting adjourned at 9:10 pm. **NEXT MEETING:** Wednesday, November 4, 2009 - 7:00 p.m. in NCA Pool House. All residents are welcome to attend.

Comprehensive Minutes of the Meeting can be found on the NCA website at www.newingtoncommunity.org.



* * * * *

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NCA COMMON GROUNDS

Common grounds are not an extension of residential yards. Flea markets/yard sales, weekly soccer games, MOON BOUNCES, etc. are prohibited on community property.



REMEMBER TO TURN
YOUR FRONT PORCH
LIGHTS ON EACH
EVENING FOR SAFETY!



Saratoga Elementary School will be hosting their 1st Annual Basket Raffle.



If you have any services or items you would like to donate to the raffle please contact:

Allyson Harasimowicz mchalh@verizon.net

**All donated services and items needed
by November 20th**



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2010 NCA BUDGET

Included in this newsletter is the 2010 budget for the community's review. While some line items have changed within the budget, the assessments for 2010 will only change by pennies. This budget will be voted on by the Board of Directors at the November 4th monthly meeting. Community comments are welcome at the meeting prior to the vote. Refer to pages 11-13 for the budget.

For NCA's,

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

Go to: (www.newingtoncommunity.org)



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LETTER FROM JOHN NOLAN

Dear Newington Community:

This coming December, I will have resided in Newington Station for 37 years. I have raised my family, saw them married, awaited grandchildren, witnessed the death of my wife and finally joined the NCA Board of Directors. I have long been happy with the level of capability and devotion shown by NCA Community Managers Clara Rustin and Lori Randall.

Last May two new residents asked to become members of the Board. We welcomed them with open arms and now, to my mind, it has proven to be a mistake. Suddenly, we must have a management company's licensed Community Manager. The last thing we should have is a member of the community as a Community Manager. The idea has been promoted that when we receive bids from contractors the low bid should be tossed aside. In some cases the low bidder is \$17 thousand dollars lower. No Way I'm tossing that out. Even though a Board member has no business questioning contractors, he insists he does. Our rules state differently.

I have a friend that lives in a similar community on Kingstowne Road. They have 215 members and their CM costs over \$40,000. The only way for our community to afford that is to raise the assessments. Is that necessary, when we have a part time CM earning far less than that. Our new member proposed an assessment increase to the Board of 11 to 16% during the Spring. If this had passed I would have had to make the decision as to which one of my children I would have to move in with. Newington has limited funds in an unsteady economy and we will have to stick together and hope and pray for better times.

You people in the community have got to become more involved and not only show up when you have a problem or think you do. **You heard it here first --- get active and wake up.** We need a Community Manager that cares and we already have one.

John Nolan, Member, Board of Directors

All Newington Station Residents – Please show your support for Saratoga Elementary School!



Giant will donate a percentage of the profits to our school based on the amount you spend every month. Last year the school was given \$1600, and only 65 people had signed up! We are hoping to double the amount of folks signed up and hopefully the money as well. Just fill out the information below and e-mail this information to Tina Guthrie at guthrie25@gmail.com. Or if you prefer to enter it yourself, go to Giantfood.com. You can divide your earnings by three different schools. Saratoga's ID number is 02098. Key Middle School's is 02072, and Lee High School's is 02073.

12 digit Bonus Card number: _____

First three letters of last name on card: _____

THANKS FOR YOUR HELP! THE PTA USES THE MONEY FOR WONDERFUL EXPERIENCES SUCH AS ASSEMBLIES, FIELD TRIPS, INTERNATIONAL NIGHT AND THE ICECREAM SOCIAL.

Enjoy **ICE CREAM**
in Occoquan




Now Open!

CHRIS'S ICE CREAM & FUDGE SHOP

201 Union Street Occoquan, VA 703-494-4005	<i>Buy 1 Scoop, Get 2nd Free</i> <i>With this ad through 11/30/09</i>
--	--

Open 7 days a week 11am-10 pm

INDEPENDENT AVON REPRESENTATIVE

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8554 Gwynedd Way ericastore@earthlink.net
Springfield, VA 22153 www.youravon.com/eankrah

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November News

November 2 and 3: Parent-Teacher Conference days at Saratoga Elementary.

November 2: Annual Book Fair open to public. Consider starting your holiday shopping here.

November 10: PTA Meeting 7 PM

This year for the first time Kindergarten families are meeting monthly at the school playground for a play date. Look in your child's backpack and watch the school sign for more news and upcoming events.

Additional ways to support Saratoga Elementary:

1. Clip boxtops from General Mills and other participating products and bring them to school or give them to a Saratoga student. Look at BTFE.com for a list of products and other information. Saratoga receives 10 cents for each boxtop.
2. Clip Labels for Education from Campbell's soup and other participating products. You can bring them to the school or give them to a Saratoga student. Check the website - Labels4Education.com.

Thanks for your help.

Fairfax County Public School ~ Important Dates

November 2-3

Teacher Workdays - No School

November 25

Early Release (2 hours)

November 26-27

Thanksgiving Holiday - No School



Robert E Lee High School



You Are Invited To

Robert E. Lee High School Band and Drama *2009 TINY TOTS CONCERT*

Featuring Favorite Costumed Characters and Seasonal Musical Selections

Tuesday, December 1, 2009 *10:00 am & 7:00 pm

Wednesday, December 2, 2009 *10:00 am

* Reservations required for the morning performances.

Admission:

\$2.00 per person

For further information call: 202-767-2046/703-956-0447

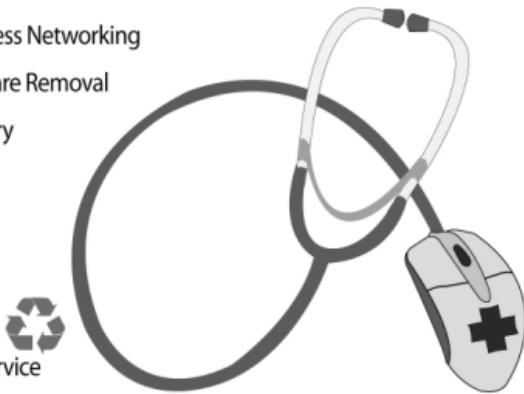
Join us for this wonderful annual tradition at:

Robert E. Lee High School Auditorium
6540 Franconia Road, Springfield, VA 22151



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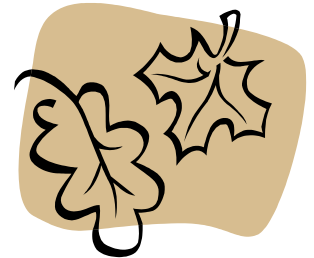
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FALL LEAVES REMINDER

All residents are responsible for the leaves on their property. Restrictions in NCA's Covenants, Conditions and Restrictions prohibit 'offensive activity that may become a nuisance' and 'disturbing common grounds'. Piling leaves on the common grounds kills the grass. Blowing leaves into the streets is a safety hazard. Leaves should be bagged and put out with trash.



Pam Boe, CRS
703-503-1888

Pam Boe's Newington Station Update

Available for Sale:

- Three 3-level townhomes w/list prices ranging from \$263,499 to \$319,900
- One 2-level townhome listed at \$175,000
- One single family home listed at \$534,900

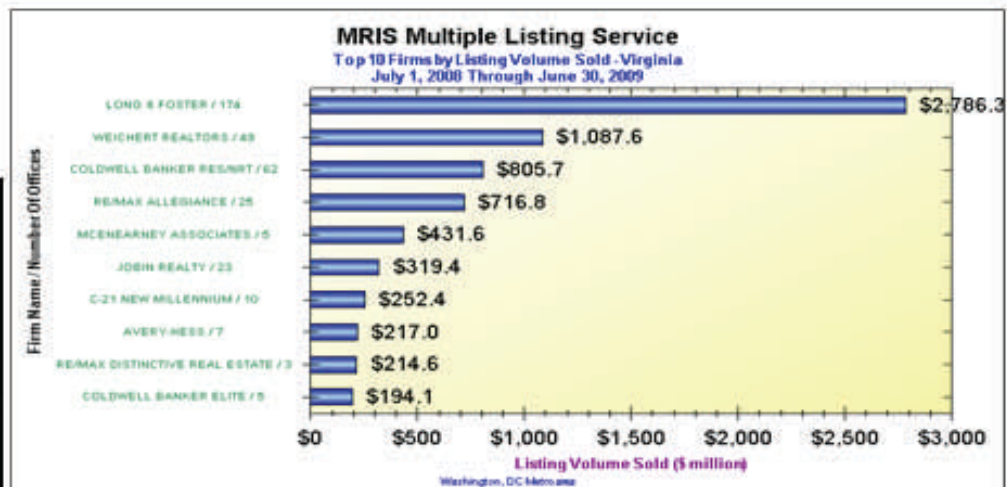
Under Contract:

- Seven 3-level townhomes listed from \$229,900 to \$299,990

For Rent: Two 3-level townhomes listed at \$1,450 & \$1,600/month



Under Contract!
8483 Kitchener Dr
Brick front 3-L TH w/3
bdrms, 2F/2H baths!
Fresh paint, new carpet &
ceramic tile. Finished WO
basement.
Listed at: \$299,900



Virginia Includes: State of Virginia
Based on data supplied by MRIS Multiple Listing Service and its member Associations of REALTORS, who are not responsible for its accuracy.
Analysis dates are July 1, 2008 Through June 30, 2009. Does not reflect all activity in the marketplace. Copyright (C) 2009. Real Data Results. All rights reserved.

Newington Community Association Architectural Standards Revisions

From time to time various sections of the Architectural Standards are revised. In accordance with the Architectural Standards, revisions will be presented to the community in the newsletter at least 30 days prior to being presented at a Board meeting and voted on. The following revisions are proposed. New wording is highlighted and italicized and wording that will be removed is noted with ~~strikeout~~. **Please provide your comments on these revisions by email or by attending the next monthly Board meeting on December 2nd at 7 pm at the Pool Meeting Room.**

Article VI. Other Projects

Section 8. Light Fixtures: (1/90, 11/93, 6/95, 8/07, **11/09**) All *light fixtures (porch lights)* ~~lamp posts~~ must be ~~black or white.~~ The ~~lamp itself may be~~ black, white or brass. Light fixtures attached to the townhouse/single family home ~~house~~ must be maintained in good repair. ~~and~~ Bulbs must be ***white in color (with the exception of bug lights) and must be*** covered (i.e. no bare bulbs). Lamp posts ***are considered on a case by case basis and must have prior approval*** ~~will be approved for townhouses needing additional lighting.~~ These electrical lights ~~must be installed on the owner's property and must be colonial (or contemporary in Newington Glen) in design.~~

Porch light/motion sensor combinations may be used on the front of a townhouse/single family home provided they are in compliance with the design allowed for their particular style of townhouse/single family home and placed in the area normally used for porch lights. The light socket must not be exposed and prior approval is required prior to installation for design and location. Flood lights are not allowed on the front of townhouses/single family homes.

Flood lights/motion sensors/security lights are allowed in the rear of a townhouse/single family home (with prior approval). The arc of the light must not extend into the adjoining neighbor's yard. End townhouses may have a security/motion sensor placed on the corner of the townhouse pending approval of location and design

Section 9. Landscaping, ground cover and yards: (9/74, 4/89, 4/96, 8/7, 10/09) The yards of all townhouses and detached houses must have some type of ground cover, i.e. no bare ground, and be well maintained ***so as not to detract from the overall appearance of the community.*** ~~Landscaping and appearance of all yards must be professional looking so as not to detract from the overall appearance of the community.~~ Grass height must not exceed 6 inches. This does not pertain to ornamental grasses used in landscaped gardens. An ornamental hedge may be grown along the perimeter of the front yard of any lot, provided that the hedge is kept neatly trimmed to a height of not more than 3 feet. ***Garden bed edging must not be more than 8 inches in height and does not require prior approval.*** ~~Additional landscaping is acceptable provided that vehicular sight lines are not obstructed.~~

Typical garden statuary are permitted in the front yard provided they are no higher than 3 feet tall. All other statues must be placed in the back yard and be of reasonable height

An Exterior Project Request Form must be completed when landscaping in the front or back yards will involve any type of materials (i.e. fencing, patios, walls, structures, lattice work, fountains, etc.) or when the topography of the land will be altered.

All trees and shrubs must be kept neatly trimmed. They must not obstruct sidewalks and walkways, encroach on a neighbor's lot, or obstruct vehicular sight lines. Dead trees and shrubs must be removed. Removal or grinding of tree or shrub stump to ground level is required.

Loose trash (such as newspaper, food wrappers, etc.) ***and leaves*** in yards and under foliage must be picked up and not allowed to accumulate.

Account	Description	Column1	2009 Budget	% Change 09 to 10	\$ Change 09 to 10	2008 actuals	2010 Budget
<u>OPERATING EXPENSES:</u>							
<u>Swimming Pool Expenditure</u>							
07110	Contract - Pool		\$52,300.00	9.9	\$5,200.00	\$48,900.00	\$57,500.00
07130	Supplies & Exp. - Pool/Rec		\$2,000.00	0.0	\$0.00	\$2,081.55	\$2,000.00
07170	Utilities-Electricity-Pool/Re		\$5,500.00	-5.5	-\$300.00	\$5,401.20	\$5,200.00
07180	Utilities-Telephone-Pool/Rec		\$450.00	46.7	\$210.00	\$523.00	\$660.00
07190	Utilities-Water-Pool/Rec		\$3,000.00	0.0	\$0.00	\$4,344.12	\$3,000.00
	Swimming Pool Expenditures		\$63,250.00			\$61,249.87	\$68,360.00
<u>Common Area Maintenance</u>							
07260	Grounds Maintenance Contract		\$101,515.00	0.0	\$0.50	\$101,515.56	\$101,515.50
07220	Common Grounds Improvement		\$7,500.00	0.0	\$0.00	\$7,877.47	\$7,500.00
07290	Materials/Supplies		\$200.00	0.0	\$0.00	\$195.90	\$200.00
07310	New/Replacement Trees & Shrub		\$2,500.00	0.0	\$0.00	\$2,135.93	\$2,500.00
07360	Storage Lot Lighting		\$550.00	0.0	\$0.00	\$440.51	\$550.00
07370	Tree Maintenance/Labor		\$19,500.00	0.0	\$0.00	\$17,372.50	\$19,500.00
	Common Area Maintenance		\$131,765.00			\$129,537.87	\$131,765.50
<u>Street Lts/Snow Rem/Trash</u>							
07410	Private Trash Hauling service		\$2,000.00	-25.0	-\$500.00	\$1,572.00	\$1,500.00
07420	Snow Removal		\$6,250.00	0.0	\$0.00	\$0.00	\$6,250.00
07430	Street Lighting		\$15,000.00	1.7	\$250.00	\$13,251.19	\$15,250.00
07435	Curb Painting		\$7,500.00	0.0	\$0.00		\$7,500.00
07440	Trash Clean up Day		\$250.00	20.0	\$50.00	\$274.35	\$250.00
07450	Trash Collection		\$125,000.00	0.0	\$0.00	\$143,465.71	\$125,000.00
07460	Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$0.00	\$100.00
	Street Lts/Snow Rem/Trash		\$156,100.00			\$158,563.25	\$155,850.00
<u>Committee Expenses</u>							
07510	Architectural Control: Expenses		\$50.00	0.0	\$0.00	\$0.00	\$50.00
07515	Architectural Control: Inspections		\$1,000.00	0.0	\$0.00	\$60.00	\$1,000.00
07520	Publicity: Newsletter Printing		\$4,000.00	-5.0	-\$200.00	\$4,932.83	\$3,800.00
07525	Publicity: Newsletter Typing/ web maintain		\$2,500.00	0.0	\$0.00	\$2,400.00	\$2,500.00
07530	Welcoming		\$50.00	0.0	\$0.00		\$50.00
07550	Recreation: Activities		\$1,500.00	0.0	\$0.00	\$990.15	\$1,500.00
07570	Recreation: Youth Activities		\$500.00	0.0	\$0.00	\$1,366.58	\$500.00
	Committee Expenses		\$9,600.00			\$9,749.56	\$9,400.00

Account	Description	Column1	2009 Budget	% Change 09 to 10	\$ Change 09 to 10	2008 actuals	2010 Budget
Administration Expenses							
07603	Accounting & Bookkeeping		\$15,420.00	24.6	\$3,799.50	\$14,310.00	\$19,219.50
07605	ADP Service		\$2,030.00	-26.1	-\$530.00	\$1,395.27	\$1,500.00
07607	Assistant Community Managers		\$7,500.00	-6.7	-\$500.00	\$5,996.31	\$7,000.00
07610	Audit & Tax Preparation		\$2,500.00	0.0	\$0.00	\$2,200.00	\$2,500.00
07612	Bad Debt Expense		\$0.00	0.0	\$2,500.00	\$8,081.00	\$2,500.00
07615	Bank Service Charges		\$150.00	0.0	\$0.00	\$56.35	\$150.00
07620	Community Manager		\$21,000.00	5.0	\$1,050.00	\$20,900.25	\$22,050.00
07625	Delinquency Processing		\$7,000.00	0.0	-\$2,000.00	\$3,730.00	\$5,000.00
07630	Insurance and Bonds		\$14,000.00	-47.1	-\$6,597.00	\$6,360.05	\$7,403.00
07632	Internet Service		\$700.00	42.9	\$300.00	\$657.62	\$1,000.00
07640	Collections Attorney		\$25,000.00	20.0	\$5,000.00	\$35,312.32	\$30,000.00
07639	General Counsel		\$6,000.00	-50.0	-\$3,000.00	\$12,629.85	\$3,000.00
07650	Mileage Reimbursement		\$425.00	-11.8	-\$50.00	\$354.17	\$375.00
07652	quarterly invoices		\$5,000.00	-45.0	-\$2,250.00	\$2,380.00	\$2,750.00
07655	NCA Annual Board Reg in VA		\$250.00	0.0	\$0.00	\$248.50	\$250.00
07660	Office Equipment & expenses		\$500.00	100.0	\$500.00	\$617.16	\$1,000.00
07662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$1,317.26	\$2,000.00
07664	security systems		\$0.00	0.0	\$0.00	\$0.00	\$0.00
07665	Office Security Sys Monitoring		\$325.00	4.6	\$15.00	\$315.84	\$340.00
07667	Office & Web Page Supplies/Ex		\$2,000.00	-25.0	-\$500.00	\$1,614.17	\$1,500.00
07670	P.O. Box		\$70.00	2.9	\$2.00	\$72.00	\$72.00
07672	Postage (office)		\$2,500.00	-12.0	-\$300.00	\$2,281.91	\$2,200.00
07674	Printing (office)		\$500.00	-40.0	-\$200.00	\$17.06	\$300.00
07675	Rent-Meeting Room		\$50.00	0.0	\$0.00	\$50.00	\$50.00
07677	Returned Checks		\$100.00	0.0	\$0.00	\$0.00	\$100.00
07678	reserve study		\$0.00	0.0	\$0.00	\$0.00	\$0.00
07680	Taxes - Income		\$2,800.00	7.1	\$200.00	\$540.00	\$3,000.00
07683	Taxes - Other		\$550.00	-100.0	-\$550.00	\$0.00	\$0.00
07685	Taxes - Payroll		\$2,000.00	0.0	\$0.00	\$2,127.83	\$2,000.00
07687	Taxes - Unemployment		\$50.00	0.0	\$0.00	\$0.00	\$50.00
07690	Telephone (office and cell)		\$1,400.00	7.1	\$100.00	\$1,316.14	\$1,500.00
	Administration Expenses		\$121,820.00			\$124,881.06	\$118,809.50
	TOTAL OPERATING EXPENSES		\$482,535.00	0.3	\$1,650.00	\$483,981.61	\$484,185.00

Account	Description	Column1	2009 Budget	% Change 09 to 10	\$ Change 09 to 10	2008 actuals	2010 Budget
RESERVES	Column1	Column2	Column3	Column4	Column5	Column6	Column9
Contributions							
08000	Common Area Reserve Contribution		\$30,011.52				\$30,011.52
609	Residences (quarterly)		\$12.32	0.0	\$0.00		\$12.32
08005	Street/Curb Reserve Contribution		\$50,010.56				\$50,010.56
524	Town homes (quarterly)		\$23.86	0.0	\$0.00		\$23.86
08010	Interest Contribution		\$0.00				\$0.00
	Reserve Contribution		\$80,022.08				\$80,022.08
INCOME:							
06000	Assessment Income		\$544,057.08				\$544,057.08
524	Town homes (quarterly)		\$228.17	0.0	\$0.02		\$228.19
85	Single Family Homes (quarterly)		\$193.57	-0.1	-\$0.10		\$193.47
06210	Late Fees		\$7,000.00	0.0	\$2,000.00	\$9,705.01	\$9,000.00
06100	Discosure packet inspections		\$0.00	0.0	\$0.00	\$0.00	\$0.00
06212	Legal Fee Reimbursement		\$5,000.00	0.0	\$0.00	\$13,641.73	\$5,000.00
06220	Miscellaneous Income		\$3,000.00	0.0	-\$1,500.00	\$20,582.00	\$1,500.00
06235	Newsletter Ad Income		\$600.00	25.0	\$150.00	\$1,380.00	\$750.00
06254	Pool Fees		\$2,000.00	0.0	\$0.00	\$2,697.00	\$2,000.00
06280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$830.00	\$900.00
06400	Interest Income		\$0.00	0.0	\$1,000.00	\$18,773.55	\$1,000.00
	Total Income		\$562,557.08		1650.0	\$67,609.29	\$564,207.08
					\$0.00	\$48,835.74	

Column1	Column2	Column3	Column4	SFH	Column6	TH
Total Operating Expenses		\$484,185.00		Total NCA		Annual Common
- Other Income		\$20,150.00		residences		Operating Expenses per
- Street Lighting/curb painting		\$22,750.00		609		Residence
Common Operating Expenses		\$441,285.00	divided by			\$724.61
Quarterly Common Operating Expenses per Residence		\$181.15				
Quarterly Common Area reserve contributions (total NCA residences)		\$12.32				
Quarterly Street/Curb reserve contribution (TH only)	n/a					
Quarterly street lighting/curb painting (TH only)	n/a					
Proposed Quarterly assessment		\$193.47				\$228.19

NEWINGTON COMMUNITY ASSOCIATION

*** At Newington Station ***

P.O. Box 351, Springfield, VA 22150

703-455-3606; Fax 703-455-0013; 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)

- Addition**
- Deck or Patio Enclosure**
- Door**
- Exterior Painting Project**
- Fence**
- Gutters/Downspouts**
- Landscaping**
- Other**
- Roof**
- Shed**
- Shutters**
- Siding**
- Walkway**
- Windows**

Description of Above Project:

Colors _____ (sample required for all requests)

Size _____

Style _____ (pictures preferred)

Materials _____

Area of house/yard where project is being done. If necessary, include a sketch or site plan with home location and indicate where the alteration will be located on the property.

NOTE: Deck Projects/Additions - Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Estimated Start Date: _____ Estimated Completion Date: _____

Consult NCA Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes as they relate to drainage, etc.

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: _____

Comments: _____

Control Committee:

Date received: _____

Date of action: _____

Date returned: _____

Request is: Approved/Disapproved*

Comments: _____

(NCA Board President) (date)

(NCA Board Vice Pres.) (date)

(NCA Board Secretary) (date)

Newington Community Association November 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Daylight Savings Time Ends 	2 Teacher Workday No School	3 Trash & recycling pickup ELECTION DAY Teacher Workday No School	4 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	5 White Goods Removal ¹	6 Trash & bulk pickup	7
8	9	10 Trash & recycling pickup	11 Yard Debris pickup*  Veteran's Day	12 White Goods Removal ¹	13 Trash & bulk pickup Newsletter Articles / Ads Due to CM	14
15	16	17 Trash & recycling pickup	18 Yard Debris pickup*	19 White Goods Removal ¹	20 Trash & bulk pickup	21
22	23	24 Trash & recycling pickup	25 Yard Debris pickup* Early Dismissal for Fairfax County Schools	26 Thanksgiving Holiday  No School	27 Trash & bulk pickup No School	28
29	30					

** Board meetings are open to all NCA residents.

* For Single Family Homes Only

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