



Inside Newington Station

Newington Community Association Monthly Newsletter October 2010

INSIDE THIS ISSUE:

Holiday Chairperson Needed..	p. 1
Directory	p. 2
Minutes (9/1/10).....	p. 3-4
Minutes (8/18/10).....	p. 5
Community Information	p. 6
Parking	p. 6
Violation Procedure	p. 7
Recycling.	p. 8
Ads	p. 9
NCA Clean Up	p. 10
Minutes (6/22/10).....	p. 11
Reminders	p. 11
Calendar	p. 12

2010 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, October 6
Wednesday, November 3
Wednesday, December 1

*All meetings at NCA Pool House and
all residents encouraged to attend!*

HOLIDAY PARTY CHAIRPERSON NEEDED

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.

QUARTERLY ASSESSMENTS DUE OCTOBER 1, 2010

Summit Management Services, P. O. Box 105007, Atlanta, GA 30348

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Monday / Wednesday /Thursday

10:00 a.m. to 3:00 p.m.

Tuesday / Friday

9:00 a.m. to 2:00 p.m.

Community Manager: Lori Randall

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - John Peirce (Aug '12)

V. President - John Nolan (Aug '11)

Secretary - Sarah Jernigan (Aug '13)

Email: Sarah.jernigan@gmail.com

Treasurer - Louise Whitt (Aug '11)

Member - Kirk Brustman (Aug '13)

Member - Chip Catherine (Aug '12)

Member - Al Roy (Aug '11)

Member - Mike Smith (Aug '13)

Member - Vacant (Aug '12)

USEFUL TELEPHONE NUMBERS

Emergency 911

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

Including barking dog complaints

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

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - John Nolan

BUDGET COMMITTEE

Chair—Louise Whitt

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - Volunteer Needed

Liaison—TBN

MAINTENANCE COMMITTEE

Chairs—Sarah Jernigan
and Lori Randall

Newsletter Distributors

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

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'**

MEETING – September 1, 2010

Draft Minutes of the Meeting – Pending Approval

At 7:00 pm President Peirce called the meeting to order. Other board members in attendance included Vice President John Nolan, Secretary Sarah Jernigan, Treasurer Chip Catherine, Director Louise Whitt, Director Al Roy, Director Kirk Brustman, and Director Mike Smith.

This meeting was audio recorded.

APPROVAL OF MINUTES

Vice President John Nolan made a motion to accept the minutes of August 4, 2010 and August 12, 2010 meetings. Treasurer Catherine seconded the motion. Vote: 8 yes.

HEARINGS

Lots 392, 399, 469 and 515 were not in attendance for hearings.

ELECTION OF TREASURER

Three Board members expressed interest in running for Treasurer, Chip Catherine, Al Roy and Louise Whitt. Director Catherine stated he was running to provide consistency that would alleviate any conflict that might occur with a change.

Voting occurred by secret ballot. All Board members participated. There were four votes for Al Roy and four votes for Louise Whitt. A secret ballot vote was conducted two more times and every time there was a tie. The Board conducted an open vote for the Treasurer position with the President abstaining from the vote. Four voted for Louise Whitt and three voted for Al Roy. Louise Whitt is the new Treasurer.

COMMITTEE/BUSINESS REPORTS

Finance Committee

The finance committee met last week and will meet again the week after Labor Day. There was a discussion on why NCA uses the national CPI-U instead of the regional CPI-U. Director Roy made a motion that NCA will refer to the national CPI-U when preparing its budget. Director Catherine seconded the vote. Vote: 8 yes.

Planning and Development

Mr. Lou Tobat provided an update on the pro-

gress around the area. He attended a VDOT meeting at West Springfield High School that was well attended mainly because the residents around Donegal Lane had concerns. There is a ribbon cutting of the new parkway section on September 18th. Geo-spatial is expected to start moving in to their building on November 10th. Phase 3 is scheduled for completion around July, 2012.

Community Manager Report, Lori Randall

General

NCA Vehicle Tickets: 0

Disclosure inspection(s): 7706 Brandeis, 7738 LeMoyné

New Violation letters: TRASH (3), RULES (), ARCHITECTURAL ().

Exterior Project Requests: 5

Path project finished.

Updated reallocated budget is attached. Budget lines of concern (usually over 59%) have been highlighted.

Virginia Commerce Bank to get CD

Vandalism at pool

Continued on Page 4



"YOU'RE THE HEART OF MY BUSINESS"

Call MIKE HERZ*
"Your Hard-Working Realtor"

4.5% FULL SERVICE REALTOR
BUYERS: 1% BACK(CALL MIKE)
Cell: 703-447-8576

PROSPERITY REALTY LLC

EQUAL HOUSING OPPORTUNITY *Resident of Newington Station for over 25 Years REALTOR

Complaints/Issues

1. *Vandalism in community to street signs.*
2. *Residents on Jenner court do not follow trash policy, drop trash out of their cars, let kids play in street, leave young children unattended, stay up late talking and keeping everyone up at night.*
3. *Trash piles on Gwynedd*
4. *Tall grass on Moline and Durer*
5. *Move smoking area outside of pool*
6. *overgrown bushes at steps from pool lot and trash at top of steps.*
7. *Dogs running loose on Brainerd.*
8. *Cats roam around other people's homes and poop in yards. Wants it put in writing that we can't do anything about this.*

Secretary Jernigan would like to attend NCA's general counsel seminar on eminent domain. Director Al Roy brought an incident at the pool to the Board's attention, of which the incident report is attached. (incident report online only)

GENERAL BUSINESS – OLD

Reserve Accounts – Treasurer Whitt will get rates and the Board will have an email vote to move the Schwab money market funds to an account that is earning better interest.

Investment Strategy – President Peirce will draft a written document for the Board's review.

Roles and Responsibilities of Board – This document will be reviewed at the September 15th Board meeting.

Rules Violations Procedures – has been approved for publishing in an upcoming newsletter.

Drainage Concern – Vice President Nolan will meet with home owner to determine next steps in regards to concerns about drainage on common area.

NCA gardens – Tabled.

Budget request for soccer nets – There was a homeowner request to purchase soccer nets. The nets would cost approximately \$300. The board discussed the issue but no one made a motion to purchase them.

Legal Counsel for Collections – Tabled. Board members are providing questions they have for interviewed counsel by September 15th.

GENERAL BUSINESS – NEW

Email Voting Policy – Secretary Jernigan made a motion to accept changes to the email voting policy. Vice President Nolan seconded the motion.

Vote: 6 yes, 1 no, 1 abstain.

Contracts: Pool, Snow, Auditor, Accounting – Tabled.

Pool Winterization – Tabled.

Bylaws: file with County – Director Catherine requested additional information regarding the status of our Bylaws, Declarations and Covenants being on file with the county. Board was unsure if this was a legal requirement and determined to table until next month.

Community Manager Alternate/Plan – Secretary Jernigan suggested that if Board Members have concern regarding alternate plan, a member could volunteer to draft a few options to have on file. Additional discussion regarding Summit Management and our Assistant Community Manager were also discussed. The consensus was we have a few options and this item was tabled.

Regarding Lot 392, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Director Catherine seconded the motion. Vote: 8 yes.

Regarding Lot 515, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Vice President Nolan seconded the motion. Vote: 8 yes.

Regarding Lot 469, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Vice President Nolan seconded the motion. Vote: 8 yes.

Regarding Lot 399, Secretary Jernigan made a motion to assess a \$50 charge for a trash violation. Director Smith seconded the motion. Vote: 8 yes.

Director Catherine made a motion to adjourn at 9:02 p.m. Vice President Nolan seconded the motion. Vote: 8 yes.

NEXT MEETING: Wednesday, October 1, 7:00 p.m. NCA Pool House. All residents are welcomed to attend.

* * * * *

Now Enrolling for Fall 2010
ST. CHRISTOPHER'S PRESCHOOL
"A Loving Place to Learn"
 Morning Preschool (9:30 - 12:30)
 September to May - 2 to 5 days a week
 Ages: 2½ to 4½

6320 Hanover Ave. Springfield, VA 22150
 (703) 451-1845 www.saintchristophers.net

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – August 18, 2010**

Draft Minutes of the Meeting – Pending Approval

At 7:00 pm John Peirce called the meeting to order. Other board members in attendance included John Nolan, Sarah Jernigan, Chip Catherine, Louise Whitt, Kirk Brustman and Mike Smith. Al Roy was not in attendance.

**COMMUNITY MANAGER'S ANNUAL
EVALUATION**

John Peirce stated Lori Randall, the NCA Community Manager's work anniversary was June 21st and recommends an annual increase of 5% retroactive to that date. Chip Catherine seconded the motion. Vote: 7 yes.

MISCELLANEOUS

Mike Smith has two topics he would like to discuss with the Board, security cameras and metal strips that can be placed on the roof to reduce black streaks from algae. Mike will put together some thoughts on these subjects in an email to the Board before placing it on a Board agenda.

**ROLES AND RESPONSIBILITIES OF BOARD
MEMBERS**

The Board members did a line-by-line review of this document.

TWO MEETINGS PER MONTH

The Board discussed the need for more than one meeting each month to complete necessary board business. It was agreed that this will be done on an as-needed basis. A second meeting will be needed in the month of September for the Board to do a line by line review of the 2011 budget. It has been scheduled

for September 15th at 7 pm. The Roles and Responsibilities of Board Members document will be updated and reviewed again at this meeting.

ELECTION OF OFFICERS

Sarah Jernigan made a motion that John Nolan be the Director that fills the one year Board position. All other Board positions voted on at the annual meeting will be three year positions. Chip Catherine seconded the motion. Vote: 7 yes.

John Peirce made a motion for John Peirce as President, John Nolan as Vice President and Sarah Jernigan as Secretary. Mike Smith seconded the motion. Vote: 7 yes.

John Peirce made a motion to postpone the election of Treasurer until the September 1st meeting since Al Roy was unavailable for this meeting. Chip Catherine seconded the motion. Vote: 4 yes, 3 no. Motion passes.

John Nolan would like the Board to settle in on a goal for the Board to work on. When he was President, getting the office built and dealing with trash problems were the goals. John Peirce stated that the Maintenance Committee has opened the door for moving forward with plans to address problems in the community. There was a discussion about funding projects and if reserve funds could be used for landscaping projects.

Lori will compile a list from the Board on their recommendations for direction and goals for the Board.

The Board needs to further discuss how they want to proceed with a collections attorney. Louise Whitt will prepare a list of questions for the attorneys that were interviewed. Everyone should send the questions they have to Louise.

Sarah Jernigan made a motion to adjourn at 8:40 p.m. John Nolan seconded the motion. Vote: 8 yes.

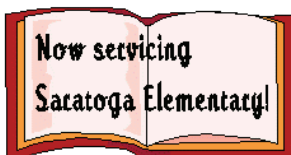
* * * * *



Minnieland Private Day School, Inc.
at Gunston Plaza

"Learning in a loving environment"

Infant through
School Age Care!
6:00am-6:30pm



7752 Gunston Plaza
Lorton, VA 22079
703-550-2102



Now Enrolling for Fall 2010!



COMMUNITY NEWS AND INFORMATION

- Tutoring / Coaching Services -

We believe in creating proper environment for getting yourself educated. Send your child for exceptional coaching, and you will see the results. Satisfaction guaranteed. For details, visit www.shaka4u.com.

Email Contact --> Sanjay@Shaka4u.com

Phone: 703-372-5571.

LOST AND FOUND

- Keys found on top of mailbox in front of 8542 Gwynedd Way
- Mailbox keys found on ground in 8400 block of Kitchener
- Home phone (cordless) left on top of mailbox on Moline Place.

Please contact the NCA Manager at 703-455-3606



Curing Technology Emergencies!

www.TechMedx.com

(703)250-0382

DVD photo slide shows • VHS tapes converted to DVD's

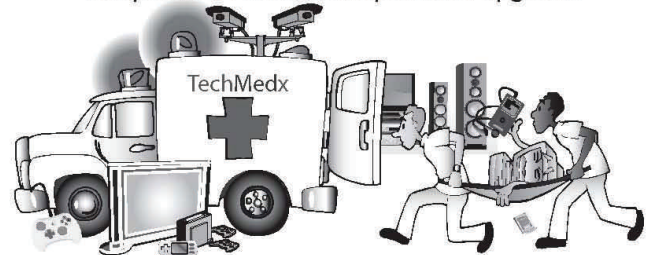
Wireless surveillance with remote internet viewing

Home theater set up and in-home networking

XBox, Wii, & PS3 Internet connections

Computer recycling services ♻️

Computer services, sales, repairs, and upgrades



We Make House Calls!

www.TechMedx.com

(703)250-0382

up to **\$50 OFF**

When You Mention This Advertisement.

Applies to first time customers only.

Can not be combined with any other offer or coupon.

affordable pest

Service You Can Trust, Guaranteed!

Bed Bugs

Centipedes

Crickets

Earwigs

Mice

Raccoons

Rats

Silverfish

Spiders

Squirrels

Termites

Wasps

AffordablePest.com

Always Free Estimates

703-778-PEST (7378)

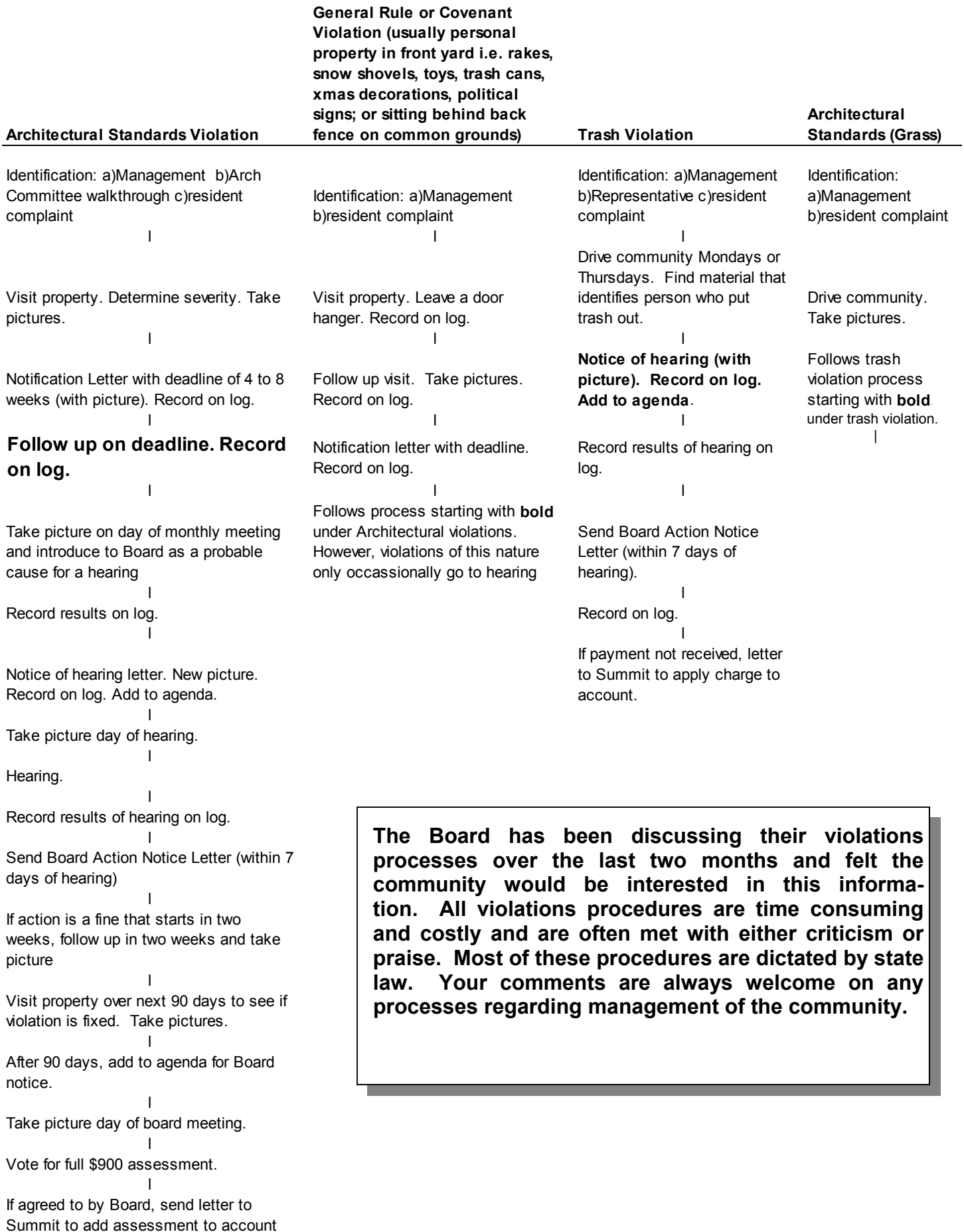


Don't Forget

PARKING LOT REGISTRATIONS DUE!!!

For those interested in placing their boats, campers, or trailers at the pool parking lot must submit an application. One application will be accepted per property. Refer to the NCA website for more details or contact the Community Manager.

NCA BOARD VIOLATIONS PROCESS FLOW DIAGRAM



The Board has been discussing their violations processes over the last two months and felt the community would be interested in this information. All violations procedures are time consuming and costly and are often met with either criticism or praise. Most of these procedures are dictated by state law. Your comments are always welcome on any processes regarding management of the community.

DID YOU KNOW . . .



- . . . Cardboard boxes, magazines, plastic containers and glass bottles are recyclables?
- . . . Recyclables are **ONLY** picked up on Tuesdays?
- . . . The trash company can get in trouble with the County for disposing of recyclables with regular trash?
- . . . that when the trash company rejects your trash you have until that evening to bring it back in or risk getting a letter and possible violation assessment?

PROTECT OUR PROPERTY VALUES AND KEEP NEWINGTON STATION LOOKING BEAUTIFUL! Being a good neighbor means following the trash policy and reporting those who don't.

NCA Management

McCarthy SERVICES

**AIR CONDITIONING,
HEATING, ELECTRICAL
AND PLUMBING**



1-866-924-1650

*Serving Residential
and Commercial customers
in DC, Maryland and Virginia*

\$50.00 OFF

ANY QUOTED REPAIR

**NOT VALID WITH ANY OTHER OFFER.
WITH COUPON ONLY**



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

pam.boe@longandfoster.com
www.pamboe.com



703-503-1888

Pam Boe's Newington Station Update

Available for Sale

- Two 3-level townhomes with list prices of \$284,999 and \$309,000

Under Contract:

- Five 3-level townhomes with list prices ranging from \$225,000 to \$299,990
- One 2-level townhome with a list price of \$165,900

Available for Rent:

- One 3-level townhome, \$1,750/month

Buyers and Sellers Wanted!

With mortgage rates at an all-time low, this is a great time to buy or sell. Call me for a no-obligation market analysis which includes a free video on how to prepare your home for sale.

Community Clean-Up Day!

Bring the Family, Make New Friends!

**When? Saturday, Oct. 16 (Rain Date Oct. 23)
9:00am – 1:00pm**

**Where? We will Gather at the Pool at 9:00
(8:30 for Bagels!)**

**Newington Community Association Residents &
Volunteers! Children Welcome!**

NCA will provide Bags and Gloves!

**Community Service Credit for
Lee High School & Key Middle School Students!**

Special Gifts for Kids!

Please Join Us and Help Beautify Our Community!



**NEWINGTON COMMUNITY ASSOCIATION
SPECIAL MEETING OF MEMBERS**

June 22, 2010

Pohick Church

Minutes of the Meeting

Call to Order at 7 pm.

The purpose of the meeting was for the voting of By-law changes. Bylaw Committee Chairperson, Tom Queen, reviewed the changes being recommended by the Bylaws Committee. All recommendations had been reviewed by legal counsel as well.

Ballots were collected and tallied. 109 persons or proxies were registered.

All twelve Bylaw revisions on the ballot were accepted.

The meeting adjourned at 7:45 pm.

* * * * *

Farmers Markets Schedule

TUESDAYS

Mount Vernon Farmers Market
May 4th-November 23rd
8 a.m. to Noon
Sherwood Regional Library Parking
Lot
2501 Sherwood Hall Lane

SUNDAYS

Lorton Farmers Market
May 2nd-October 31st
9 a.m. to 1 p.m.
VRE Parking Lot
8990 Lorton Station Boulevard



Come out and enjoy an abundance of: locally grown produce, freshly baked bread, free range meats, potted plants, and much more!

ESHA FASHION

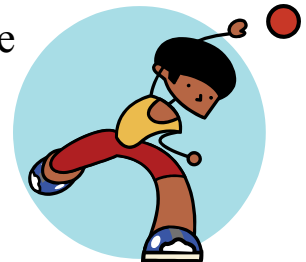
Indian, Pakistani designer clothing and evening bags and a variety of jewelries available for sale. If you're interested, please contact me or check my products on Facebook, Esha Fashion.

Email: alesase@yahoo.com



**Streets and Kids
Don't Go Together.**
NCA discourages children from being allowed to play in the street.


**ALWAYS Drive
Slowly where
children are at
play!**



***REMEMBER TO SCOOP THE POOP!
IT'S THE LAW!!!***

Newington Community Association

October 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Trash & bulk pickup	2
3	4	5	6 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	7 White Good Removal ¹	8 Trash & bulk pickup	9
10	11 Columbus Day NO SCHOOL	12 Trash & recycling pickup	13 Yard Debris pickup*	14 White Goods Removal ¹	15 Trash & bulk pickup	16
17	18	19 Trash & recycling pickup	20 Yard Debris pickup*	21 White Goods Removal ¹	22 Trash & bulk pickup	23
24	25	26 Trash & recycling pickup	27 Yard Debris pickup*	28 White Goods Removal ¹	29 Trash & bulk pickup	30
31  Halloween						

**** 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