



Inside Newington Station

Newington Community Association Monthly Newsletter November 2010

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2010-11 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, November 3
 Wednesday, December 1
 Wednesday, January 6, 2011

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



NCA HOLIDAY PARTY

Friday, December 3

(see page 12 for details)



PRESIDENT'S CORNER

Fall is a changing of seasons and the NCA Board also experiences changes each Fall. The Board welcomes two new members Mike Smith and Kirk Brustman, both bringing new excitement and energy to the Board. Several members have also resigned for personal reasons: John Peirce, Al Roy and Chip Catherine. I would like to thank them for their dedicated service over the past several years and wish them all the best in future adventures but am sad to see them go.

Change is good and we hope to have some positive changes in the coming year. One area we are going to build on in the coming year is for the Board to have formal goals to work towards. Former President Piece promoted this idea and I agree this is a good way to track how your Board is working for the community. The goals will be posted in next month's newsletter and each month a quick update will let the community know our progress.

Another way to recognize and encourage improvement is to periodically feature great residents who are volunteering their time and energy to strengthen our community. We are lucky to have a lot of dedicated residents who go out of their way to improve our community. As volunteers they deserve to have a big round of applause for their hard work. These will be featured in periodic newsletters and give the community a chance to say "thanks" when they see the great volunteers out and about. You can also nominate anyone by sending an email to board@newingtoncommunity.com.

As you can see we have big ideas for our community. But we are only a small group. I encourage anyone who would like to volunteer or participate, to come to our meetings on the first Wednesday of each Month. We welcome your input and suggestions. We look forward to the coming year and hope you find good change in the community!

Sincerely,
 Sarah Jernigan, NCA President

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 - Sarah Jernigan (Aug '13)

Email: Sarah.jernigan@gmail.com

V. President - John Nolan (Aug '11)

Secretary - TBD

Treasurer - Louise Whitt (Aug '11)

Member - Kirk Brustman (Aug '13)

Member - Mike Smith (Aug '13)

Member - Vacant (Aug '12)

Member - Vacant (Aug '12)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - John Nolan

FINANCE 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

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

Newsletter Distributors

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

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – September 15, 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 Louise Whitt, Director Kirk Brustman, and Director Mike Smith. Director Chip Catherine and Director Al Roy were not in attendance.

GENERAL BUSINESS – OLD

Roles and Responsibilities of Board – The Board discussed the draft document and made some minor changes. Secretary Jernigan made a motion to accept the Roles with changes. Vice President Nolan seconded the motion. Vote: 6 yes.

Draft 2011 Budget – Treasurer Whitt did a line by line review of the draft budget. The increase at this time is .9%. Depending on whether CPI goes up or down, will dictate what lines may be changed before it is finalized. If CPI goes up, the townhouse reserves will be increased. If it goes down, an operation line will be decreased. The Board should review and ask questions before the monthly board meeting on October 6th.

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

Legal Counsel for Collections – Treasurer Whitt provided everyone with the compilation of questions for collections counsel were interviewed to date. The Board will have a meeting with a third law firm.

Move Schwab money – The Schwab money market account is earning approximately .01% in interest. Treasurer Whitt looked into savings account rates. Virginia Commerce has the best rate but can't accommodate a request for dual signature authority. Burke and Herbert has a lesser rate but can accommodate a request for dual signature authority. Secretary Jernigan made a motion to move \$200,000 from Schwab to Burke and Herbert and \$40,000 to Virginia Commerce Bank with all future deposits going to Virginia Commerce. This will keep funds within the insurance limits. Director Smith seconded the motion. Vote: 6 yes.

The next step will be to inquire if the Schwab account can be closed or if it must be left open because of the TIPs purchase.

Rules Violations Procedures – Secretary Jernigan made a motion that the current violations procedures will remain in effect. Vice President Nolan seconded the motion. Vote: 6 yes.

Contracts: Pool, Snow, Auditor, Accounting – The pool management company seems to be the best NCA has had in the past four years. President Peirce made a motion to continue Titan's contract for one year. Vice President Nolan seconded the motion. Vote: 6 yes. President Peirce commented that NCA's snow removal contractor did an excellent job in some very terrible conditions and made a motion to renew with Springfield Lawn for 2011. Director Smith seconded the motion. Vote: 6 yes. Treasurer Whitt expressed concern that the NCA auditor has increased their fees consecutively over the past two years. Treasurer Whitt made a motion to renew with Ahlberg in 2011 on the condition the fee does not go up. President Peirce seconded the motion. Vote: 6 yes. There was discussion on our financial management contract which just was renewed last year with a decrease. Secretary Jernigan made a motion to renew for one year with Summit Management. Director Smith seconded the motion. Vote: 6 yes.

Pool Winterization – Titan provided a list of recommended winterization projects for the pool. At a minimum the skimmers should be blown out and sealed. Secretary Jernigan made a motion to spend \$850 on skimmers. Vice President Nolan seconded the motion. Vote: 6 yes.

Bylaws: file with County – The bylaws were changed at the June 22nd meeting of members. President Peirce made a motion to spend up to \$200 on labor and fees to file the updated bylaws with the County. Director Smith seconded the motion. Vote: 6 yes.

A motion was made to adjourn at 8:15 p.m.



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

2011 BUDGET SUMMARY

The proposed 2011 budget will have minimal impact on homeowners. The CPI-U thru August has increased just 1% since last October; this budget was drafted using that minimal increase. There could be minor changes based on what the September CPI-U figures indicate when released later this month. The proposed budget indicates the townhouses will see an increase of \$1.31 for a new assessment of \$230.50 per quarter; the single families will see a decrease of \$1.50 resulting in a new assessment of \$191.97 per quarter.

Analysis of our reserves for street/curb reserves still indicated a shortfall even though the Maintenance Committee has extended the dates of some of the work. The decision was made to increase the street/curb reserves by \$10,000; in order to accomplish that goal, the operational budget had to be cut a like amount.

The contracts were all aligned with the amounts indicated for 2011. Bad debt expense was increased due to history and the perception that the economy won't get any better soon.

The snow line is based on a ten-year average. If you want to register your desires for this winter, please call Mother Nature at NO-MORE-SNOW and tell her to snow in South America!!

In the common area reserves you will notice that a \$5K amount has been identified for a possible appraisal of NCA property alongside the pool area due to the proposed widening of Rolling Road. Although there currently isn't funding for this project in Virginia's budget, with the extension of the Parkway and the impending opening of the Geospacial Building, money could become available either from State or Federal sources. Our attorney has indicated that an appraisal would cost \$5K-\$15K. Such appraisal could be necessary if NCA was dissatisfied with the amount offered as compensation for taking our land. There are currently two Board members and our Community Manager involved in this eminent domain issue.

Finalization of the 2011 Budget will be at the November 3rd Board Meeting. Questions/concerns of homeowners may be presented at that meeting.



Pam Boe, CRS
703-503-1888
boe.pam@gmail.com
www.pamboe.com



703-503-1888

Pam Boe's Newington Station Update

Available for Sale

- Seven 3-level townhomes with list prices ranging from \$259,900 to \$312,000

Under Contract:

Three townhomes with list prices ranging from \$222,500 to \$295,000

Available for Rent:

- Three 3-level townhomes with rents ranging from \$1,695 to \$1,850/month

New Listing!

Alexandria - Expanded and renovated three level home with hardwood floors, 2 kitchens, 5 bedrooms, 4 baths and a large level fenced lot! Listed at \$525,000. See pictures at www.pamboe.com!

Account	Description	Column1	2010 Budget	% Change 10 to 11	\$ Change 10 to 11	2008 actuals	2009 Actuals	2010 Actuals as of 7/31/10	YTD % Actual to Budget	2011 Budget
OPERATING EXPENSES:										
Swimming Pool Expenditure										
07110	Contract - Pool		\$57,500.00	-23.8	-\$13,700.00	\$48,900.00	\$51,422.22	\$24,780.00	56.58%	\$43,800.00
07130	Supplies & Exp. - Pool/Rec		\$2,000.00	50.0	\$1,000.00	\$2,081.55	\$2,619.32	\$4,566.87	152.23%	\$3,000.00
07170	Utilities-Electricity-Pool/Re		\$5,200.00	5.8	\$300.00	\$5,401.20	\$5,221.70	\$3,329.14	60.53%	\$5,500.00
07180	Utilities- Telephone-Pool/Rec		\$660.00	0.0	\$0.00	\$523.00	\$605.13	\$357.63	54.19%	\$660.00
07190	Utilities-Water-Pool/Rec		\$3,000.00	33.3	\$1,000.00	\$4,344.12	\$3,920.13	\$18.30	0.46%	\$4,000.00
	Swimming Pool Expenditures		\$68,360.00			\$61,249.87	\$63,788.50	\$33,051.94		\$56,960.00
Common Area Maintenance										
07260	Grounds Maintenance Contract		\$101,515.00	2.0	\$2,035.00	\$101,515.56	\$101,515.56	\$60,401.67	58.33%	\$103,550.00
07220	Common Grounds Improvement		\$7,500.00	0.0	\$0.00	\$7,877.47	\$148.32	\$782.48	10.43%	\$7,500.00
07290	Materials/Supplies		\$200.00	0.0	\$0.00	\$195.90	\$206.63	\$137.65	68.83%	\$200.00
07310	New/Replacement Trees & Shrub		\$2,500.00	0.0	\$0.00	\$2,135.93	\$2,091.58	\$730.87	29.23%	\$2,500.00
07360	Storage Lot Lighting		\$550.00	0.0	\$0.00	\$440.51	\$510.99	\$227.49	41.36%	\$550.00
NEW	General Repairs		\$0.00		\$2,000.00	\$0.00	\$0.00	\$0.00		\$2,000.00
07370	Tree Maintenance/Labor		\$19,500.00	0.0	\$0.00	\$17,372.50	\$20,626.50	\$17,210.54	88.26%	\$19,500.00
	Common Area Maintenance		\$131,765.00			\$129,537.87	\$125,099.58	\$79,490.70		\$135,800.00
Street Lts/Snow Rem/Trash										
07410	Private Trash Hauling service		\$2,000.00	-25.0	-\$500.00	\$1,572.00	\$1,075.00	\$472.00	31.47%	\$1,500.00
07420	Snow Removal		\$6,250.00	4.0	\$250.00	\$0.00	\$23,612.50	\$34,202.50	526.19%	\$6,500.00
07430	Street Lighting		\$15,250.00	0.0	\$0.00	\$13,251.19	\$15,133.61	\$6,991.64	45.85%	\$15,250.00
07435	Curb Painting/Mailbox landings		\$7,500.00	-26.7	-\$2,000.00	\$7,353.20	\$7,353.20	\$7,500.00	136.36%	\$5,500.00
07440	Trash Clean up Day		\$250.00	0.0	\$0.00	\$274.35	\$145.50	\$56.00	22.40%	\$250.00
07450	Trash Collection		\$125,000.00	2.0	\$2,500.00	\$143,465.71	\$122,567.21	\$71,500.45	56.08%	\$127,500.00
07460	Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$0.00	\$72.50	\$30.00	30.00%	\$100.00
	Street Lts/Snow Rem/Trash		\$156,350.00			\$158,563.25	\$169,959.52	\$120,752.59		\$156,600.00
Committee Expenses										
07510	Architectural Control: Expenses		\$50.00	0.0	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50.00
07515	Architectural Control: Inspections		\$1,000.00	-60.0	-\$600.00	\$60.00	\$200.00	\$0.00	0.00%	\$400.00
07520	Publicity: Newsletter Printing		\$3,800.00	-13.2	-\$500.00	\$4,932.83	\$2,860.75	\$2,182.58	66.14%	\$3,300.00
07525	Publicity: Newsletter Typing/ web maintain		\$2,500.00	12.0	\$300.00	\$2,400.00	\$2,488.00	\$1,558.00	55.64%	\$2,800.00
07530	Welcomeing		\$50.00	-100.0	-\$50.00	\$0.00	\$0.00	\$0.00		\$0.00
07550	Recreation: Activities		\$1,500.00	-6.7	-\$100.00	\$990.15	\$928.53	\$1,077.75	76.98%	\$1,400.00
07570	Recreation: Youth Activities		\$500.00	-20.0	-\$100.00	\$1,366.58	\$100.00	\$129.40	32.35%	\$400.00
	Committee Expenses		\$9,400.00			\$9,749.56	\$6,577.28			\$8,350.00

2011 NCA DRAFT Budget

10/19/2010

Account	Description	Column1	2010 Budget	% Change 10 to 11	\$ Change 10 to 11	2008 actuals	2009 Actuals	2010 Actuals as of 7/31/10	YTD % Actual to Budget	2011 Budget
<u>Administration Expenses</u>										
07603	Accounting & Bookkeeping		\$19,219.50	-27.2	-\$5,219.50	\$14,310.00	\$14,653.00	\$6,980.00	49.86%	\$14,000.00
07605	ADP Service		\$1,500.00	0.0	\$0.00	\$1,395.27	\$1,289.32	\$640.02	42.67%	\$1,500.00
07607	Assistant Community Managers		\$7,000.00	-28.6	-\$2,000.00	\$5,996.31	\$4,425.50	\$1,415.00	28.30%	\$5,000.00
07610	Audit & Tax Preparation		\$2,500.00	20.0	\$500.00	\$2,200.00	\$2,500.00	\$3,000.00	100.00%	\$3,000.00
07612	Bad Debt Expense		\$2,500.00	300.0	\$7,500.00	\$8,081.00	\$24,290.81	\$3,081.89	30.82%	\$10,000.00
07615	Bank Service Charges		\$150.00	0.0	\$0.00	\$56.35	\$94.69	-\$6.15	-4.10%	\$150.00
07620	Community Manager		\$22,050.00	4.3	\$950.00	\$20,900.25	\$24,789.63	\$17,055.69	74.16%	\$23,000.00
07625	Delinquency Processing		\$5,000.00	-20.0	-\$1,000.00	\$3,730.00	\$3,550.00	\$1,520.00	38.00%	\$4,000.00
07630	Insurance and Bonds		\$7,403.00	-12.2	-\$903.00	\$6,360.05	\$6,264.65	\$4,178.75	64.29%	\$6,500.00
07632	Internet Service		\$1,000.00	0.0	\$0.00	\$657.62	\$998.28	\$527.59	52.76%	\$1,000.00
07640	Collections Attorney		\$30,000.00	0.0	\$0.00	\$35,312.32	\$30,239.02	\$23,657.74	78.86%	\$30,000.00
07639	General Counsel		\$3,000.00	33.3	\$1,000.00	\$12,629.85	\$993.76	\$2,957.99	73.95%	\$4,000.00
07650	Mileage Reimbursement		\$375.00	0.0	\$0.00	\$354.17	\$307.16	\$19.89	5.30%	\$375.00
07652	quarterly invoices		\$2,750.00	0.0	\$0.00	\$2,380.00	\$2,679.00	\$1,948.50	70.85%	\$2,750.00
07655	NCA Annual Board Reg in VA		\$250.00	40.0	\$100.00	\$248.50	\$444.13	\$0.00	0.00%	\$350.00
07660	Office Equipment & expenses		\$1,000.00	50.0	\$500.00	\$617.16	\$985.63	\$599.45	39.96%	\$1,500.00
07662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$1,317.26	\$1,309.78	\$790.77	39.54%	\$2,000.00
07664	security systems		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
07665	Office Security Sys Monitoring		\$340.00	0.0	\$0.00	\$315.84	\$328.48	\$191.62	56.36%	\$340.00
07667	Office & Web Page Supplies/Ex		\$1,500.00	33.3	\$500.00	\$1,614.17	\$2,114.32	\$1,349.12	67.46%	\$2,000.00
07670	P.O. Box		\$72.00	0.0	\$0.00	\$72.00	\$72.00	\$72.00	100.00%	\$72.00
07672	Postage (office)		\$2,200.00	0.0	\$0.00	\$2,281.91	\$1,659.40	\$1,281.47	58.25%	\$2,200.00
07674	Printing (office)		\$300.00	0.0	\$0.00	\$17.06	\$91.00	\$250.52	83.51%	\$300.00
07675	Rent-Meeting Room		\$50.00	0.0	\$0.00	\$50.00	\$50.00	\$0.00	0.00%	\$50.00
07677	Returned Checks		\$100.00	-100.0	-\$100.00	\$0.00	\$0.00	-\$50.00		\$0.00
07678	reserve study		\$0.00		\$0.00	\$0.00	\$2,950.00	\$0.00		\$0.00
07680	Taxes - Income		\$3,000.00	0.0	\$0.00	\$540.00	\$4,191.00	\$725.00	24.17%	\$3,000.00
07683	Taxes - Other		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
07685	Taxes - Payroll		\$2,000.00	10.0	\$200.00	\$2,127.83	\$2,184.49	\$1,468.34	66.74%	\$2,200.00
07687	Taxes - Unemployment		\$50.00	0.0	\$0.00	\$0.00	\$0.00	\$0.00		\$50.00
07690	Telephone (office and cell)		\$1,500.00	0.0	\$0.00	\$1,316.14	\$1,481.93	\$890.34	59.36%	\$1,500.00
	Administration Expenses		\$118,809.50		\$124,881.06	\$134,936.98				\$120,837.00
	TOTAL OPERATING EXPENSES		\$484,684.50	-1.3	-\$6,137.50	\$483,981.61	\$500,361.86		103.23%	\$478,547.00

2011 NCA DRAFT Budget

Account	Description	Column1	2010 Budget	% Change 10 to 11	\$ Change 10 to 11	2008 actuals	2009 Actuals	2010 Actuals as of 7/31/10	YTD % Actual to Budget	2011 Budget
RESERVE	Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column9
Contributions										
08000	Common Area Reserve Contribution		\$30,011.52							\$25,000.00
	new Common Area Reserve - eminent domain earmark									\$5,000.00
08005	609 Residences (quarterly)		\$12.32	0.0	\$0.00					\$12.32
	Street/Curb Reserve Contribution		\$50,010.56					\$25,005.00		\$60,000.00
524	Town homes (quarterly)		\$23.86	20.0	\$4.77					\$28.63
08010	Interest Contribution		\$0.00					\$8,437.34		\$0.00
	Reserve Contribution		\$80,022.08							\$90,000.00

INCOME:

06000	Assessment Income		\$544,057.08					\$408,043.59		\$548,397.00
524	Town homes (quarterly)		\$228.17	1.0	\$2.33					\$230.50
85	Single Family Homes (quarterly)		\$193.57	-0.8	-\$1.60					\$191.97
06210	Late Fees		\$7,000.00	0.0	-\$1,000.00	\$9,705.01	\$10,323.42	\$4,360.00		\$6,000.00
06100	Dislosure packet inspections		\$0.00			\$0.00	\$1,350.00	\$2,200.00		\$2,000.00
06212	Legal Fee Reimbursement		\$5,000.00	20.0	\$1,000.00	\$13,641.73	\$11,024.12	\$8,537.03		\$6,000.00
06220	Miscellaneous Income		\$3,000.00	0.0	-\$1,500.00	\$20,582.00	\$987.36	\$630.00		\$1,500.00
06235	Newsletter Ad Income		\$600.00	25.0	\$150.00	\$1,380.00	\$1,138.75	\$836.25		\$750.00
06254	Pool Fees		\$2,000.00	0.0	\$0.00	\$2,697.00	\$3,615.00	\$2,300.00		\$2,000.00
06280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$830.00	\$590.00	\$60.00		\$900.00
06400	Interest Income, Operations Accounts		\$0.00	0.0	\$1,000.00	\$18,773.55	\$11,677.61	\$1,412.46		\$1,000.00
	Total Income		\$562,557.08			\$67,609.29	\$448,749.85	\$20,335.74		\$566,547.00
						\$48,835.74	\$29,028.65			

		Annual		Common	
Total Operating Expenses	Total NCA	Operating Expenses per Residence	Operating Expenses per Residence	Operating Expenses per Residence	Operating Expenses per Residence
\$478,547.00	\$364,803.00	\$179.66	\$179.66	\$179.66	\$179.66
- Other Income		\$12.32	\$12.32	\$12.32	\$12.32
- Street Lighting/curb painting		n/a	n/a	n/a	n/a
Common Operating Expenses	609	\$191.97	\$191.97	\$191.97	\$191.97
	divided by				

Column1	Column2	Column3	Column4	SFH	Column7	Column5	TH
Quarterly Common Operating Expenses per Residence				\$179.66			\$179.66
Quarterly Common Area reserve contributions (total NCA residences)				\$12.32			\$12.32
Quarterly Street/Curb reserve contribution (TH only)				n/a			\$28.63
Quarterly street lighting/curb painting (TH only)				n/a			\$9.90
Proposed Quarterly assessment				\$191.97			\$230.50

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – October 6, 2010
Draft Minutes of the Meeting – Pending Approval**

At 7:02 pm Vice President Nolan called the meeting to order. Other board members in attendance included Secretary Sarah Jernigan, Treasurer Louise Whitt, and Director Mike Smith. Director Kirk Brustman and Director Chip Catherine were not in attendance. John Peirce and Al Roy submitted resignations to the Board.

ELECTION OF BOARD PRESIDENT

Treasurer Whitt nominated Sarah Jernigan to be the Board President. Director Smith seconded the motion. Vote: 4 yes. Since Sarah was the Secretary, that position is now available. Treasurer Whitt stated the bylaws allow the Treasurer and Secretary to be one person. The Board will wait until all Board members are in attendance to see if anyone else would be interested in the position.

APPROVAL OF MINUTES

Treasurer Whitt made a motion to accept the minutes of the June 22, 2010 Special Meeting of Members. President Jernigan seconded the motion. Vote: 3 yes, 1 abstain. Treasurer Whitt made a motion to accept the minutes of the August 18, 2010 Special Board Meeting. Director Smith seconded the motion. Vote: 4 yes.

Treasurer Whitt made a motion to accept the September 1, 2010 monthly Board meeting minutes with changes. Under New Business, Bylaws, it will be noted that Treasurer Catherine had made a motion but there was no second. Additionally, it will be added that the Community Manager (CM) will be asked to redistribute the comments from general counsel regarding voting and membership rights. Motion was seconded by President Jernigan. Vote: 4 yes.

HEARINGS

Lots 61, 347, and 578 were not in attendance for hearings.

Lots 57, 132, 359 were in attendance to discuss trash violations.

COMMITTEE/BUSINESS REPORTS

Finance Committee

The Finance Committee's budget was changed by \$500 in the curb painting line since the Board last

reviewed the budget. There will also be a line change for the common ground reserves. The \$30,000 budget will be split between \$25,000 for general common grounds repairs and \$5,000. The \$5K is earmarked for a possible appraisal in the event NCA property is taken for the widening of Rolling Road and the amount offered is unacceptable.

There is concern of the effect on the pool when Rolling is widened. VDOT was not aware that surveyors were recently spending a lot of time on Rolling Road in front of our property.

Treasurer Whitt has reviewed the status report provided by Segan, Mason of all cases. The information was helpful on some cases. There were four cases that were not included. It was noted by the CM that three of our worst delinquencies are paid up.

Planning and Development

Mr. Lou Tobat provided an update on the progress around the area. There was a question as to whether Barta Road will go through from Rolling to Backlick. It is not known at this time.

Continued on Page 9

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Community Manager Report, Lori Randall

General

NCA Vehicle Tickets: 1

Disclosure inspection(s): 8411 Red Ash, 7709 Brandeis, 7774 Euclid

New Violation letters: TRASH (4), RULES (1), ARCHITECTURAL (4/2 grass).

Exterior Project Requests: 8

Path project finished. Problems found and fixed.

Updated reallocated budget is attached. Budget lines of concern (usually over 66%) have been highlighted.

Received Arborist review of community trees.

Opening of bank accounts for reserve money. Issues to be discussed in meeting.

Fixed office hours with new assistant: Lori is in Monday, Wednesday and Thursday 10 to 3 and Tina is in Tuesday and Friday 9 to 2.

Second Clean Up Day for NCA being planned by Bob Fasick for October 16th.

Attended attorney luncheon on eminent domain.

Second board meeting needed this month?

Annual Fenced Enclosure space renewal process started.

Neighborhood Enhancement Grant due October 29th.

Complaints/Issues

Pool incident reported by resident.

Ground hornets/wasps on ball field and nearby

Ongoing suspicious activity at a resident's house on Durer.

Car damaged by branches that fell out of a tree during a storm. Asked for reimbursement which NCA does not provide.

Robbery on Moline. They were caught thanks to a neighbor reporting suspicious activity.

Tree fell on fence and shed behind Luce.

German shepherd on Godolphin has attacked dogs that walk by the house.

If no one else is interested, the CM will put in an application for the County grant money for neighborhood improvements. She will apply to have some paths replaced that lead to the Fairfax County trail at Pohick Creek.

Under complaints, President Jernigan stated it was her dog that was attacked and wants anyone who lets their kids walk their dogs know that this occurred on the top half of Godolphin, has happened

to more than one dog, and people should be very cautious.

GENERAL BUSINESS – OLD

Reserve Accounts – The CM did not open the \$200,000 money market at Burke & Herbert because the Board approved a lesser rate based on the bank stating they could provide dual signature authority. When at the bank, they stated they could not guarantee dual authority on all account transactions. Treasurer Whitt went to the branch and had them contact the District Manager who stated that the bank can guarantee dual authority. VCB stated they could insure per signatory. This will all be looked into further.

Investment Strategy – Treasurer Whitt will draft a written document for the Board's review.

Drainage Concern – Vice President Nolan met with the owner of the property. The owner suggested an outdoor sump pump. She will get more information on this.

NCA gardens – Due to a budget shortfall the CM has recommended waiting to spend any funds on common grounds improvements. There was no motion and the topic will be dropped.

Legal Counsel for Collections – There was consideration of interviewing a third law firm but at this point only two board members actually took part in the first two interviews. Treasurer Whitt prepared a list of questions for both firms. These will be forwarded and after the responses are received, one will be asked to come back and meet with the new Board members. The goal is to get the questions out and responded to by October 21st.

GENERAL BUSINESS – NEW

Board Goals – The Board discussed the ideas presented for goals including reducing delinquencies, providing exterior appearance ideas, making the Board and committees more accessible, and review of governing documents. The Board would like to solicit from the community, their talents that they would like to share with the community. President Jernigan would like to get back to the idea of a Community Day with professionals setting up advice stations and she would like the Maintenance Committee to become more active. There was discussion of a group email.

Black algae on roof shingles – Director Smith is working on his own roof trying to remove algae and presented the Board with some information on the

Continued from Page 9

problem. He found zinc and copper prevent the algae and metal strips can be placed at the top of the roof. Rain hitting the metal strips helps dissolve the algae. He will do a test strip on his roof to see if it works and what it will look like from an aesthetic standpoint. The results will be discussed in six months.

Security cameras – Based on a resident's question at the annual meeting, Director Smith provided a paper for discussion by the Board. It included concerns about aesthetics, radio frequency and privacy. The NCA Architectural Standards do not specifically address this topic. This subject will be tabled unless someone submits an architectural request.

Donation to Saratoga Elementary – A resident asked the Board to consider making a donation to Saratoga Elementary School for their beautification project. Treasurer Whitt made a motion that no donation be made since our budget is short and we are not funding our own beautification projects. Director Smith seconded the motion. Vote: 4 yes. It was suggested that the resident run an article in the newsletter to see if any business owners in our community or residents would be interested in donating to the project.

Pool contract extension – The current pool contract has offered NCA a one year extension, through 2012, with no cost increase. Vice President Nolan made a motion to extend the pool contract through 2012. Director Smith seconded the motion. Vote: 4 yes.

Bylaws: Does trustee have rights of a member? – A Board member questioned if a trust owns their property, then who has the right to represent the trust on the Board. There was discussion regarding the fact that someone elected would be grandfathered under bylaws that allowed non-members to be on the Board. It was agreed a legal opinion would be needed to get a final answer but since the Board member has resigned the point is moot. It was suggested that a legal opinion still be obtained for future reference.

Bylaws: Are they consistent with State law? – The Board agreed they are not aware of any inconsistencies between the governing documents and any State laws. If there are any specific instances that can be cited, then they should be presented to the Board in writing for them to consider.

The Board adjourned to Executive Session to discuss hearings at 9:05 pm. The Board returned to open session at 9:08 pm.

Regarding Lot 57, President Jernigan made a motion to waive any charge for a trash violation. Director Smith seconded the motion. Vote: 4 yes.

Regarding Lot 132 and Lot 359, Vice President

Nolan made a motion to waive charges for trash violations. Director Smith seconded the motion. Vote: 4 yes.

Regarding Lot 578, President Jernigan made a motion to assess a \$50 charge for a rule violation. Vice President Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 447, Vice President Nolan made a motion to assess a \$50 charge for an architectural (grass) violation. Director Smith seconded the motion. Vote: 4 yes.

Regarding Lot 61, Treasurer Whitt made a motion to assess a \$50 charge for an architectural (grass) violation. Vice President Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 61, Treasurer Whitt made a motion to assess a \$50 charge for a trash violation. Vice President Nolan seconded the motion. Vote: 4 yes.

Vice President Nolan mentioned that it is very difficult to find residents willing to sit on the Board of Directors. We have not been able to maintain nine members for more than three months since it was increased. We are currently at eight. The Nominating Committee worked very hard this year and was able to only find two interested candidates both of which are now on the Board. With the recent resignations, there are now six Board members. Vice President Nolan made a motion to not fill the Board seats vacated by John Peirce and Al Roy. This will leave one vacancy to be filled. Based on the remaining positions, there will be two terms expiring in 2011, two in 2012 and three in 2013. Director Smith seconded the motion. Vote: 4 yes.

The meeting adjourned at 9:15 pm.

NEXT MEETING: Wednesday, November 3, 7:00 p.m. NCA pool house. All residents encouraged to attend.

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COMMUNITY NEWS AND INFORMATION

— TWO —

Robert E Lee High School Band and Drama



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Featuring Favorite Characters
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Tuesday, November 30, 2010 *10:00am
7:00pm

Wednesday, December 1, 2010 *10:00am

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Admission: \$2.00 per person

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

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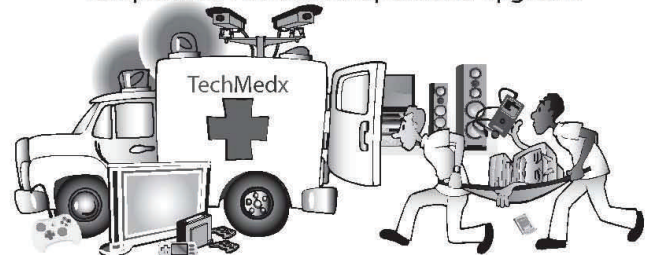
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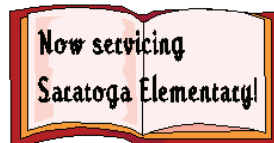
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NCA CLEAN-UP DAY A SUCCESS!!

The Fall Community Clean-Up was held on Saturday, October 16, and was a rousing success! Over 20 residents showed up on a beautiful, sunny day to pitch in and collect trash and other debris from in and around all of the townhouses and the detached homes. Special thanks goes out to the 21 student volunteers from Key Middle School for helping us beautify Newington Station.

It was an impressive effort by all involved, and everyone seemed to enjoy the time spent meeting other residents and working alongside each other and the Key Middle School student volunteers. One volunteer, Travis Caldwell, who no longer lives in the neighborhood, thought it a worthy endeavor and worked hard throughout the morning picking up trash and debris in the woods along the paths and down by the stream. The normal range of refuse was collected, topped by one rowing machine, a large (3 ft wide) metal disc with an interesting pattern of holes in it, and THREE CAR DOORS!



Sincere thanks to everyone who participated. Hopefully, all the folks who participated will pass the word, and we can again increase the number of residents who participate in the Spring!

Please remember to secure your plastics in the recycling containers on windy days. Plastic bottles and bags were prevalent throughout the wooded areas.
--Bob

NCA's Annual Holiday Party

**Friday, December 3, 2010
Saratoga Elementary School
6:45 pm to 8:30 pm**

6:45—7:00 pm - Food and drinks
7:00—7:30 pm - Entertainment for the kids
7:30—8:00 pm - Pictures with Santa
8:00—8:30 pm - Raffle drawing / Clean Up

We still need volunteers for set up, pictures, baking, etc. This is a great way to get involved in the community!

*** If you are interested in volunteering for this event, please contact
Lori Randall, Community Manager at 703-455-3606 ***

RECYCLING YES and RECYCLING NO

Recycling YES

- Aluminum Cans
- Metal Food & Beverage Cans
- Glass Bottles & Jars
- Cereal & Food Boxes
- Milk & Juice Cartons
- Plastic Bottles & Jugs #1-7 (with lids)
- Wide-mouth Plastic Containers
- Mixed Paper, Newspaper, Office paper, & Junk Mail
- Magazines, Phone Books & Catalogs
- Paperback & Hardcover Books
- Aluminum Foil & Trays
- Empty Aerosol Cans
- Rigid Plastics
- Cardboard Boxes & Pizza Boxes

Please empty and rinse all containers before placing in recycle cart.

Recycling NO

- Plastic Food Trays & Cups
- Clam-shell Containers
- Light Bulbs
- Glassware
- Ceramics
- Pots & Pans
- Paper Plates & Napkins
- Batteries
- Styrofoam Cups, Plates, Bowls, To Go Containers

No Motor Oil Containers
No Plastic Cutlery, Forks, Knives, Spoons

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Keep NCA Clean. Place all recyclables out only on Tuesdays for pick up.

For more information about recycling, visit American Disposal's website:
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LEAF REMOVAL

NCA's grounds contract includes two leaf removals. The first will be completed by November 30th and the second before December 30th. The contractor removes leaves from common ground turf areas only.



As a reminder, **please do NOT pile the leaves from your yard onto common grounds.** Piles of leaves left for days will kill the grass. **Please do not blow or rake your leaves into the street.** The leaves get wet and slippery or can clog storm drains. All residents should bag the leaves from their property and place them out for trash removal. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Wednesday through the end of the year. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!



Please Donate Your Flower Bulbs & Plants to Saratoga Elementary That May be Crowding Your Garden!

Saratoga Elementary School won a grant last year, and planted a beautiful garden with the proceeds. Please walk over to the school and enjoy the view. There were many volunteers old and young that helped!

We would like to continue beautifying the school grounds, and add some new plants, and bulbs with YOUR help. If you have any questions, please call or e-mail me. 202-564-8846 or guthrie25@gmail.com.

1. Drop them off at my house: Tina Guthrie - 8308 Cushing Court
2. Please put the bulbs in a bag
3. Drop a note into the bag as to what kind they are or if they require any special planting instructions. (I definitely won't recognize every bulb or plant!!)



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Saratoga School News

Saratoga Elementary School began its 21st school year on September 7th. This is always an exciting yet challenging time for students and parents alike. The kids have to adjust to a new schedule after summer break and parents must get used to being homework enforcers again. In order to ease the work load a little the school and Saratoga PTA offer assemblies, cultural events and field trips every year. For example we had our annual Ice Cream Social on September 22nd and it was as popular as ever. The entire school parking lot was filled with happy people eating ice cream and popcorn while carrying around desserts they had won at the Cake Walk.



In order to carry on these activities the PTA must raise funds to pay for them. The easiest fundraiser we participate in is the Giant A+ Bonus Bucks program. As a member of our community you could help us so much just by registering your Giant card in this program. You simply go to Giantfood.com and register your card number under the "Our Stores" tab. Saratoga's ID number is 02098. You can also split your earnings three ways if you like. Our school pyramid includes Key Middle School (ID no. 02072) and Lee High School (ID no. 02073). The only catch to the program is that you must re-register your card every school year.

We also collect Box Tops for Education and Campbell's Soup Labels. If you see a lot of these on your pantry products consider clipping them for us. You can turn them in to the front office and they'll make sure the PTA receives them. Or you might have a neighbor with a Saratoga student who can turn them in for you.

We are very proud of our school and our Saratoga Stallions. It takes a lot of people to make a school great and we appreciate any support you can give us.

Tanya Tucker - Saratoga PTA Treasurer

Newington Community Association November 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Teacher Workday NO SCHOOL	2 Trash & recycling pickup Teacher Workday NO SCHOOL	3 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	4 White Good Removal ¹	5 Trash & bulk pickup	6
7 Daylight Savings Time Ends (turn clocks back!!) 	8	9 Trash & recycling pickup	10 Yard Debris pickup*	11 White Good Removal ¹  VETERANS DAY	12 Trash & bulk pickup	13
14	15	16 Trash & recycling pickup	17 Yard Debris pickup*	18 White Goods Removal ¹	19 Trash & bulk pickup	20
21	22	23 Trash & recycling pickup	24 Yard Debris pickup* 2 hour early dismissal	25 White Goods Removal ¹ Thanksgiving Day No School 	26 Trash & bulk pickup Thanksgiving Holiday No School	27
28	29	30 Trash & recycling pickup				

**** Board meetings are open to all NCA residents.**

* For Single Family Homes Only

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