



Inside Newington Station

Newington Community Association Monthly Newsletter February 2011

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2011 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, February 2
 Wednesday, March 2
 Wednesday, April 6
 Wednesday, May 4
 Wednesday, June 1

All meetings begin 7pm at NCA Pool House and all residents encouraged to attend!

PRESIDENT'S CORNER

By Sarah Jernigan

Happy New Year (a month late!) I always get excited at the start of a New Year, it gives everyone a chance to take a deep breath and start fresh. As President, I am glad the Board has already started working on new things! One of our new items is setting goals to for the community for 2011. We chose 3 goals to help us build a better and stronger community. Our goals are:

- Work towards reducing our delinquencies of quarterly dues. This will help NCA meet our future goals such as replacing roads and improving common areas.
- To provide resources for the community members who might have questions on exterior or interior projects, wouldn't it be nice to get a referral for a plumber from a neighbor who has a good one! Or get help with which plants will grow best in your yard. Our community has a lot of creative people who would be willing to help a neighbor if we just had a way to ask!
- The Board is also working to make the Board and community events more accessible to the community. Hopefully it will help everyone understand the role the Board plays in determining how to improve the community.

Hopefully this will help us to work towards a great community!

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 - Mike Smith (Aug '13)

Treasurer - Louise Whitt (Aug '11)

Member - Kirk Brustman (Aug '13)

Member - Vacant (Aug '12)

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

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

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 – January 5, 2011
Draft Minutes of the Meeting – Pending Approval**

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

PRESIDENT'S COMMENTS

President Jernigan was hoping we would not need snow removal at the end of 2010 but it was necessary to call for a sanding on the streets because of concerns of ice. She stated the Board needs to address their goals and be more active and get more action from residents.

APPROVAL OF MINUTES

Vice President Nolan made a motion to accept the minutes of the November 18, 2010, Board Meeting. Secretary Smith seconded the motion. Vote: 5 yes. Vice President Nolan made a motion to accept the minutes of the December 1, 2010, monthly Board meeting. It was noted that there was a vote at the end of the meeting to give the NCA employees holiday bonuses which carried unanimously. Vice President Nolan amended his motion to accept the change. Secretary Smith seconded the motion. Vote: 5 yes.

HEARINGS

Lot 471 was not in attendance for a trash violation hearing. Lot 469 was in attendance and spoke to the Board.

VISIT FROM SUMMIT MANAGEMENT

Brenda Conway of Summit Management was invited to meet the NCA Board. She explained to the Board Summit's processes on assessment delinquencies including their role in interacting with residents and with NCA's collection attorney. She does act as witness when cases go to court but most often they are settled before the court date. The Board asked that if she forwards all new delinquency accounts to the attorney by email, that the Community Manager (CM) be copied in those emails.

The Board took a five minute break so the CM could deal with a police issue.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

CPI has not moved in the last couple of months so the 2011 budget approved with a 1% increase was appropriate.

Planning and Development, Lou Tobat

Employees have started moving in to the Geospatial building and will continue throughout the year. The ramp from I-95 on to the Fairfax County Parkway is now open.

Community Manager Report, Lori Randall

General

NCA Vehicle Tickets: 0

Disclosure inspection(s): 7709 Durer

New Violation letters: TRASH (0), RULES (0), ARCHITECTURAL (0).

Exterior Project Requests: 2

Updated reallocated budget is attached. Budget lines of concern (over 92%) have been highlighted.

Completed Notary application.

NCA Holiday party on December 3rd.

Prepare Delinquency Process. Revise Delinquency Policy and schedule meeting with Rees

Continued on page 4 ...



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Broome.

Burke and Herbert account forms completed and account opened. Need signature cards signed.

Contracts summary for Board.

Street sign inspection.

snow on December 16th. Called for salt/sand on streets.

Prepare list of assessment delinquencies for transfer.

*Application for County grant for asphalt paths was **denied** due to lack of volunteer hours.*

Follow up on abandoned car on Delong. Police say no violations. Asked that it be reported again.

Follow up on water leak on Lodge Court. Overwhelmed with water main breaks but will re-send to maintenance.

Follow up on multiple vapor lights out on Northumberland and downed watchlight on Euclid and Northumberland. Waiting on parts for vapor lights. Watchlight never reported.

Complaints/Issues

- 1. Verbally abusive resident on Euclid*
- 2. Bathroom construction debris put out on curb for trash. Not even in containers.*
- 3. Kids starting fires in woods. Went to find them but saw no kids or evidence of fire.*
- 4. Three calls regarding assessment invoices not received as of third week of December.*
- 5. Visitor was towed on Christmas Eve for not having an inspection sticker. She believes Board has in the past discussed not towing on Christmas Eve.*

President Jernigan wants the towing policy to be reviewed at the March meeting.

The resident who dumped the bathroom tile debris on the curb on Durer was identified and will be sent a letter requesting reimbursement for the hauler that removed the debris.

The CM wanted the Board to be aware that she will be on vacation during the February Board meeting.

A resident wanted the Board to remove a tree next to his home. Based on that complaint, at the last monthly meeting the CM was asked to contact the resident about bringing a plat to the January meeting. She did email the resident but he did not show up for this meeting.

A resident asked about the visibility problems coming out of Lemoyne due to cars parking on the right side of Delong. The CM explained that when the

previous no parking sign went missing, she called VDOT and the County to get it replaced and they performed a sight distance review and allowed parking on half of the area. She also stated another resident has complained recently and put in a work request with VDOT.

GENERAL BUSINESS – OLD

Investment Strategy – Treasurer Whitt shared a second draft with the Board. Secretary Smith made a motion to accept the policy. Vice President Nolan seconded the motion. The CM commented that there is no language that requires the Board to automatically reinvest funds in the existing plan if the Board has not made a decision on how to reinvest funds by the maturity date. Her concern is that in the past the Board had decided there were better investment opportunities than the existing plan but then the money sat without earning interest for several months while a decision was being made on how to invest. Treasurer Whitt felt that the language in the policy covered that concern. Vote: 5 yes.

Drainage Concern – Vice President Nolan has not had an opportunity to follow up on this matter but will by next month.

Continued on Page 7 ...

**** TWO ** NEWSLETTER DISTRIBUTORS NEEDED**

One distributor for Dampier, Eucalyptus and part of Matisse.

Another distributor is needed for Marconi Court.

All or part is needed. Please volunteer your time of just a few minutes each month.

For more information, contact the Community Manager:

manager@newingtoncommunity.org

**Or
703-455-3606**



Pam Boe's Newington Station—2010 Year in Review

Address	Sold Price	Subsidy	Date
8471 Brainerd Ct	\$322,000	\$9,660	01/15/10
8434 Kitchener Dr	\$171,000	\$0	02/21/10
7782 Euclid Wy	\$275,000	\$0	02/23/10
7757 Durer Ct	\$300,000	\$5,000	02/26/10
8456 Kitchener Dr	\$315,000	\$7,062	03/29/10
7734 LeMoyné Ln	\$295,000	\$0	03/31/10
8461 Brainerd Ct	\$305,000	\$0	03/31/10
8540 Gwynedd Wy	\$319,000	\$9,000	04/16/10
7839 Godolphin Dr	\$480,000	\$0	05/10/10
7748 LeMoyné Ln	\$291,000	\$7,000	05/14/10
8451 Brainerd Ct	\$319,725	\$9,450	05/24/10
7881 Godolphin Dr	\$465,000	\$0	06/04/10
7706 Brandeis Wy	\$235,000	\$0	06/17/10
8501 Jenner Ct	\$323,000	\$3,011	06/30/10
8519 Jenner Ct	\$307,000	\$3,462	07/01/10
7763 Durer Ct	\$248,000	\$6,500	07/29/10
7706 Brandeis Wy	\$310,000	\$0	08/27/10
7786 Euclid Wy	\$260,000	\$0	09/03/10
8353 Moline Pl	\$313,000	\$5,850	09/09/10
7709 Brandeis Wy	\$285,000	\$8,550	09/20/10
7738 LeMoyné Ln	\$285,000	\$4,000	09/24/10
8411 Red Ash Ct	\$164,000	\$4,920	10/12/10
7701 Durer Ct	\$292,000	\$8,000	10/28/10
7717 Matisse Wy	\$219,000	\$7,665	11/15/10
7710 Brandeis Wy	\$302,000	\$7,000	11/19/10
7834 Marconi Ct	\$318,000	\$6,500	11/19/10
7709 Durer Ct	\$230,000	\$0	12/03/10
7796 Euclid Wy	\$257,900	\$5,000	12/17/10
7774 Euclid Wy	\$262,000	\$7,860	12/22/10
8329 Moline Pl	\$289,990	\$5,000	12/28/10

Just Listed in "Daventry"

Beautiful top floor 2 bed room / 2 bath condo with vaulted ceilings, skylite, fully equipped kitchen. New washer and dryer. \$209,000
See photos at www.pamboe.com



Just Listed in Burke Centre

Gorgeous 3 bedrm, 2.5 bath townhome with remodeled kitchen including granite counters. Hardwood floors, recreation room has stone fireplace. Deck, patio and fenced yard. \$359,500
See photos at www.pamboe.com



Available for sale in Newington Station:

Four townhomes with list prices ranging from \$259,900 to \$300,000

Under contract:

One townhome listed at \$289,900

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COMMUNITY NEWS AND INFORMATION



IT IS FAIRFAX COUNTY LAW. SCOOP THE POOP!

Report violators to the Fairfax County Police. Call 703-691-2131.

Report back yards filled with dog poop to the Fairfax County Health Department at 703-246-8422.

HOME AND GARDEN CLUB IS FORMING IN THE NEWINGTON STATION COMMUNITY.

Let's form a group of creative, fun-fabulous folks excited about the beautification of their home and the community. People who will help their neighbors with landscaping ideas and architectural guidance. If you love to work in the garden or if home improvement projects ignite a spark in you, let us join our talents and help each other to improve the appearance of our homes and community.

Contact Darlene Bowling @ darbowling@verizon.net or 703-440-9152.



HOLIDAY LIGHTS

Thank you for the Holiday decorations. The neighborhood looked beautiful!

Now it's time to undeck the halls. Just a friendly reminder that the Architectural Standards state "holiday decorations are permitted on the exterior of a home 30 days prior and 30 days after a major holiday".

Reminders

- ◆ Snow shovels should not be left on front porches
- ◆ Do not put trash out before 5pm the night prior to pick-up
- ◆ Vehicles with expired registration, safety stickers or parked on yellow curbs will be towed



Fairfax County residents may use each Electric Sunday recycling event to recycle:

- Televisions
- Computers
- Monitors
- Printers
- External drives
- Scanners
- Speakers
- Keyboards
- Mice

Residents may also recycle their unbroken fluorescent tubes and light bulbs at these events as well. This is a free service for Fairfax County residents thanks to our partnership with Covanta Energy, Inc.

Next date is Sunday, February 27, 2011 at I-66 Transfer Station from 10:00 a.m. to 3:00 p.m. For more information, go to: [Fairfax Recycling Events](http://www.fairfaxcounty.gov/dpwes/publications/recycling/event-electric-2011.pdf) or <http://www.fairfaxcounty.gov/dpwes/publications/recycling/event-electric-2011.pdf>

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Legal Counsel for Collections – President Jernigan asked for any questions on this matter then made a motion to enter an agreement with Rees, Broome for all legal collections work. Vice President Nolan seconded the motion. Motion was amended to send only new accounts to Rees, Broome. Vote: 5 yes. The Board will meet on January 20th to discuss the delinquent accounts that are in various stages of collection with the form collection attorneys.

The CM reminded the Board that the detailed delinquency process was not finalized for forwarding to the new collection attorney. The step after a demand letter has not been decided. The Board wants the attorney to come back to the Board with their recommendation on a next step with this first group of new accounts.

Board Goals – President Jernigan will rewrite the goals for the newsletter. The Board discussed the second item regarding providing a resource to residents on exterior projects. A resident recommended a Garden Club and will put an article in the newsletter. Secretary Smith made a motion to accept the list as this year's Board goals. Director Brustman seconded the motion. Vote: 5 yes.

Reserve Maintenance Plan (Pool only) – The Board agreed to meet at the pool at 10 a.m. on Saturday, January 8th to look at the maintenance items listed for repair or replacement at the pool.

GENERAL BUSINESS – NEW

2011 Pool Rules – The Board was asked to provide any recommended changes to the pool rules prior to a meeting on January 20th. The Board needs to vote on the pool rules at the February meeting so they can be attached to the March newsletter with the pool applications.

Lee High School All Night Grad Party – Vice President Nolan made a motion to donate \$100 to the event. Director Brustman seconded the motion. Vote: 5 yes.

Board Member Vetting Process – The Board reviewed the draft and made some changes. A final will be put in the Board member's reference books.

Delinquency Policy – The existing policy along with the Board's recommended revisions will be forwarded to the NCA attorney for their review and recommendation.

The Board adjourned to Executive Session to discuss hearings and write offs at 9:15 pm. The Board returned to open session at 9:20 pm.

The Board discussed the write off recommendations and concluded that if it can be done at a minimal charge, they would like the new collections counsel to confirm the recommended write offs. If a response can be gotten before the 20th, they will vote at that meeting.

The Board discussed whether they should switch registered agents. The CM will get the fee from Rees, Broome.

Regarding 469, Secretary Smith made a motion to assess a \$50 charge for an early trash violation. Treasurer Whitt seconded the motion. Vote: 5 yes.

Regarding Lot 471, Vice President Nolan made a motion to assess a \$50 charge for an early trash violation. Secretary Smith seconded the motion. Vote: 5 yes.

The meeting adjourned at 10:05 pm

NEXT MEETING: Wednesday, February 2, 2011 at 7:00 p.m. NCA Board House - All residents are welcome to attend.

* * * * *

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Unsung Heroes of NCA

Often the articles in the newsletter are about rules and reminding residents what they can't do. This article is not about the residents who throw their McDonalds trash in the parking lot, mow their lawn twice a year or can't get the trash and recycling days figured out. It is about the residents who don't need to be reminded of rules and who go the extra mile for the community.

We rely on volunteers to deliver the newsletter every month. Some of these individuals have been doing it for several years. They provide a very important service to this community and save the community a lot of money by taking a few minutes every month to go door to door on their route. Sometimes they are a little late but you can usually count on them to deliver every single month. If they are late, it is usually because the office didn't get the newsletter complete in a timely manner. Please thank your newsletter delivery person the next time you see them. We are in need of delivery persons in two areas of the community. Consider giving of your time.

Besides delivering newsletters you will see residents in this community going for daily walks. Often these walkers carry a plastic bag with them and fill it with trash as they go. They willingly take the time to keep this community clean. It wouldn't look as good as it does without them. Again, this is an incredible savings to the

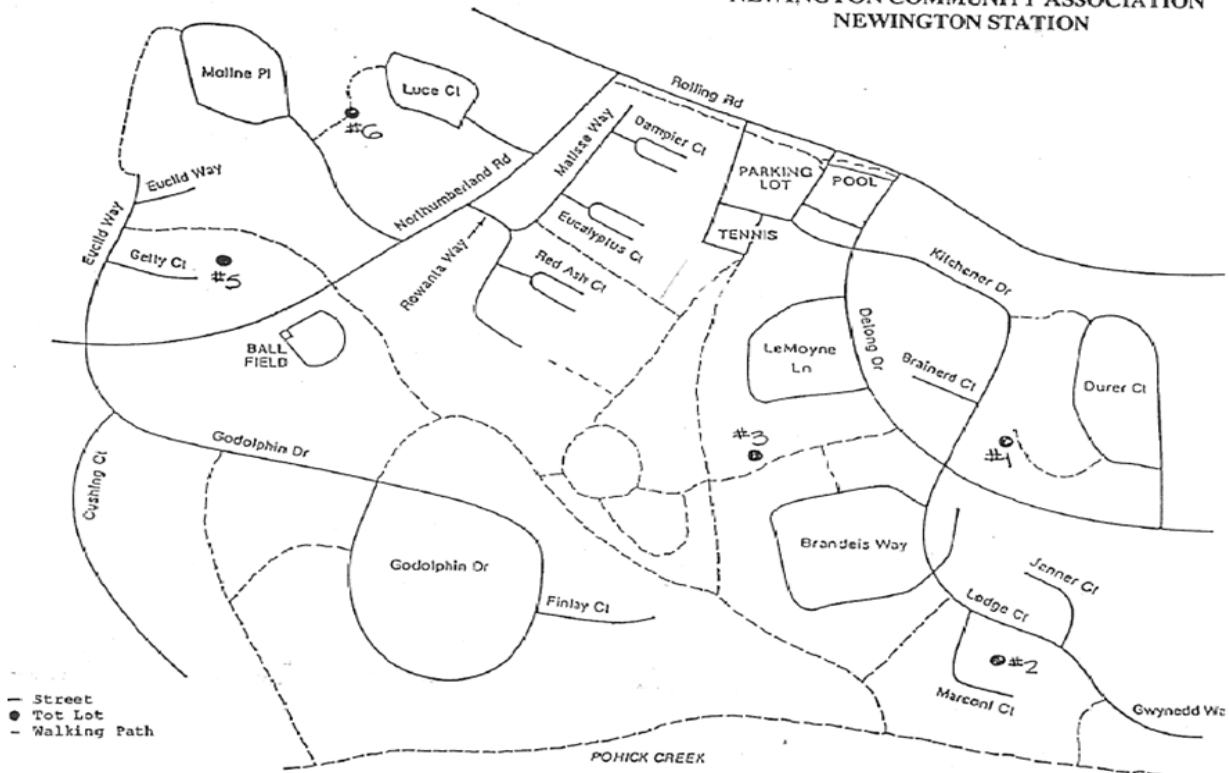
community since we only employ part time management and no maintenance staff. Pitch in the next time you see trash on your street. Other residents are not so visible since they may be hidden behind a big red Santa suit or an Easter Bunny costume. They also volunteer their time to keep the kids of NCA smiling.

And let's not forget the NCA Board members, both past and present. These individuals volunteer their time and are rarely thanked for all that they do. They don't just enforce rules, they are responsible for all contract services (pool, trash, accounting, mowing) and ensure NCA gets the best service at the best price. They are entrusted with over half a million dollars and how it is spent or invested every year. They listen to complaints, enforce rules, protect the community from lawsuits, and maintain all of NCA's capital assets (tot lots, tennis courts, streets, sidewalks, ball field, paths, etc.). There have been two Board vacancies for the last five months.

Thank you to every Board member who has ever served. Thank you to every newsletter deliverer. Thank you Mike Williams, Mary Loy, Valerie Fletcher, Bud Tyler, Mr. Berlas and all those who I don't know by name that make NCA such a great place to live.

Lori Randall, Community Manager

NEWINGTON COMMUNITY ASSOCIATION
NEWINGTON STATION



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 February 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Trash & recycling pickup Teacher Workday  NO SCHOOL	2 7:00 pm NCA Board Mtg (pool house)**	3 White Good Removal ¹	4 Trash & bulk pickup	5
6	7	8 Trash & recycling pickup	9	10 White Good Removal ¹	11 Trash & bulk pickup	12
13	14 Valentine's Day 	15 Trash & recycling pickup Newsletter Articles Due	16	17 White Goods Removal ¹	18 Trash & bulk pickup	19
20	21 President's Day NO SCHOOL 	22 Trash & recycling pickup	23	24 White Goods Removal ¹	25 Trash & bulk pickup	26
27 10am - 3pm Electric Sunday @ I-66 Transfer Station	28 					

**** 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