



Inside Newington Station

Newington Community Association Monthly Newsletter April 2011

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2011 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, April 6
Wednesday, May 4
Wednesday, June 1
Wednesday, July 6

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

Community Yard Sale!

Looking for an opportunity to clean out those closets and sell those unused toys, clothes, furniture, and other items taking up space around the house?

Pool Parking Lot

Saturday, May 21, 2011

(rain date Sunday, May 22nd)

8 a.m. to 12 p.m.

Cost \$5 per numbered parking spot
or two spots for \$8.

Sign up with the Community Office beginning Thur., April 21. Reservations can be made up until, Fri., May 13th. Spaces assigned as requests/payment come in. Minimum of 12 participants needed to ensure this event is not cancelled.

**All participants are responsible for
cleaning up the parking lot after the
yard sale.**

~ REMINDER ~

**NCA Quarterly Assessments Due
April 1, 2011**

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)

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 | Liz Pelletier |
| Amanda Baird | Jennifer Firman | Sharoyne Marshall |
| Abdul Berlas | Tina Guthrie | Lori Randall |
| Karen Chauvin | Arthur Kanakis | Roche Family |
| Stephanie Curb | William & Mary Loy | Mike Smith |
| Gladys Diaz | Richard Neimeyer | Spinelli Family |
| Robbie Douthwaite | Al Owens | Regina Watson |

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'
MEETING – March 2, 2011**

Draft Minutes of the Meeting – Pending Approval

At 7:01 pm President Sarah Jernigan called the meeting to order. Other board members present were Treasurer Louise Whitt, Secretary Mike Smith, and Director Kirk Brustman. Vice President John Nolan was not in attendance.

APPROVAL OF MINUTES

Treasurer Whitt made a motion to accept the minutes of the January 20, 2011 meeting with the addition of the amount of judgment on the Red Ash property. Secretary Smith seconded the motion. Vote: 4 yes. Secretary Smith made a motion to accept the minutes of the February 2, 2011 meeting. Treasurer Whitt seconded the motion. Vote: 4 yes.

HEARINGS

Lots 593 was in attendance for a trash violation and spoke to the board.

COMMUNITY FORUM

A resident was present to listen to the Board discussions and not yell at them. A resident expressed concern about the roof of a screened porch on her street. Part is blowing off and being secured with 2x4 wood. The Community Manager (CM) will look at it and prepare an architectural violation if appropriate. A resident asked about a permanent fire pit in her neighbors back yard. The CM is not aware of a rule that prohibits it and the County allows contained fires. The Board will look at this next month. There is also concern about one resident blocking water run off from another property. This is a concern that would have to be addressed by the County.

EMAIL VOTE HELD BETWEEN MEETINGS

The vote was cancelled due to a lack of participation and concern about it's validity. The vote will take place during the meeting.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

Treasurer Whitt had nothing to report other than items to be discussed later in the meeting.

Community Manager Report, Lori Randall

General

NCA Vehicle Tickets: 1

Disclosure inspection(s): 7745 Matisse, 8326 Moline

New Violation letters: TRASH (1), RULES (), ARCHITECTURAL ().

Exterior Project Requests: 2

CM took resident to court for confrontation. His lawyer got a continuance for another month.

Had tree contractor go through community to take care of all downed branches on a time and material basis due to heavy snow. \$2600.

Quote for additional lighting at pool parking lot and email vote on same.

Letter sent to Segan, Mason transferring all legal collections business to Rees, Broome.

Response from Albo to a resident on light at FC Parkway and Rolling Road. The 'no turn on red' sign will remain and additional signage will be looked at.

New printer for monthly newsletter, Sir Speedy on Backlick.

Contacted engineer to move forward on Phase 1A and 2B of path replacement. Scheduling meeting with Tibbs Paving.

Obtaining quotes for deck drain work.

Complaints/Issues

Board goals should be more global including fixing erosion of common grounds throughout the community and getting residents to take more pride in keeping trash out of the woods.

A parking spot on Brandeis with a table next to a motorcycle is not pleasant in appearance.

Entryways on Gwynedd are filled with household items and are not a good appearance for contributing to the values of our homes.

..... Continued on page 4

**Clean Up Day Coordinator
Needed**

Earth Day is April 22, 2011. Coordinator is needed to host the NCA Clean Up Day that is always planned around this event.

Coordinator would prepare flyers, sandwich boards, hand out trash bags, water and assignment areas. Help make Newington Station beautiful, volunteer!

Please contact Community Manager at 703-455-3606, if interested.

.... Continued from Page 3

A lot of trash in woods behind Moline after recent windy days. Resident would like an article in the newsletter.

Rock thrown through back window of house on Euclid.

House on Brandeis with 3 to 4 dogs and dogs get out without a leash and nip at children.

Trash being left in front of home on Matisse.

Sidewalk on Luce needs to be fixed. What are red markings?

The CM also noted that pool applications went out to the community with the March newsletter. There was discussion about going out for bid on two major contracts, trash and common grounds maintenance. The CM will get two bids on the trash and three on common grounds. The Board stated that the table in a parking spot on Brandeis needs to be removed.

The CM was asked to run an article in the newsletter about Fairfax County laws on dogs.

GENERAL BUSINESS -- Old

Additional Lighting at the Pool - The email vote to approve \$1255 in additional lighting at the pool did not occur because of additional questions by Board members including how it was going to be paid for. President Jernigan made a motion to approve two motion sensor lights installed on the pool house building facing the parking lot at a cost of \$1,255 funded through the common grounds improvement operating line. Secretary Smith seconded the motion. Vote: 4 yes.

Delinquency Policy – Discussion on the Assessment Delinquency Policy included the priority order of crediting payments received, having Summit add interest with first delinquency letter, and who should prepare the revisions. President Jernigan made a motion to have Rees, Broome prepare a draft revision of the policy and explain the reasoning behind the order of II.F in the policy. Secretary Smith seconded the motion. Vote: 4 yes. The CM was asked to contact Summit to see if interest could be added to their delinquency letters and if there was a cost associated with this step.

Trash Can Storage in Single Family Section – The Board discussed the violation that would be cited to residents who continue to store their trash cans in plain sight. The single family covenants state that “all lots must be maintained in a neat and attractive manner so as not to detract from the appearance of the development”. The covenants have wording that

specifically states trash cans are to be stored in the back of any lot but the CM felt that those did not apply to the single family section. The Board will review the covenants to ascertain if this is accurate.

Tent/Motorcycle Cover – The Board discussed the Cycle Shell on Brainerd. The discussion is about if it is a tent or not. A tent is a violation of NCA Covenants. There are no guidelines on vehicle covers. The item is free standing and has a floor. All the Board members will go look at it before the next meeting.

GENERAL BUSINESS -- New

Replacement trees in front of pool fence – The recommendation from an arborist is to plant two hollies at the pool fence where a Bradford recently fell. This will provide symmetry in that area. The cost exceeds the CM’s limit based on the Tree/Shrub Replacement Policy. Treasurer Whitt made a motion for \$1,122.55 in tree replacement to be funded through the Tree Replacement line in the operating budget. Director Brustman seconded the vote. Vote: 4 yes. Treasurer Whitt made a motion to water the hollies at \$375 for a year to warrantee the hollies to be funded from the tree labor line in the operating budget. Secretary Smith seconded the motion. Vote: 4 yes.

Pool fence – The Board discussed the options of painting or replacing the pool fence. The CM recommended that the pool fence be replaced but with same size chain link and keeping the barb wire. A quote received was for a smaller size chain link and no barb wire. Alaska Fence stated they would be the same cost. Treasurer Whitt made a motion to spend \$14,350 for a two inch black vinyl coated mesh, barb wire, black sleeve on all posts, replacement of all top rail with vinyl coated black on 8 foot fence and on divider fences, and paint gate frames. Director Brustman seconded the motion. Vote: 4 yes. This is a reserve budget item.

Mailbox Landings – The budget line of \$5,500 for curb painting can also be used for mailbox landings since this is a townhouse only funded budget line. There is no curb painting needed for this year. Two landings were done previously in the community. The CM recommends having Blade Runners replace as many landings as possible up to the dollar limit. After discussion a motion was made and withdrawn. The Board asked the CM to get bids on replacing slate with pavers at several mailbox landings.

..... Continued on page 5

.... Continued from Page 4

Towing Policy Review – The Board discussed whether certain holidays should be exempt from the towing policy. The Board felt there should be no change to the policy or instructions to the tow company and an article should be put in the October newsletter reminding residents that during the holidays, guests should be made aware of our policies.

Paint Interior Pool House – There was discussion about painting the interior of the pool house as outlined in the Maintenance Committee’s five year plan of reserve expenditures. Several bids were received but many of the bids did not detail in writing all that would be painted. The CM recommended exceeding the revised reserve line by \$2,545 to go with a painting contractor that she expected would provide quality work. There was concern that some other work that needed to be done would not be addressed. President Jernigan made a motion to award the contract to Ploutis Painting and approve an extra \$2,545 plus PVC panels. Director Smith seconded the motion. Vote: 3 yes, 1 no.

Regarding lot 593 Secretary Smith made a motion to waive any charge for an early trash violation. Director Brustman seconded the motion . Vote: 4 yes

Drainage Concern – At the last meeting the Board agreed they needed to see the quote a resident provided broken down between work on her lot and work on the common grounds. This was not passed on to the resident. The CM will contact her. There was discussion on if the Board felt they should put association money into this project. Some felt it should.

President Jernigan made a motion to write off pre-petition bankruptcy debt of \$759.57 for a property on Lemoyne as required by law. Secretary Smith seconded the motion. Vote: 4 yes.

President Jernigan made a motion to write off the delinquent assessment balance of \$808.30 for a property on Luce. This is a foreclosed property and a judgment exists for \$1701. Treasurer Whitt seconded the motion. Vote: 4 yes

Regarding the delinquent account on Brainerd, President Jernigan made a motion to send the file to the attorney to clear up who owns the property and when ownership transferred. Secretary Smith seconded the motion. Vote: 4 yes.

The meeting adjourned at 10:22 pm.

NEXT MEETING: Wednesday, April 6, 2011 - 7pm at NCA Pool House. All residents are welcome to attend.

* * * * *

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.



ATTN: Single Family Homes

Beginning April 6, 2011 - yard debris pick up will resume on Wednesdays.

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

It's Spring Cleaning Time

Many of us are cleaning out closets, cleaning our yards, putting away snow shovels (hint, hint), maybe even moving. Please remember to discard all trash according to the NCA trash policy. There are NO yard sales allowed on NCA common grounds (including parking spaces). Hopefully you will take advantage of our yearly community yard sale in the pool parking lot. See Yard Sale article (page 1). Pods and storage bins are not allowed forward of a home for more than four days or will be subject to removal at resident's expense. This is also a good time to take some pride in our community and look around outside the home. Are there plastic bags, plastic bottles, or cardboard boxes stuck in the woods around your home? Please grab a bag and fill it and put it in the trash. Several residents pick up weekly. You can too!



Matisse and Northumberland



Delong

Reminder:

Recyclable materials, including cardboard boxes, are only picked up on Tuesdays. PLEASE SECURE YOUR TRASH AND RECYCLABLES EVERY DAY SO UNEXPECTED WINDS OR HUNGRY ANIMALS DO NOT SPREAD THE MESS.



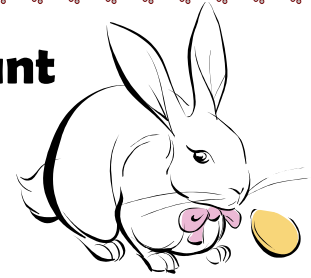
Between Euclid and Moline



Behind LeMoyne

NCA's Annual Easter ~ Egg Hunt

Saturday, April 16, 1:00 pm
Pool Parking Lot
(Rain Date: Sunday, April 17)



**Fun for ages 1 through 9 with egg hunt, candy, great prizes
and pictures with
THE EASTER BUNNY!**



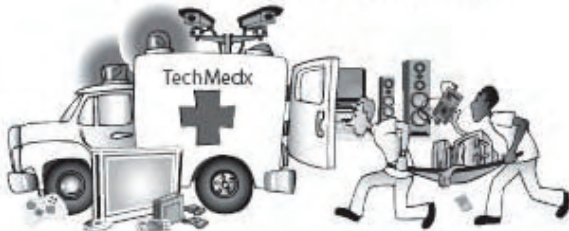
Don't forget to bring a basket.

*Please contact the Community Manager at 703-455-3606
if you would like to volunteer for this event.*



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YOUR DOG AND FAIRFAX COUNTY LAW

- All dogs four months and older must be licensed
- Dog owners are responsible for removing waste from public property or can be fined \$250
- Dogs are prohibited from running loose at all times
- For one to two dogs there is not a minimum lot size. To house three to four dogs the minimum lot size is 12,500 square feet



Pool Procedures 2011

Please be sure to read this year's pool rules as some have changed.

Passes will be available in the office starting May 18th as long as the Registration Forms were completed properly, old passes returned, pictures provided, assessments are current and everything turned in by May 9, 2011. RESIDENTS ARE REQUIRED TO PICK UP THEIR ANNUAL POOL PASSES IN THE COMMUNITY OFFICE and proof of residency will be required. The office will have a few evening and weekend hours in May to accommodate picking up the passes. Dates and times will be posted in the May issue of the NCA newsletter.

NCA will continue to use guest credits instead of guest passes. The pool's gate attendant will have the list of residents and their guest credits. Remember, to avoid a lost pass fee, residents must turn in last year's passes with the registration card. Drop all completed forms in the red drop box at the base of the NCA office steps. **Early Bird Special:** Get everything returned before April 18th to earn free guest credits.

2011 Native Tree and Shrub Seedling Sale From No. VA Soil and Water Conservation District (NVSWCD)



Available Now: Tree and Shrub Packages

2 Sycamore, 2 American Hornbeam, 2 Black Oak
for \$10.95.

2 Spicebush, 2 Silky Dogwood, 2 Red Osier
Dogwood, 2 Serviceberry's, 2 Pawpaw
for \$15.95. (Deer Resistant Package)

To order, send payment by April 11, 2011 to:
NVSWCD Seedling Sale; 12055 Government
Center Parkway; Suite 905;
Fairfax, VA 22035

To see images of this year's plants, visit ==>
[http://www.fairfaxcounty.gov/nvswcd/
seedlingsale.htm](http://www.fairfaxcounty.gov/nvswcd/seedlingsale.htm)



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Pam Boe's Newington Station Update

Available for Sale

- One single family home listed at \$489,900
- Three 3-level townhomes with list prices ranging from \$259,000 to \$300,000
- One 2-level townhome listed at \$189,900

Under Contract:

- Two 3-level townhomes with list prices of \$287,500 and \$299,990

Available for Rent:

- Two 3-level townhome listed at \$1,700 & \$2,100/month

Pam Boe, CRS

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boe.pam@gmail.com

www.pamboe.com



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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)



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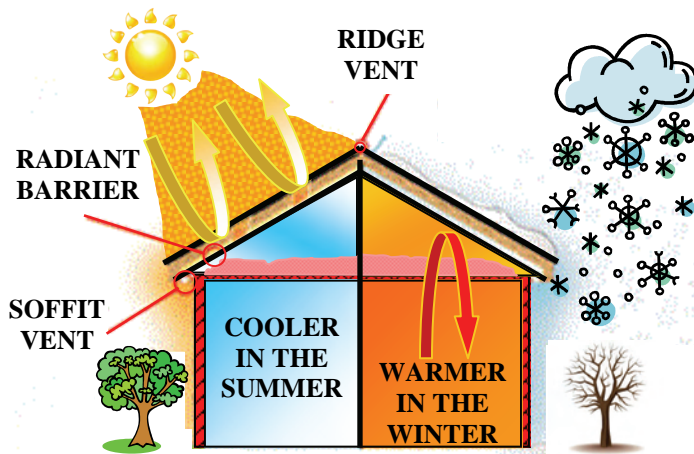
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Newington Community Association

April 2011

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--|---------------------------------|---|---------------------------------------|---|--|
| | | | | | 1 Trash & Bulk pick-up | 2 |
| 3 | 4 Student Holiday No School  | 5 Trash & Recycling pick-up | 6 Yard Debris pick-up* 7:00pm NCA Board Mtg (pool house)** | 7 White Good Removal ¹ | 8 Trash & Bulk pick-up | 9 |
| 10 | 11 | 12 Trash & Recycling pick-up | 13 Yard Debris pick-up* | 14 White Good Removal ¹ | 15 Trash & Bulk pick-up Newsletter Article Deadline | 16  1:00pm NCA Easter Egg Hunt (pool parking lot) |
| 17 | 18 Taxes Due  | 19 Trash & Recycling | 20 Yard Debris pick-up* | 21 White Good Removal ¹ | 22 Trash & Bulk pick-up | 23 |
| Fairfax County Spring Break - No School | | | | | | |
| | ~ Early Bird Pool Registration Ends ~ | | | |  | |
| 24  | 25 | 26 Trash & Recycling pick-up | 27 Yard Debris pick-up* | 28 White Good Removal ¹ | 29 Trash & Bulk pick-up ARBOR DAY  | 30 |

* For Single Family Homes Only

** Board meetings are open to all NCA residents.

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