



# Inside Newington Station

## Newington Community Association Monthly Newsletter December 2011

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### PRESIDENT'S CORNER

By Sarah Jernigan

Well neighbors it is wintertime again! This means the holidays are coming quickly! As I set in a very long commute home today I could only think about one thing, traffic and how it affects our life! It definitely becomes a factor in every facet of our lives. Traffic is something you will hear a lot about in the next few months because as the Fairfax County Parkway becomes complete, the next projects will be starting, a commuter lot and a possible expansion of Rolling Road. Both of these projects will affect our entire community and it is super important that the entire community has an opportunity to voice their opinions and thoughts about the changes. Some of the ways to make sure your opinion is heard is to:

- Attend board meetings for updates and attend community meetings
- Fill out and return the upcoming surveys! So it can benefit us and not other people who work near here.
- Be proactive - ask questions; let the county know your thoughts!
- GETTING INVOLVED is the best way to stay aware!

So all this talk about traffic and I am already dreading my next commute! But because I am getting involved I will know that my safe and quiet home will be kept in a community that I enjoy and makes me happy!

In other non-traffic news, I would like to welcome a new board member, Matt Reid. He brings a solid understanding of business and some really great ideas on how the community can work smarter!

*Happy Holidays to all of Newington Community residents and I look forward to a great 2012!*

### 2011-12 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, December 7  
 January, 4, 2012  
 February 1, 2012

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

**REMINDER**  
**Quarterly Assessments Due**  
**January 1, 2012**

# 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](mailto:manager@newingtoncommunity.org)

## BOARD OF DIRECTORS

President - Sarah Jernigan (Aug '13)

Email: [Sarah.jernigan@gmail.com](mailto:Sarah.jernigan@gmail.com)

V. President - Kirk Brustman (Aug '13)

Secretary - Mike Smith (Aug '13)

Treasurer - Louise Whitt (Aug '14)

Member - John Stiteler (Aug '14)

Member - Matthew Reid (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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://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	Arthur Kanakis	Lori Randall
Karen Chauvin	Donna Kellam	Roche Family
Stephanie Curb	William & Mary Loy	Mike Smith
Gladys Diaz	Richard Neimeyer	Spinelli Family
Robbie Douthwaite	Al Owens	Regina Watson



## NEWINGTON STATION HOLIDAY PARTY

Hello Newington Station residents! My name is Amanda Bender and I am inviting you all to come out and join in the fun at the annual Holiday Party! It will be held in the cafeteria at the Saratoga Elementary school, December 16<sup>th</sup> at 7:00pm.

There will be plenty for your families to see and do! Games and holiday crafts for all to enjoy regardless of age and of course some light finger food. We will have door prizes again this year for those lucky individuals.

Everyone celebrates the Holidays in their own way and this is a great opportunity to come out and socialize with your neighbors, or maybe even meet them for the first time!

So make a note of the date and bring the family out to join the fun and I look forward to meeting some of my neighbors for the first time!

**December 16<sup>th</sup> 7:00pm Saratoga Elementary School.**

Happy Holidays!  
*Amanda*



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



### **Pam Boe's Newington Station Update**

#### **Available for Sale**

- One 3-level townhome with a list price of \$265,000

#### **Under Contract:**

- Five 3-level townhomes with list prices ranging from \$99,900 to \$269,900
- One 2-level townhome listed at \$189,900
- One single family home listed at \$399,900

#### **Available for Rent:**

- Two 3-level townhomes listed at \$1,700\* to \$1,995/ month

\* For Rent - Updated 3-level townhome with 3 bedrooms and 2.5 baths! Fresh paint, new carpet, updated kitchen / appliances, windows and newly finished basement. Lovely landscaped and fenced yard with deck! \$1,700 / month

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS'  
MEETING – November 2, 2011**  
DRAFT Minutes of the Meeting – NCA Pool House  
Meeting Room

At 7:09 pm President Sarah Jernigan called the meeting to order. Other board members present were Vice President Kirk Brustman, Treasurer Louise Whitt, and Secretary Mike Smith. Director Matthew Reid arrived at 7:23 pm. Director John Stiteler was not present.

**PRESIDENT’S COMMENTS**

President Jernigan extended a welcome to the Board’s newest member, Matthew Reid. NCA is glad to have him and fresh ideas. Matthew has lived here over two years. He runs a UPS store. He started coming to the meetings a few months ago. He found them interesting and wanted to participate more fully.

**APPROVAL OF MINUTES**

President Jernigan made a motion to accept the minutes of the October 5, 2011 meeting. Secretary Smith seconded the motion. Vote: 4 yes.

**HEARINGS**

Lot 521, 525 and 581 were not in attendance for hearings.

**COMMUNITY FORUM**

A resident commented on the spacing problem in the newsletter. This possibly occurred after it was proofed and the document was converted from a .pub format to a .pdf format.

A resident commented on the difficulty of getting a refrigerator removed. Residents should call the office. The CM has helpful information.

**COMMITTEE/BUSINESS REPORTS**

Treasurer's Report

Treasurer Whitt noted that the CPI-U, which guides the maximum NCA assessments may be raised and some contract increases, was up to 3.74% for September. During the report a question arose concerning a bank fee and how those concerns should be addressed. President Jernigan emphasized that those concerns should be brought to the board's attention and that the CM should be the primary point of contact for banking matters. Some accounts are Summit accounts and not NCA accounts.

Treasurer Whitt noted the \$1,400 correction for money taken from the reserve account instead of the

operating account had not been corrected by the end of September. The CM was able to provide information through her online access to the bank account showing the correction had been made. Sending the CM an email should be the first step for getting answers to these type questions.

Planning and Development, Lou Tobat

Lou provided an overview of the meeting held at Saratoga Elementary regarding the widening of Rolling Road and the Barta Road park and ride. Supervisor Hyland was there as well as Delegate Watts. A contract has already been signed for the construction of the garage. There is a survey and a follow up meeting in January. President Jernigan has survey questions and will send to the Board. The Board will put a survey in the next newsletter. MORE COMMUNITY INVOLVEMENT IS NEEDED. Signs will be put out for the January meeting. The design phase of the widening of Rolling Road is complete and was funded by DOD. The project will take mostly NCA land, not across the street, and NCA homes close to Rolling Road will be significantly affected. It was stated at the meeting that Rolling is considered a commercial street, not a residential street. An easement runs through the NCA pool.

....continued on page 5



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**2011 TINY TOTS CONCERT**

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and Seasonal Selections

*Tuesday, November 29, 2011 \*10:00am  
& 7:00pm*

*Wednesday, November 30, 2011 \*10:00am*

\* Reservations required for the morning performances.

**Admission: \$2.00 per person**

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

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



Continued from page 4 .....

Community Manager (CM) Report, Lori Randall

General

*NCA Vehicle Tickets: 0*

*Disclosure inspection(s): 8319 Moline*

*Exterior Project Requests: 2 (plus response from County regarding light fixtures)*

Complaints/Issues/Comments

1. *Ballfield backstop needs to be repaired.*
2. *Thank you from resident for the garden at the entrance to pool. He enjoys seeing improvements in the community.*
3. *Plants in front of home were knocked over and has issues with noise late at night. Suggested she research County laws on noise and I would put an article in the newsletter.*
4. *Kids playing in the middle of Brandeis Way continues to be a problem. Children do not move when a car comes through. Response: If multiple residents are willing to put it in writing, NCA will send out violation letter that actions are a nuisance to the community.*
5. *Thank you from resident for the renovated path behind Godolphin. They did a great job. Old pipe still needs to be removed.*
6. *Completed and submitted Fairfax County neighborhood enhancement grant application.*
7. *Someone drove on common grounds behind Moline homes and ran into an electrical box. Police and fire were called and reported a Jeep Wrangler. Took 10 hours to get power back. Grounds behind Euclid and Getty were significantly torn up as well. Other residents have stated they've seen an ATV vehicle in this area on common grounds.*
8. *Resident recommends NCA revise Covenants to allow political signs in front yards.*
9. *Dominion subcontractor drove and parked on common grounds (in the rain) to deal with oil leak from electrical box repair that was very close to a storm drain.*
10. *Process for paying to have a common grounds tree removed.*
11. *Daughter trips over roots on common grounds and could sue us if she gets hurt.*

**GENERAL BUSINESS -- Old**

2012 Draft Budget – Director Reid made a motion to accept the 2012 budget as presented in the newsletter. Secretary Smith seconded the motion. Vote 5 yes.

Architectural Violation Question to the Board – The resident, whose exterior project request was denied, would like clarification from the Board on exactly what would need to be changed regarding his patio and fence (handrail) in order for it to be approved. In a phone call he has stated he has spent a lot of money on the project and wouldn't want to remove it all, if possible. The CM will start a detailed list of concerns with the project and forward

them to the Board so they may comment or add to the list. One concern that should be noted is whether having the entire back yard converted to a patio causes any water run off towards the neighbor's property. Also handrails are not a fence. What is currently around the patio does not conform to the Architectural Standard's requirements for a fence.

Analysis of Attorney Status Report – Treasurer Whitt presented the Board with a spreadsheet of numbers taken from the collection attorney's monthly status report. The concern is that the balance from the previous report, plus new legal fees and new assessments does not equal the balance on the report. The CM explained that they will never balance because interest is in the total balance but not the other columns. The Board wants to know why. The spreadsheet also included the amount, per collection case, the attorney has billed to NCA. The number is always different than the amount of legal fees listed on the status report. The CM will contact the attorney with these questions. President Jernigan and Treasurer Whitt had a discussion on the details of the NCA attorney invoices. The discussion concluded with no one having concerns with the attorney's work on NCA's collection cases.

**GENERAL BUSINESS -- New**

2011 Budget Balance – The CM has reviewed the 2011 budget. Based on anticipated expenses through

..... Continued on page 6

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Continued from page 5 ....

the end of the year, she foresees being \$12,000 over budget. If there are no snow expenses in December, it will be \$16,000. One of the main contributors to the budget overage is bad debt expense. She will have an updated forecast next month. Even though NCA has already exceeded their tree removal budget line, she recommended NCA spend \$2,500 on dead tree and branch removals. Secretary Smith made a motion to spend a maximum \$2,500 on the trees that were recommended. Director Brustman seconded the motion. Vote: 5 yes. Treasurer Whitt would like an understanding of why the financials show \$2,647 in bad debt expenses for the year, but the Board has approved \$7,436 in write offs in 2011.

Request to Remove a Tree at Owner's Expense – A resident provided the Board with a written request to remove two trees from NCA common grounds at her own expense. These trees are approximately four feet behind her property line and she feels they are a safety concern despite being healthy trees. The trees are in the woods and there would be no negative effect to the community. She provided written approval from her neighbors, per the NCA Tree and Shrub Maintenance Policy. The trees would be cut and left on the forest floor just as NCA would do. Stumps would be cut flush to the ground. The quote is from a licensed and insured tree company. Director Brustman made a motion to allow the resident to remove the trees at her expense. President Jernigan seconded the motion. Discussion continued about NCA's liability if they did not approve the request. Other concerns were that the tree was not large enough to be properly cut starting at the top and if downing the tree would damage other trees in the woods. The Board wanted assurances on these two concerns from the tree contractor. Board members were expected to go see the trees which the CM will tape off. Vote: 5 no. Motion failed.

Snow Removal Contract – Secretary Smith made a motion to renew our snow removal contract with Springfield Lawn. Director Brustman seconded the motion. Vote 5 yes.

The Board adjourned to Executive Session for a quick discussion on hearings.

Regarding Lots 521, 525, and 581, President Jernigan made a motion to assess a \$50 charge for trash violations. Director Brustman seconded the motion. Vote: 5 yes.

The meeting adjourned at 9:55 pm by a motion from Secretary Smith with a second from Director Reid.

\* \* \* \* \*

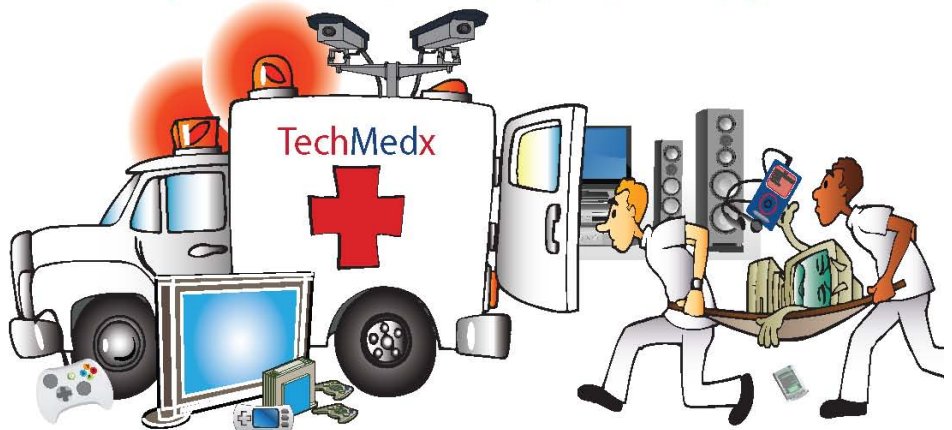


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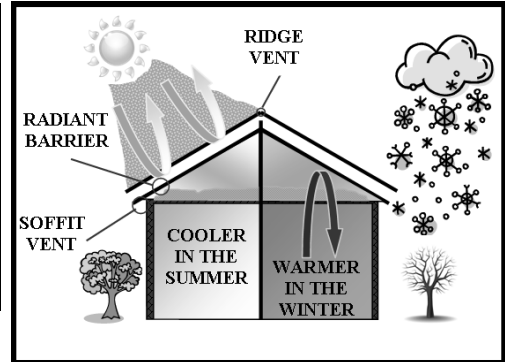
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# POSSIBLE INITIATIVES THAT COULD IMPACT OUR NEWINGTON STATION COMMUNITY

Fairfax County is proposing changes to the local roads which have the potential to impact the **Newington Community**. Two separate initiatives have been proposed for the local area. Should you find yourself concerned, this article will provide you with additional information and ways you can take action.

The local roads have become congested, primarily during weekday commuting times. This is principally as a result of the Department of Defense Base Realignment and Closure (BRAC). The Department of Defense has relocated about 8,500 jobs to Fort Belvoir North Area and 6,400 jobs to the Mark Center in Alexandria as part of the BRAC.

Initiative one is building the **Saratoga Park & Ride**. The project calls for a 500 parking space lot proposed at the Barta Road overpass of route 7100, with connector bus service to the Springfield Metro and possibly the pentagon. This initiative is being conducted by the Virginia Department of Transportation. [http://www.vamegaprojects.com/tasks/sites/default/assets/File/pdf/fcp/82831\\_-\\_public\\_involvement\\_pres1.pdf](http://www.vamegaprojects.com/tasks/sites/default/assets/File/pdf/fcp/82831_-_public_involvement_pres1.pdf)

## Considerations:

- Will Newington Community residents use the Commuter lot?
- What advantages will the commuter lot provide to our community?
- What effect will the traffic from the commuter lot have on the entrances to Northumberland and Delong Roads?
- Will community residents lose the current commuter transportation busses now available on Rolling Road?
- Would you be in favor of Fairfax County **not** building a commuter lot at Barta Road?
- Would the Community members be willing to complete a survey regarding questions about their use of the facility?

Initiative two is **widening Rolling Road** next to the Newington Community. The widening project is for the 1.1 mile stretch between Fullerton Road and Delong Drive. The plan is to widen Rolling Road from 2 to 4 lanes with sidewalks and a bicycle lane. Most of this will be on the Newington Station side of the road, with a construction easement that will be over part of the Newington Community swimming pool at Delong Drive.

## Considerations:

- Should the Newington Community Association (NCA) formally petition to stop construction of a 4 lane highway as currently under design by Fairfax County? If so, why?
- Project will take a majority of trees along Rolling Road from Delong Drive to the Electrical Power Lines at the end of NCA property. There are no current plans to install any sound barriers in support of noise to the Community.
- Should the NCA formally request traffic lights to be installed at the entrance of Delong and Rolling Road and at Northumberland?
- Should the Association petition for construction easement routing so that it will not have an adverse impact to the swimming pool?

The main objective of the widening is to provide access, for people external to our communities, to Fort Belvoir North, the new NGA building, the Fairfax County Parkway, and the Park & Ride. That will change the nature of Rolling Road from an arterial road to a major connector road. Since the Park n Ride is primarily for the communities along Rolling Road, do the local communities really need a four lane road to get to the Park n Ride?

## WHAT CAN YOU DO:

Fort Belvoir's Garrison Commander and Transportation Management Team are asking everyone to participate

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in the ongoing Commuter Survey, and to please share your thoughts and opinions on existing travel conditions to and from post, and on post, in order to help plan for future improvements. To take the survey, please click on the following link: <http://www.belvoir.army.mil/transportation>.

Do you have additional questions or comments about the preliminary design of the Rolling Road Widening project?

**Contact Fairfax County Department of Transportation (703) 877-5737**

E-mail: [fereshteh.khorashadi@fairfaxcounty.gov](mailto:fereshteh.khorashadi@fairfaxcounty.gov)

Write to: Fereshteh (Brook) Khorashadi, Project Manager

Fairfax County Department of Transportation

4050 Legato Road

Fairfax, VA 22033

**Contact Supervisor Gerry Hyland**

703-780-7518, TTY 711

**Online Feedback:** [https://www.fairfaxcounty.gov/gov/bos/cforms/mvd\\_feedback.asp](https://www.fairfaxcounty.gov/gov/bos/cforms/mvd_feedback.asp)

2511 Parkers Lane, Alexandria, VA 22306

Contact Delegate Vivian Watts

703 / 978 - 2989 or 804 / 698 -1139

[DelVwatts@house.virginia.gov](mailto:DelVwatts@house.virginia.gov) or [vwatts@erols.com](mailto:vwatts@erols.com)

**FAX:703 / 978 - 5762**

**Vivian Watts**

**8717 Mary Lee Lane**

**Annandale, VA 22003**

Where you can find more information:

<http://www.vamegaprojects.com/about-megaprojects/fairfax-county-parkwaybrac/fairfaxcountyparkway.org>

[www.belvoirnewvision.com](http://www.belvoirnewvision.com)

[www.fcparkway.com](http://www.fcparkway.com)

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# Community News!

## Winter Trash Schedule

It's that time again and we want to make all residents aware of the affect of the holidays and weather on the trash/recycling pick up schedule.

**Day After Thanksgiving** – This is a regularly scheduled collection day.

**Christmas Day** – Falls on a Sunday. No interruption of service.

**New Years Day** – Falls on a Sunday. No interruption of service.



Yard Debris (in single family section) – Ends December 29<sup>th</sup>. Putting bags of leaves at curb prior to Tuesday evening at 5 p.m. is considered early trash.

Christmas Trees – 1<sup>st</sup> two Wednesdays in January

**Inclement Weather** – If roads are deemed unsafe due to snow or ice, trash collection will be suspended until next regularly scheduled collection day. Trash **MUST** be brought back in!

### 2012 BUDGET APPROVED

The Newington Community Association Board of Directors has passed the 2012 Budget. Quarterly assessments will be:

Town Homes                      \$235.81

Single Family Homes        \$191.80

There is a \$5.31 increase in the town homes and \$.17 decrease in the single family assessments. The town home assessment increased more than the single family assessment because of the increase to town home only budget lines. Please make sure your automatic deductions reflect the change.

**Quarterly assessments are DUE on January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup> of 2012.**

Check the NCA website for additional financial information.

[www.newingtoncommunity.org](http://www.newingtoncommunity.org)

### **Towing Enforced on NCA Private Streets**

- \* Never park on a yellow curb or double park.
- \* Commercial vehicles are prohibited.
- \* Vehicles must be in running condition and display current safety inspections and registrations.



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



# LEAF REMOVAL

NCA's grounds contract includes two leaf removals. The first will be completed by November 30<sup>th</sup> and the second before December 30<sup>th</sup>. 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!

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# Newington Community Association

# December 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 White Good Removal <sup>1</sup>	2 Trash & Bulk pick-up	3
4	5	6 Trash & Recycling	7 Yard Debris pick-up*  <i>7:00pm NCA Board Mtg (pool house)**</i>	8 White Good Removal <sup>1</sup>	9 Trash & Bulk pick-up	10
11	12	13 Trash & Recycling	14 Yard Debris pick-up*	15 White Good Removal <sup>1</sup>  <i>NCA Article Deadline</i>	16 Trash & Bulk pick-up  <i>7:00 PM NCA Holiday Party—Saratoga ES</i> 	17
18	19	20 Trash & Recycling	21 Yard Debris pick-up*   <i>Hanukkah</i>	22 White Good Removal <sup>1</sup>  <i>First Day of Winter</i> 	23 Trash & Bulk pick-up	24  <div style="border: 1px solid black; padding: 2px; text-align: center;"><i>Winter Break - No School</i></div>
25 	26  <i>Happy Kwanzaa</i>	27 Trash & Recycling	28 Yard Debris pick-up*	29 White Good Removal <sup>1</sup>	30 Trash & Bulk pick-up	31 <i>New Year's Eve</i> 
<div style="border: 1px solid black; padding: 5px;"><i>Winter Break - No School</i></div>						

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

\* For Single Family Homes Only

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