



# Inside Newington Station

## Newington Community Association Monthly Newsletter May 2012

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## Newington Community Association Policies

### Architectural Inspections

Prior to issuing a Disclosure Packet, or at anytime NCA becomes aware that a house is being sold, an architectural inspection will be conducted and the owner promptly notified of any violations.

### Copies of Books and Records (New 3/7/12)

Effective March 7, 2012, the cost of copying NCA book and records, excluding confidential and/or legal documents, will be ten (.10) cents per page.

### Flea Markets on Common Grounds

Flea markets are prohibited on NCA's common grounds.

### For Sale Signs

In accordance with VA Property Owners' Association Act 55-512, Newington Community Association (NCA) Declaration of Covenants, Conditions and Restrictions state:

For townhouses:

No sign of any kind larger than one foot square shall be displayed to the public view on any lot, except temporary signs of more than four square feet advertising the said lot for sale or rent and except for temporary signs erected by the Declarant in connection with the construction, lease or sale of buildings and lots or other parcels of The Properties.

For single family houses:

Page 14, number 13  
No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the

.... continued on page 8

### 2012 NCA BOARD OF DIRECTORS' MEETINGS

April 4, 2012  
May 2, 2012  
June 6, 2012  
July 11, 2012

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

# 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

Chair - TBD

### FINANCE COMMITTEE

Chair—Louise Whitt

### PLANNING AND DEVELOPMENT

Chair—Lou Tobat

Liason - Kirk Brustman

### RECREATION COMMITTEE

Chair - Volunteer Needed

Liason—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

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- EXPERIENCED PUBLIC SCHOOL MATHEMATICS TEACHER
- TUTORING-MATHEMATICS & READING
- PREPARE KIDS FOR PRESCHOOL AND KINDERGARTEN
- ACCEPT COUNTY VOUCHER/CHECK
- ACCEPT KIDS FROM AGES 6 WEEKS - 12 YEARS
- VIRGINIA STATE LICENSED

FOR MORE INFORMATION CONTACT  
ADEOTI ADETAYO-CARE PROVIDER@  
703.955.4677 // 703.380.6479  
adeoti\_adetayo@yahoo.com

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS'  
MEETING – April 4, 2012  
DRAFT Minutes of the Meeting – NCA Pool  
House Meeting Room**

At 7:07 pm President Sarah Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Secretary Mike Smith, Treasurer Louise Whitt and Director John Stiteler. Director Matthew Reid arrived at 7:35 pm.

**APPROVAL OF MINUTES**

President Jernigan made a motion to accept the minutes of the February 1, 2012 meeting. Secretary Smith seconded the motion. Vote: 3 yes, 1 abstain. Motion passed. The Board was not prepared to vote on the minutes of the March 7<sup>th</sup> meeting.

**COMMUNITY FORUM**

A resident sent the Board an email regarding the pine tree on the side of his house which is partially on NCA common grounds. He stated the tree is affecting his fence, roof and foundation. He felt that since the builder probably installed the trees and NCA had done some branch pruning in the past, they should be obligated to help pay for its removal. Based on the existing Tree Policy, the resident may remove the tree since it is on his property. If the tree were on NCA property, the precedent is not to remove healthy trees. The Board will discuss this further after executive session, make a decision and get back to him next week.

A resident is concerned about how muddy the common grounds are behind several homes on Moline. The Community Manager (CM) will look at it. He informed the Board that when he purchased the house his insurance company was concerned about the size of the tree next door. The resident also felt that with the amount of open area in the community, there would be space for a dog park. There are liability, monitoring and clean up issues but the resident was encouraged to research the idea and present his information to the Board.

A resident felt she was unfairly towed. The contractor will tow for expired tags, expired inspection stickers and obscured tags. Also the front and back tags must match and a tag frame must not obscure the expiration date.

A resident attended the West Springfield Citizen Advisory Committee and gave a summary of area crimes.

**COMMITTEE/BUSINESS REPORTS**

Treasurer's Report, Louise Whitt

The promotional rate for the Virginia Commerce Bank savings account expired and is now at .4% interest. CPI-U is up and will be monitored for budget purposes. The CM was asked to run an article in the next newsletter regarding volunteering for the Budget Committee.

Planning and Development, Lou Tobat

There is a meeting scheduled for Thursday, April 19<sup>th</sup> with Supervisor Hyland to discuss the widening of Rolling Road. It is very important that residents of NCA attend and voice their concerns. After the meeting last October, the plans have been revised to lessen the impact on NCA's pool. Director Stiteler attended the Rolling Road Committee meeting and the meeting to provide an update on Phase 3 of the parkway. The design phase will not be complete until 2013 and there is optimism that it will be a low priority for funding on the County's Comprehensive Plan. All BRAC is money used. John will continue to represent NCA at Rolling Road Committee meetings.

Community Manager (CM) Report, Lori Randall

- *General*
  1. *NCA Vehicle Tickets: 1*
  2. *Disclosure inspection(s): 8459 Kitchener*
  3. *Exterior Project Requests: 2*
  4. *Men's pool house shower stall project complete. \$3220 of \$3500 budget.*
  5. *Mailbox landings finished throughout the community. (Sarah had wanted to say something about this at last meeting)*
  6. *Swing set on Northumberland – middle post is very loose but two side posts are very sturdy. NCA should probably look into replacement since this is a reoccurring problem.*
  7. *Egg Hunt on March 31<sup>st</sup>.*
  8. *Planned upkeep of area outside pool doors around electrical boxes – adding stone.*
  9. *Crime in area forwarded to residents on NCA's email distribution list.*
- *Resident Complaints/Issues/Comments*
  1. *Dead tree at corner of Euclid and Euclid needs to be removed. Done.*
  2. *Tree branches fallen in parking space and on back deck of home on Euclid*
  3. *Common grounds improvements suggestion: cover common ground tree roots on Brandeis with mulch*
  4. *Would like NCA to send a letter to Hyland's office thanking them for the speedy repair of the Pohick Creek Trail.*

....continued on page 5

Continued from page 4...

5. *Quarterly assessment invoices are late.*
6. *A resident is walking the community and providing the office feedback on architectural violations they see.*
7. *Resident driving erratically hit a watch light and knocked it down on Lemoyne. Repair called in to Dominion.*
8. *Long time use of visitor/blank spaces.*
9. *Bulk trash not being picked up.*

Additionally, the CM has received calls on commercial vehicles that are parked on DeLong Drive by people who don't live in this community and a request to store kayaks in the fenced enclosure. She stated the engineer has been out to perform field work on Durer Court. There will be more focus on concrete repair than asphalt repair on that street. She will be getting a plumber to look at the pool house water heater that started leaking last year. Pictures of improvements made to common grounds around Gwynedd were shown to the Board. She has information for the Board to review regarding signage in the NCA meeting room.

Two violations in the single family section were provided to the CM for follow-up.

A board member suggested that with all the recent crime in the area that we place another article in the newsletter to see if there is interest in starting up the Neighborhood Watch program.

#### GENERAL BUSINESS -- Old

Security cameras on Resident's Homes – The CM drafted two policies for the Architectural Standards. There was debate on whether the policy should state they are not permitted or allow them if they are inconspicuous. The discussion will be postponed until every Board member has had a chance to give their opinion.

Provision for Doubtful Accounts – The Board reviewed the information they had been provided. Treasurer Whitt made a motion to increase the Provision for Doubtful Accounts to \$17,000 and review delinquencies again in six months. Director Reid seconded the motion. Vote: 5 yes. Treasurer Whitt will also develop a new policy regarding the Board taking a more

active role in an annual review for identifying doubtful accounts.

Violations of NCA governing documents and policies in a Disclosure Packet – The Board discussed this topic and the application of POA 55-509.6(k). At this time there doesn't seem to be a problem that the Board feels needs to be explored further.

Engineer's Response (s-turn) – Last month the Board read the notes of a conversation the CM had with Greg Budnik of GJB Engineering regarding the erosion of the stream bed that is now too close to the walking path. The Board would like more infor-

....continued on page 7



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Applies to our newest services only.  
Can not be combined with any other offer or coupon.

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# !! NEIGHBORHOOD WATCH !!

From time to time NCA is made aware of crimes or suspicious activity within our community and sometimes surrounding communities. The police can't be everywhere at once and they welcome community involvement. A number of years ago NCA had an active neighborhood watch and there has been some informal discussion about restarting it. We can be the eyes and ears of law enforcement but it takes community involvement. We need a number of volunteers in order to make this work. First we need someone willing to be the coordinator. He or she would sign people up and schedule the patrols. The people on patrol would drive around the

community and report anything suspicious to the police. We do not get involved in anything. We only report. Probably the greatest need is weekend evenings. The more volunteers we have the more patrols we can have. Studies have shown neighborhood watch programs to be very effective at reducing crime. Please help make Newington Station a safer place to live and volunteer for neighborhood watch.

Call the NCA office at 703-455-3606 or email [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org) if you are interested in volunteering.

## Trail and Pathway Safety

### A message from the West Springfield District Station

**There are many trails and pathways in the West Springfield area. By following these simple, sensible precautions listed below you can help insure that your time spent on the pathways is safe and enjoyable.**

#### **Be Aware!**

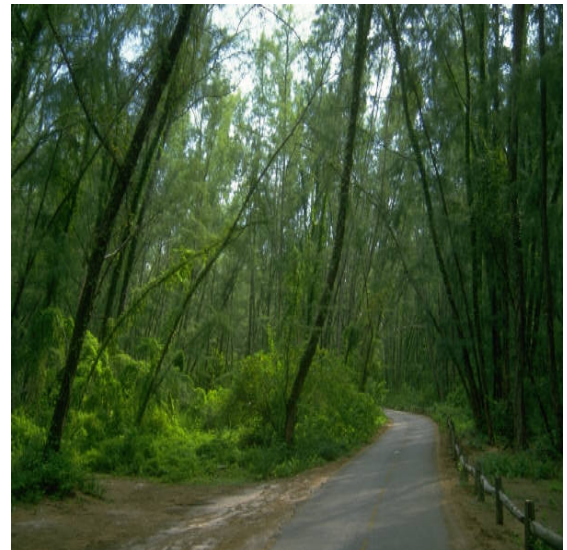
- Always look ahead for obstacle such as gates, potholes and other trail users
- If possible, avoid using trails after dark
- Do not use headphones at a high volume

#### **Plan Ahead!**

- Let someone know where you will be and when you expect to return
- Carry your cell phone with you with 911 preprogrammed in it
- Have someone accompany you, if possible

#### **Report Suspicious Activity!**

- Call 911 if you feel you are in immediate danger
- Suspicious activity is any person, noise or event that doesn't feel right to you
- Report suspicious activity by calling **703-691-2131**. The information you provide may be a crucial link to solving a crime in your area.



mation on the codes for stream crossings on the path. They believe a written report with a recommendation on how to proceed is best and would like to know how many hours that would take. The CM did not get a chance to discuss this request with the engineer. The topic will be postponed until next month.

**GENERAL BUSINESS -- New**

Books and Records Policy – NCA’s attorney informed the Board of a change to the POA act that requires a written schedule of charges for providing access to NCA’s books and records. A draft was provided. Director Reid made a motion to accept the policy with a cost of ten cents per page. Secretary Smith seconded the motion. Vote: 5 yes.

The Board adjourned to Executive Session at 9:14 pm.

The Board discussed a residents request regarding the removal of a pine tree that is partially on common ground. Director Stiteler made a motion to pay half of the cost of removing the tree. Director Reid seconded the motion. Vote: 2

yes, 3 no. Motion did not pass. Treasurer Whitt made a motion to advise the owner that he may remove a tree that is on his property. Secretary Smith seconded the motion. Vote: 5 yes.

Regarding the issue of a resident who wants to store his kayak in the pool parking lot’s fenced enclosure, Director Reid made a motion to advise the resident that in accordance with Pool Parking Lot Policy, he cannot store the kayak at the RV lot unless they are on a licensed trailer and there is space available. Director Stiteler seconded the motion. Vote: 5 yes.

The Board reviewed information on signage for the community room. President Jernigan made a motion to spend up to \$375 for two signs for the meeting room. Director Stiteler seconded the motion. Vote: 5 yes.

Secretary Smith made a motion to adjourn the meeting at 10:00 pm. President Jernigan seconded it. Vote: 5 yes.

**NEXT MEETING:** Wednesday, May 2, 2012 at 7:00 PM - NCA Pool House. All residents encouraged to attend.

\* \* \* \*



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

**Available for Sale:** None

**Under Contract:**

- Nine 3-lvl townhomes with list prices ranging from \$210,000 to \$325,000
- One 2-lvl townhome listed at \$205,000

**Available for Rent:** None

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

### **Under Contract in 7 Days!**

8459 Kitchener Dr—Lovely three level townhome with new kitchen and hardwood floors.  
 List price: \$319,900



**703-503-1888**

**Low inventory = Quick sale and top dollar**

**Call Pam today!**

# Community News!

## Budget Committee Forming

The Committee will be looking at the 2012 budget information to generate the draft 2013 budget with recommended dues amounts for presentation to the Board.

If you would like to be part of this effort, contact NCA office at (703) 455-3606 or [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org) or Treasurer at [louisewhitt@earthlink.net](mailto:louisewhitt@earthlink.net).

## Teen Available for Yard Work & Pet Sitting

- Town home yards -- \$15 front and back
- Two years experience in this community
- Diligent worker
- *References available*

**Interested????!!!!**

Call Nick at 703-531-8176 or email to [TJD2001@hotmail.com](mailto:TJD2001@hotmail.com).



### **Architectural Committee Chairman**

- Organize community walk throughs
- Review exterior project requests
- Advise board on changes to Architectural Standards

Please contact the community office, if interested.

## **Newington Community Association Policies ....continued from page1**

property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

### **NCA Facilities**

NCA's facilities (swimming pool, parking lot, fenced enclosure, tennis court, basketball court, etc.) are reserved for the exclusive use of NCA owners and/or residents and their bonafide guests. That is, NCA does not sell pool memberships, rent parking spaces, rent tennis courts, etc (or allow them to be used for free) to non-owners and/or non-residents.

### **Personal Property (Revised 2/3/10)**

No personal property is allowed on common grounds. This includes dog houses, compost piles, wood piles, ladders, lumber, etc. No motorized vehicles (including a contractor's) may be driven or stored on common grounds.

### **School Buses**

School buses (except buses for the handicapped) are prohibited on NCA's private streets.

### **Trash**

Putting out trash, recyclables, brush, etc. other than at times specified by the Board is a violation subject to an assessment of \$50 per offense. Call the NCA office for specific days and times.

# Don't wait another summer!



I have already installed a radiant barrier for several Newington Community residents!  
Now it's your turn!

- Do you or your children complain of being hot in the upstairs bedrooms?
- Does your AC unit run forever on a hot day?
- Is your AC unit unable to hold its set temperature?

**ADDING TRADITIONAL INSULATION WILL NOT SOLVE THESE ISSUES!**

**Why?**

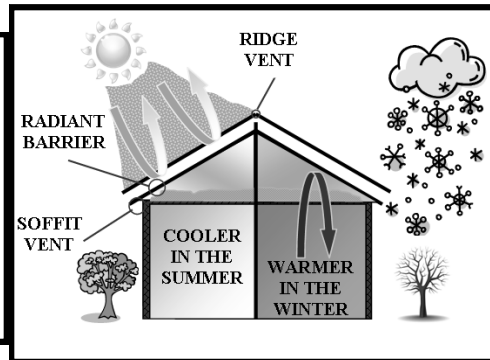


***93% of the heat that enters your home in the summertime is from the sun's radiant energy!***

***Attic Doctors has the cure! Your home needs a radiant barrier!***

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- Slash utility costs!
- Extend the life of your AC unit
- Energy Star certified



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Doctors***

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**No high pressure sales tactics; No gimmicks; No games!  
Deal directly with the owner!**

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**(703) 986-6798**

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# 2012 NCA ANNUAL EGG HUNT



To see more pictures from the NCA Egg Hunt, go to [www.newingtoncommunity.org](http://www.newingtoncommunity.org) under EVENTS!



**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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

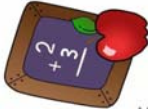




\_\_\_\_\_  
(NCA Board President ) (date)

\_\_\_\_\_  
(NCA Board Vice Pres.) (date)

\_\_\_\_\_  
(NCA Board Secretary) (date)

# Newington Community Association

## May 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Trash & Recycling	2 Yard Debris pick-up* <i>7:00pm NCA Board Mtg (pool house)**</i>	3 White Good Removal <sup>1</sup>	4 Trash & Bulk pick-up	5
6	7 Teacher's Day 	8 Trash & Recycling	9 Yard Debris pick-up*	10 White Good Removal <sup>1</sup>	11 Trash & Bulk pick-up	12
13 	14	15 Trash & Recycling <i>Newsletter Article Deadline</i>	16 Yard Debris pick-up*	17 White Good Removal <sup>1</sup>	18 Trash & Bulk pick-up	19  Armed Forces Day
20	21	22 Trash & Recycling	23 Yard Debris pick-up*	24 White Good Removal <sup>1</sup>	25 Trash & Bulk pick-up	26 11:00 AM POOL OPENS 
27	28 Memorial Day NO SCHOOL 	29 Trash & Recycling	30	31 White Good Removal <sup>1</sup>		

**\*\* 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