

**NCA BOARD OF DIRECTORS’  
PROPOSED MEETING  
MINUTES  
April 10, 2007  
NCA Meeting Room — Pool House**

Meeting started at 7:00 pm. President Woodrow Dick presided. Board members in attendance included Secretary Al Roy, Director Liz Carroll, and Director Chip Catherine.

**COMMUNITY FORUM**

A resident from Godolphin Drive believed that his trailer would be discussed at this Board meeting and was present to give a summary of the situation. He stated that his snowmobile trailer in the storage lot was towed because he had erroneously put the wrong address on the payment envelope. He travels a lot and was unable to get it back into the lot. President Dick told him that there was no plan to discuss the trailer at this meeting but that leaving it in front of the house is a violation of NCA covenants. The resident said he was a lawyer and knows his neighbors have been complaining to the police but it is legally parked according to Fairfax County laws and he made a point of not moving it because of the complaints of the neighbors. The resident said the trailer is now in the storage lot.

**HEARINGS AND APPEALS**

A resident wanted to appeal her trash violation. President Dick explained that she could appeal her trash violation, but the Board would not vote on it until the end of the meeting. She said she has lived in this community for 12 years and that she put it out in the middle of the day because she wouldn’t be returning that evening. She said she is not aware that there is a fine for putting the trash out early with no warning. Another resident stated that she is a good neighbor. President Dick thanked her for coming.

**APPROVAL OF MINUTES**

A motion to accept minutes of the March 14, 2007, Board of Directors meeting was made by Secretary Roy and seconded by Director Catherine. The Board discussed the comments made by a resident regarding the Community Forum section of last month’s minutes. The resident felt there were some inaccuracies and the CM asked her to email her version of how the minutes could have been written. Secretary Roy stated that the changes

were minimal, but he disagreed with the last sentence. Director Catherine stated the Board could accept the changes provided leaving out the last sentence. President Dick asked Secretary Roy if there was a reason to change the proposed minutes and if anything was actually wrong. After discussion among the members, there was a consensus that there was nothing wrong with the wording of the minutes as written in the newsletter. Vote to accept minutes of March 14, 2007 Board of Directors Meeting: 4 (yes) – 0 (no).

**PRESIDENT’S COMMENTS**

President Dick said that he noticed that the community is showing signs of being cleaned up and that it makes the homes that are not being well maintained and kept clean stand out more. The community needs to be diligent with placing hang tags and noting covenant and architectural violations. President Dick wanted to stress that enforcing the trash policy is never about the person, what a good neighbor they are or how long they have lived in the community, it is only about the fact that rules are broken and there is a policy in place to deal with the breaking of those rules.

*Continued on Page 5*

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**GENERAL**

Office Insulation and Roof Repair – The CM informed the Board that the representative of the company that had built the office confirmed that there is no insulation in the walls. He said he will make arrangements to rectify the situation. The Board agreed that if he did not schedule the repair in the next two weeks, this issue should be added to the agenda of the next Board meeting. The CM also informed the Board that the office had no heat last week and that we were told that the wrong type of thermostat had been installed. There was also a comment on the repair receipt that there is no return duct in the office which could be contributing to the problems of heating and cooling the office. The CM will get a quote to find out what it would cost to install one. The CM has also contacted the County to have the office reinspected and expressed concern to the County that the building shouldn't have passed inspection without insulation.

Community Yard Sale - The CM has said she will coordinate a community yard sale on Saturday, May 19<sup>th</sup> from 8 a.m. to 12 p.m. She will place a flyer in the newsletter. The flyer needs to state that everyone will be responsible for clean up. Coffee and donuts will be given to the residents participating in the yard sale. Cost will be \$5 per parking spot or \$8 for two spots. The money will be used to cover the cost of signs and advertising. Any money left over will go back into the budget.

**COMMON GROUNDS**

Community Clean Up Day will be held on Saturday April 28<sup>th</sup>. Director Carroll and the CM will coordinate the effort. There was discussion of whether it would be best to have a trash truck go through or have a roll off brought into the parking lot. It was mentioned that NCA should consider having a roll off brought into the parking lot in the Fall to give people an opportunity once a year to dump large items. The notice in the newsletter should give a rain date.

Director Carroll told the Board that the NCA storm drain marking project is still expected to happen. There is an Eagle Scout who has offered to lead the event and it should happen by early summer.

Pool - Director Catherine was able to find replacement globes that fit the pool lights and has gone ahead and ordered 6 of them. This will be a temporary fix until we can find newer, more improved lighting for a complete replacement.

Ball field – The Board has contacted Long Fence to get a quote to fully fence in the ball field. It is believed that doing this will deter people from using the ball field without authorization.

Mowing – Secretary Roy stated that the common grounds were scheduled to be mowed Wednesday or Thursday. Secretary Roy asked the CM to follow up with Blade Runners on their comments about providing NCA with recommendations and a 5-year plan of priorities for the community. It should include recommendations for areas where seed won't work.

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**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 19, 2007**  
(rain date Sunday, May 20th)  
**8 a.m. to 12 p.m.**

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

Sign up with the Community Office before Wednesday, May 16th. Spaces assigned as requests/payment come in.

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

## Pam Boe's Newington Station Update

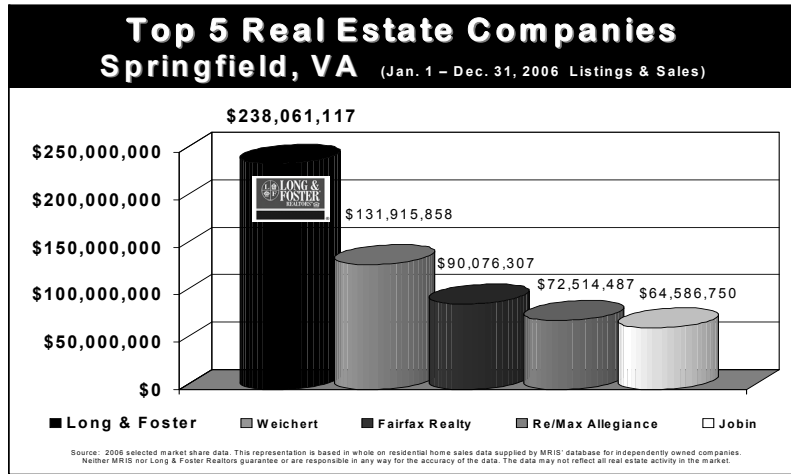


### Available for Sale:

Four 3-level townhomes with list prices ranging from \$339,900 to \$393,500  
 One 2-level townhome listed for \$299,900  
 Two single family homes listed at \$549,900 and \$545,000

### Under Contract:

Two 3-level townhomes listed at \$415,000 & \$269,000  
 1 single family home listed at \$574,888



*From Proposed Meeting Minutes on page 5*

### MAINTENANCE

Streets -- President Dick discussed the proposal that GJB had given NCA at the last meeting. GJB was authorized to perform the priority review piece of the proposal. The Board was asked if they agreed that NCA should go forward with approving the rest of the proposal to have GJB review all of NCA's streets. Director Catherine made a motion to accept GJB's proposal to perform a Phase 1 review of NCA. Secretary Roy seconded the motion. Vote: 4 (yes) – 0 (no).

Immediately prior to the meeting, GJB sent the Board a memorandum stating that Moline Place is clearly in worse condition than any other street. They have an interim recommendation that NCA hire a contractor to excavate six test holes on Moline. These test holes will give GJB an opportunity to provide NCA with a more informed recommendation. The cost would be approximately \$1,850. Secretary Roy made a motion to perform the test hole excavation as preliminary work in repairing Moline Place. Director Catherine seconded the motion. Vote: 4 (yes) – 0 (no).

Secretary Roy made a motion to go into Executive Session to discuss the trash appeal heard at the beginning of the meeting. Director Catherine seconded the motion. Vote: 4 (yes) – 0 (no).

### OPEN SESSION

Director Catherine made a motion to deny the trash appeal. Secretary Roy seconded the motion. Vote: 4 (yes) – 0 (no).

Secretary Roy made a motion to adjourn the meeting at 8:31 pm. Director Catherine seconded the motion. Vote: 4 (yes) – 0 (no).

### For NCA's,

- ◆ Architectural Standards, Covenants and Bylaws, and
- ◆ Exterior Project Form
- ◆ Trash Policy

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