

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

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

#### PRESIDENT'S COMMENTS

President Jernigan stated the meeting at Saratoga Elementary on the new park and ride will be from 7 to 9 pm. There was significant discussion on this planning and development topic especially regarding getting NCA resident's input to develop an NCA position and forming a united front with the other HOAs along Rolling Road. The biggest concern is the effect on the NCA pool and making Rolling Road a traffic congested street, like Route 1 or the Fairfax County Parkway when there are currently no traffic problems. It was suggested that businesses on Rolling Road should be included. Director Stiteler was concerned that NCA was behind by not putting a survey in the January newsletter. The Planning and Development Committee will be asked to develop a survey for inclusion in the next newsletter. Deadline would be January 15<sup>th</sup> for the February newsletter.

#### APPROVAL OF MINUTES

Director Stiteler felt the minutes of the December meeting were too concise and important discussion information was missing. At the last meeting, opinions were shared on modifications to the current design plan including environmental impact, safety, street lights, the NCA pool, and values of homes. The CM and Secretary Smith expressed that the minutes should not contain multiple opinions or too much detail on lengthy topics and that residents should attend meetings to get the details. Secretary Smith made a motion to accept the minutes of the December 7, 2011 meeting as written. Director Stiteler's comments from the December meeting will be in the current minutes. President Jernigan seconded the motion. Vote: 2 yes, 1 no, 1 abstain. The motion did not pass and December minutes will be presented to the Board at the February meeting for vote.

#### HEARINGS

Lot 419 was not in attendance for a hearing.

#### COMMITTEE/BUSINESS REPORTS

##### Maintenance Committee's Report, Lori Randall and Sarah Jernigan

The committee met and prepared recommendations for the Board's review regarding maintenance expenses in 2012 from the reserve budget and operating budget. 2012 recommendations included more path repair and landscaping around the paths, replacing ball field fence and backstop, installing shower stalls in men's bathroom at pool house and resurfacing of Durer Court. They are awaiting the engineer's response on the condition/needed maintenance of the pool parking lot. Secretary Smith recommended waiting until all Board members were in attendance before committing to all the projects. The stalls would need to be started now if they are to be done before the pool opens. President Jernigan made a motion to approve \$3500 for the installation of shower stalls in the men's pool house bathroom. Director Stiteler seconded the motion. Vote: 4 yes.

##### Planning and Development, Lou Tobat

Lou will be at the Commuter Workshop meeting on January 5<sup>th</sup> at Saratoga Elementary. The purpose is to provide information the bus companies requested for planning purposes. Some discussion may come up regarding the widening of Rolling Road. It should be emphasized that the pool should

not be impacted in their widening plans. He stated the Hunter Motel at Newington Road and the Fairfax County Parkway is gone. It is being cleared for a mini mart. Local projects impact Ft. Belvoir but also our community including the expansion of Rt. 1 which has been funded, the museum off of Telegraph Road which is in the stages toward funding and the expansion of businesses and new buildings on Backlick Road. He has spoke to several people in the community and there is significant concern about the widening of Rolling Road.

### Community Manager (CM) Report, Lori Randall

- *General*
  1. *NCA Vehicle Tickets: 0*
  2. *Disclosure inspection(s): 0*
  3. *Exterior Project Requests: 2*
  4. *Had office lights repaired – three overhead fluorescent lights had stopped working.*
  5. *Gifts to newsletter delivery volunteers.*
  6. *Holiday party was a success. Thank you to Amanda Bender for organizing the event.*
  7. *Committed to three projects with available 2011 funds; rusted pool door replacement, turf renovations, and turf reclamation around a storm drain.*
  
- *Complaints/Issues/Comments*
  1. *Dog poops in front yards on Brainerd. Roams free. Continues to be a problem.*
  2. *Resident unhappy with Board response regarding request to remove pine tree and sent email to office containing personal insults towards CM. Board President has instructed CM to inform this resident the next time they call the office, that the office can only accept written communications from them.*
  3. *Complaint about property with black piping from downspout in yard as well as bricks and pumpkins on porch. Unhappy with response that black piping is normal throughout community and pumpkins are not rotten.*
  4. *Water from neighbor's downspout goes on to his front yard and his front wall has water. Explained how to look up owner's name and address on Fairfax County website. He contacted owner and neighbor has come back to the NCA office asking for guidance. Explained this is a matter between owners since County law is the higher authority, not NCA rules, on diversion of water between properties.*
  5. *Complaint about home on Brandeis that has too many dogs that bark all day and all night. Individual was very unpleasant and wants to know why we don't do anything. NCA can only enforce NCA rules, not County laws such as noise complaints, barking dog complaints, pooping dogs complaints. When trying to explain what NCA can enforce, this individual hung up on me.*

*Note: The CM is continually subjected (more frequently this last month) to abusive phone calls and emails on issues she has no control over. Not sure how to explain this to residents or stop the constant, cowardly attacks and insults. I am not a police officer -- I can't investigate suspicious activity and I can't control driver's on state streets. I have no vote – decisions on rule violations and policies are made by a Board, not the CM. The office is staffed on a part time basis to handle community issues that do not require immediate action. I've tried explaining to others who have complaints that if multiple people are willing to put in writing a complaint about one neighbor, NCA could potentially treat the situation as a 'nuisance', which NCA has rules on. Rarely is anyone willing to take that step.*

The Board stated the CM should request residents put all complaints in writing so the complaint is documented and if they can't speak pleasantly they should be told to call back when they can.

### GENERAL BUSINESS -- Old

Request to make common grounds improvements at owner's expense – A resident would like to add a flagstone garden border along the edge of the woods next to her home and add a pachysandra or lirope

bed to the hill that is eroding away. The Board wanted more details and requested landscape drawings. The landscapers specifications and photos were provided to the Board. The plan is attractive and the only impact is positive to this resident's home. Director Reid made a motion to allow the resident to landscape common grounds per the specifications provided at her expense. Director Stiteler seconded the motion. Vote: 4 yes.

#### GENERAL BUSINESS -- New

Lee High School donation – Every year the Board donates funds in support of the local youths. Director Reid made a motion to donate \$100 to the Lee High School All Night Grad Celebration. Director Stiteler seconded the motion. Vote: 4 yes.

Security cameras on resident's homes – A resident has put in an architectural request for exterior security cameras on the front and back of her home. There are both security and aesthetic concerns. The Board agreed to deny the request at this time and to reconsider after developing a policy for inclusion in the Architectural Standards. Secretary Smith will pull out a previous written report and circulate it to the Board for a starting point on this discussion.

Pool Rules – The Board reviewed the drafted 2012 Pool Rules. The Board discussed the increased late and lost pool fees and revised the wording to clarify when pool passes can be picked up. Director Stiteler made a motion to accept the pool rules as written with additional clarifications. Director Reid seconded the motion. Vote: 4 yes. Director Stiteler will rewrite the Pool Rules into a more grammatically correct, well written document. Secretary Smith offered to help on this project.

Neighborhood Watch – Director Stiteler noted that the NCA neighborhood watch has faded out of existence. A neighboring community had a situation where an active watch would have been beneficial. It was recommended that an article be put in the newsletter. A leader is needed for the project. Secretary Smith offered to write something. It was recommended by a resident that someone contact the neighborhood watch coordinator at the West Springfield police station.

The Board adjourned to Executive Session at 9:04 pm for a quick discussion on a hearing.

Regarding Lot 419 President Jernigan made a motion to assess a \$50 charge for trash violations. Secretary Smith seconded the motion. Vote: 4 yes.

The meeting adjourned at 9:17 pm by a motion from President Jernigan and a second from Director Stiteler.