

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – May 2, 2012  
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm President Sarah Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Vice President Brustman, Secretary Mike Smith, Treasurer Louise Whitt and Director Matthew Reid (at 7:15 pm). Director John Stiteler was not present.

#### PRESIDENT'S COMMENTS

President Jernigan went to the April 19th meeting with the County regarding the widening of Rolling Road project. There seemed to be a consensus among those present that there is no need for the widening project. President Jernigan stated that the pool parking lot will be used for a rescue dog transport station on Friday. They clean up when they are done.

#### APPROVAL OF MINUTES

President Jernigan made a motion to accept the minutes of the March 7, 2012 meeting. Vice President Brustman seconded the motion. Vote: 4 yes. President Jernigan made a motion to accept the minutes of the April 4, 2012 meeting. Secretary Smith seconded the motion. Vote 4 yes, 1 abstain.

#### HEARINGS

No one from lot 271 or 324 was in attendance for a hearing. By email, the tenant of lot 271 asked for an extension but the request must come from the owner. Lot 603 was in attendance for a trash violation hearing. She stated that the trash bags were not put out early on Thursday, as the letter stated, but on time Monday evening and the trash contractor missed them.

#### COMMITTEE/BUSINESS REPORTS

##### Treasurer's Report, Louse Whitt

Treasurer Whitt has drafted a new policy which is part of the meeting agenda to be discussed later.

##### Planning and Development, Lou Tobat

Lou attended the April 19<sup>th</sup> meeting regarding the plans to widen Rolling Road. The County's position is that they are funded to design it and the purpose of the meeting was to hear concerns and comments on its design. The current design takes less of NCA property than originally planned and is not going through the pool. More property has been taken from the other side of Rolling Road. If funded, the project would be completed in 2015. The CM's observed from the meeting that the only to get the four lane project removed or reduced is through County Supervisor Hyland's office. The project is on the County's Comprehensive Plan and only an amendment will remove it. There was a consensus that Alban Road and Pohick Road from 95 to Route 1 should be a higher priority. Lou mentioned there is a lot of new development going on in Newington on the other side of 95.

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

- *General*
  1. *NCA Vehicle Tickets: 1*
  2. *Disclosure inspection(s): 8250 Getty, 7742 Matisse*
  3. *Exterior Project Requests: 1*
  4. *Looked into complaint about water behind homes on Moline.*
  5. *Hot water heater at pool replaced and bad circuit breaker on main.*
  6. *Pool emptied cleaned and filled.*

7. *Ball field fence replacement started.*
8. *improvement around pool house transformers completed.*

- *Resident Complaints/Issues/Comments*

1. *Would like NCA to send a letter to Hyland's office thanking them for the speedy repair of the Pohick Creek Trail (status?)*
2. *Long time use of visitor/blank spaces. Continue to monitor.*
3. *Slip and fall on sweet gum tree seed pods. Attorney was contacted and insurance claim filed. [FYI costs were incurred for attorney's time and there is a potential affect on insurance rates]. Spring parking lot clean up was already on contractors schedule for week after incident.*
4. *Families playing in the street in Brandeis. They don't move when a car approaches.*

Additionally, some pool furniture has been ordered. A resident called to say that she had contacted Chairman Bulova last November about the condition of the Pohick Trail after Tropical Storm Lee and that a County employee stopped by her house the next day and kept her constantly updated on the status of repairing the trail. She felt Bulova should be thanked as well. President Jernigan is working on the letter.

A resident submitted an Exterior Project Request to remove a common grounds tree whose roots are under his deck. This will be considered by the Board when another tree issue is discussed.

President Jernigan stated that residents shouldn't be blocking part of the streets to play but should use their own parking spaces instead. If this continues, the CM will take pictures for the Board to discuss.

Regarding the slip and fall incident, President Jernigan wanted to remind the Board that no Board member should speak to or email someone who threatens to sue NCA. These are matters only the NCA attorney or insurance company should handle.

#### Neighborhood Watch, Mike Smith

A resident has volunteered to coordinate NCA Neighborhood Watch and a few others have volunteered to participate. Secretary Smith, the Board Liaison, presented the Board with some guidelines which will be posted in the newsletter.

#### GENERAL BUSINESS -- Old

Security cameras on Resident's Homes – The discussion adding a policy on security cameras to the Architectural Standards was postponed until the sixth board member could give his opinion on the two draft policies on this subject. He supported a policy that allowed them to be considered on a case by case basis with the condition that they be inconspicuous. President Jernigan stated there was no point in having an email vote for the Board on this since the Board is evenly divided on the policy.

Engineer's Response (s-turn) – Greg Budnik of GJB Engineering came to the meeting to discuss the issues he saw when inspecting the path that is too close to the creek. He stated that fixing the sharp turn in the creek that has significantly eroded could be extensive and expensive and the Board may want to consider trying to get the County to take over the land. The County will probably not take control over this area if repairs are needed. He is concerned that the two creek crossings that do not meet County code for fair weather crossings but feels there may be a retrofit for taking care of them. There could be problems getting permits for work done in a Resource Protection Area including the cost and associated bureaucracy. He feels that depending on what we do we could make an argument that we are doing maintenance rather than major changes. This is an area where we would need his

guidance in dealing with the county. There are two options. We can stop the erosion with a wall and keep the trail where it is or we can move the trail. The cost to install a gabion basket wall could be upwards of \$40,000 and there is the issue of getting equipment into that area. He did say concrete debris from something like the Durer Court street project, could be put in the creek to stabilize the erosion but won't be aesthetically pleasing. He is presenting options and isn't saying everything has to be done today. Long term projects could be added to the reserve study. He would be willing to talk to the County for NCA which would take approximately four hours of his time. He believes staking and moving path could be done for less than \$20,000. He would need to prepare an RFP and could put together quick specs before next meeting.

#### GENERAL BUSINESS -- New

Provision for Doubtful Accounts – Treasurer Whitt drafted a policy for calculating expected losses on potentially uncollectible accounts. The policy will include providing a status mid way through the year of the previous year's calculation, finalizing the amount with a vote at the November meeting using September data and a statement will be added to the policy that the amount calculated is a recommendation, not a requirement. A new draft will be available for the Board at the June meeting.

The Board adjourned to a short Executive Session at 9:19 pm to discuss hearings.

Regarding Lot 271, Vice President Brustman made a motion to assess a single offense charge of \$50 for a rule violation. Treasurer Whitt seconded the motion. Vote: 4 yes, 1 abstain.

Regarding Lot 603, Treasurer made a motion to assess a \$50 charge for a trash violation. Secretary Smith seconded the motion. Vote: 4 yes, 1 no.

Regarding Lot 167, Vice President Brustman made a motion that probable cause exists for a hearing on a rule violation. Secretary Smith seconded the motion. Vote: 5 yes.

Regarding Lot 25 Vice President Brustman made a motion that probable cause exists for a hearing on an architectural violation. Director Reid seconded the motion. Vote: 5 yes.

Regarding Lot 63, President Jernigan made a motion to advise the resident that he may remove a tree that is on his property. Secretary Smith seconded the motion. Vote: 5 yes.

Regarding Lot 390, Secretary Smith made a motion authorize a resident to remove a tree on common ground at resident's expense because roots are encroaching on property and affecting deck and foundation on the condition the stump is ground and all debris removed. Vote: 5 yes.

The Board discussed a resident's request to cover the open area above his balcony with roofing material. The CM will look in the files and take pictures of the other homes in the Newington Glen section to see if it has been done before and how it would affect the appearance of the community.

Regarding Lot 324, Secretary Smith made a motion to assess a \$50 charge for a trash violation. Vice President Brustman seconded the motion. Vote: 5 yes.

Treasurer Whitt had a question on the mailbox landings. The contractor has finished all the landings in the community. This was a multi year project. She wanted to know if they were being paid the balance. The contractor is only being paid what was budgeted for this year and will get balance next year.

Secretary Smith made a motion to adjourn the meeting at 10:07 pm. Vice President Brustman seconded it. Vote: 5 yes.