

NEWINGTON COMMUNITY ASSOCIATION
BOARD AND ANNUAL MEETING – August 9, 2012
Pohick Church
Minutes of the Meeting

Attendance —President Sarah Jernigan, Secretary Mike Smith, Director Matt Reid and Director John Stiteler were in attendance.

Call to Order —Sarah Jernigan called the NCA Board of Director's meeting to order at 7:30 p.m. She welcomed all residents and had all members of the Board introduce themselves to the audience. Everyone who has registered to vote should pick up a draft 2013 budget, a copy of the resolution that the Rolling Road Committee voted on to forward to Supervisor Hyland, and the most recent flyer that will be distributed on Durer Court regarding the upcoming street construction.

Dedication – John Nolan, a resident of Luce Court, passed away this year. He was an active volunteer member of the community. He served on the Board for seven years and was liaison to the Architectural Committee. He was a major force in the addition of the NCA office on top of the pool house and the renovation to include a meeting room. In his honor, the meeting room will now be the John J. Nolan Community Meeting Room. Two signs were shown to the audience. One will be installed on the interior of the room and the second on the exterior door. Sarah acknowledged the presence of John Nolan's son, John, and grandson, Hunter in the audience.

Community Forum — The planned street construction was outlined for the community. The purpose is to correct drainage issues and replace the aging asphalt. All roads need to be fixed one at a time. The contract cost for Durer Court is \$142,000.

There was a question about NCA's plans for the common grounds based on the affect on the grass from the draught. The commons grounds contract includes aeration and seeding every fall which should help repair any losses from the dry conditions.

Call to Order — Sarah Jernigan called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

One existing Board member is running for re-election. Two positions are open. Matt Reid has lived in the community for three and a half years and has been on the board since filling an open position last year. He likes being able to express his views and influence how to run and improve the community.

A resident nominated, John Nolan, current resident and son of a previous board member, John J. Nolan. John accepted the nomination but informed the board that the property is currently in probate. The Board convened separately and agreed that until the property was out of probate, this would be a violation of the bylaws that state all board members must be owners in the community. President Jernigan expressed her regret that he could

not be on the board at this time but there are two board appointed vacancies and once the legal issues are settled on the property, the Board would consider him an excellent candidate for a position.

Beth Rodriguez of Durer Court volunteered to become a board member. She has wanted to get more involved for a while.

Ballots were filled out and returned.

Treasurer's Report - CPIU is at 1.3%. The current draft of the budget shows an increase of 1.2% for the town homes and .9% increase for the single family homes. The difference is the town homes pay for street maintenance and the single family homes do not because they are located on State streets. NCA now uses the same attorney for their general matters and collections. Delinquency balances seem to be coming down. NCA continues to monitor CD rates but we continue to get a better rate in the savings accounts.

President's Report - Sarah hoped everyone likes the changes and improvements in the community since it was their money at work. She feels strongly about continuing with street renovations at a pace that fits the NCA budget. NCA just signed a \$142,000 contract for asphalt and concrete repair on Durer Court as well as several smaller jobs throughout the community. Other accomplishments in last year:

- Repaved and improved stream drainage of common grounds path between Godolphin and Cushing that leads to Pohick Creek.
- Replaced garden at entrance to pool parking lot.
- Pool: new main pool pump, new hot water heater at pool, replaced rusted exterior doors, installed men's room partitions
- Replaced ball field fence and backstop
- All mailbox landings have been upgrade.
- Contracts renewed: 1) American Disposal for trash at a decrease \$23,000 a year for next 3 years; 2) Blade Runners for common grounds at a decrease of \$9,000 a year for 3 years; 3) Summit for financial management at increase based on CPIU; 4) Titan Pool at no increase in 2012, 2.5% increase in 2013 and offers no change in price for '14 and '15. 5) Snow contract renewed in 2012 with Springfield Lawn with no rate changes.

In response to some negative comments from the community during the year, Sarah stated that trash placed out early, and not by just a few minutes, hurts the values of homes and attracts rodents. She will continue to support rules that affect the appearance of the community.

An arborist walks the community every year and reports on trees that are the highest safety concern. There is a huge cost associated with tree maintenance and getting a professional's opinion on the priority of these pruning and removals assures us of dealing with the greatest risks first. Many people like the trees in the community because they provide shade and the look of a well established community.

We had a lot of response to the survey on the widening of Rolling Road. The majority felt it should not be widened and it should be removed from the County's comprehensive plan. This position was supported by other communities along Rolling Road and forwarded to Supervisor Hyland.

Results of the election are 73 votes for Matt Reid, 72 votes for Beth Rodriguez and one vote for John Nolan.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Rosemarie Aranza. The \$100 door prize drawing for all those who attended the meeting was held. The winner was Mike Williams.

The Annual Meeting adjourned at 8:40 pm.