

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – July 3, 2013
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:04 pm President Jernigan called the meeting to order. Board members present were President Sarah Jernigan, Vice President Mike Smith, Secretary Beth Rodriguez, and Director Matt Reid. Treasurer Louise Whitt was not in attendance.

APPROVAL OF MINUTES

Secretary Rodriguez made a motion to accept the June 5, 2013 minutes. Vice President Smith seconded the motion. Vote: 3 yes, 1 abstain.

HEARINGS

Lot 373 and 604 were in attendance for hearings and spoke to the Board. Lots 475, 426, 512, 528, 542, and 558 were not in attendance.

COMMUNITY FORUM

A resident was concerned about an item in last month's community manager's report regarding the \$92 monthly increase for County landfill fees. The CM clarified that the \$92 was a monthly fee on the entire ten thousand dollar monthly bill and that after speaking to American Disposal, they agreed our contract language doesn't allow for increases in the middle of the calendar year.

COMMITTEE/BUSINESS REPORTS

Planning and Development, Lou Tobat

Lou commented on the under utilization of the Saratoga Park and Ride lot.

Community Manager (CM) Report, Lori Randall

General

- *NCA Vehicle Tickets:*
- *Disclosure inspection(s): 8455 Kitchener, 8384 Luce, 8393 Godolphin*
- *Exterior Project Requests: 2*
- *Notice of increase to monthly trash bill – when we renewed with American Disposal I asked for language in the contract to avoid this mid-year increase. CM in contact with AD.*
- *Swing sets going in July 1st or 2nd.*
- *Special Executive Session meeting for board decision on significantly delinquent owner.*
- *Annual letter prepared. Mailing started.*

Resident Complaints/Issues/Comments

- *Trees need pruning in front of their home (Brandeis, Gwynedd)*
- *Resident approached at corner of Rowanta and Northumberland. Man asked for help getting into his house and was repeatedly asking 'why won't you help me' as person walked away. Police were called.*
- *Request for electricity on the tennis courts to use for a ball machine. Has a relative who is an electrician.*
- *New resident being harassed by another resident. Is there anything community can do? Needs to call police.*
- *Aggressive solicitors on Durer.*
- *Electrical cord being run from home to parking space.*

- *Baby raccoon in trash can at pool. Taken to woods but came back. Animal control won't come out unless they are foaming or aggressive.*
- *Rocks around storm drain are dangerous to kids.*

On the last item of her report, the CM informed the resident that kids should never be allowed to play on or near drainage ditches and the rocks that are placed there for erosion prevention and to divert water toward storm drain. NCA cannot child proof the common grounds and has provided tot lots that when built, conformed to all playground safety regulations. The Board agreed with the Community Manager's response.

GENERAL BUSINESS – Old

Neal McBride of Newington Forest – Neal wanted the NCA Board to be aware of some concerns he had with the position taken by the South County Federation regarding the Lorton landfill. He reads the newsletters on our website and noticed that NCA was considering becoming members of SCF. He believes there are benefits to approving a landfill extension to the current contractor and that SCF does not support this position. The Board thought the community would benefit from a presentation by the landfill contractor including the effects on the community if the extension is not approved at the Annual Meeting. A representative from the South County Federation is also going to be attending the meeting to give everyone an overview of what they do and how joining the federation can benefit NCA.

GENERAL BUSINESS – New

Electricity at Tennis Courts – A resident asked about getting electricity to the tennis courts to operate a tennis ball machine. The Board noticed the resident using a battery operated ball machine and doesn't feel electricity is necessary.

At 7:53 pm the Board convened to Executive Session to discuss hearings, probable cause violations and an attorney's recommendation on a delinquent account. The Board reconvened to open session at 8:00 pm.

Regarding Lot 475, 426, 512, 528, 542, and 558, President Jernigan made a motion to assess a \$50 charge for violations. Vice President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 373, Director Reid made a motion to assess a \$50 charge for a grass violation. Vice President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 604, Director Reid made a motion to assess a \$50 charge for a grass violation. Secretary Rodriguez seconded the motion. Vote: 4 yes.

Regarding the architectural violations on Lot 96 and Lot 40 that were presented to the Board for a decision on if there were probable cause for a hearing, Secretary Rodriguez made a motion that probable cause exists and Director Reid seconded the motion. Vote: 4 yes.

NCA's collection attorney is recommending to the Board that they write off the balance owed NCA on a property that was foreclosed in 2012. The previous owners have moved to Florida and collection efforts would have to involve legal pursuit in two states. The cost of litigation is not worth the effort. Director Reid made a motion to accept the attorney's recommendation to write off the balance. Vice President Smith seconded the motion. Vote: 4 yes.

The Board adjourned at 8:17 pm.