

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – January 8, 2014  
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:05 pm President Smith called the meeting to order. Board members present were President Mike Smith, Vice President Beth Rodriguez, Treasurer and Secretary Louise Whitt and Director Chris Hammel. Director Charles Thomas was not in attendance.

#### APPROVAL OF MINUTES

Vice President Rodriguez made a motion to accept the December 4th monthly Board meeting minutes with amendments to the date in the heading. President Smith seconded the motion. Vote: 4 yes.

#### HEARING

No one was in attendance for a hearing.

#### COMMUNITY FORUM

A resident wanted to discuss a pine tree on common grounds that dropped branches on her home in the last snow/ice storm. She thanked the community for the removal of branches on the ground but would like the tree removed. There was damage to her roof, siding, fence and shrubs. She asked about the status of the arborist's report on the tree. She was informed that the arborist recommends the tree be pruned and hanging branches be removed. These services have been approved and a contract sent back to the tree contractor. She asked the Board if there was consideration for the financial impact to her for the damage the tree has done. The NCA policy on trees does not address financial consideration when deciding if a tree should be removed. There was a question about the trees that were approved for removal last year. Community trees removed were based on the annual tree report from the arborist. All number one and number two priority trees were approved and work completed. When additional money was deemed available at the end of the year, the arborist was contacted to pick out six additional trees which were on Brandeis and Gwynedd. These trees were chosen by an arborist as trees that were diseased or dying and in a state of deterioration.

#### COMMITTEE/BUSINESS REPORTS

##### Treasurer's Report, Louise Whitt

Treasurer Whitt had no report.

##### Architectural Control Committee, Cameron Mulloy

The Committee Chair reported that he has walked through the south side of the community and saw no major violations. Letters will be going out shortly

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

###### *General*

- *NCA Vehicle Tickets: 0*
- *Disclosure Packets: 7831 Godolphin*
- *Asphalt paths/stream crossing: No report*
- *Audit Update: Draft received and letter of representation sent back. Waiting on final.*
- *Annual SCC filing and CIC/DPOR renewals.*
- *Pool white coat inspection: TBD*
- *Verizon installed temporary line for FIOS internet.*
- *VCB checking closed after going to zero balance. Reopened.*

- *12/8 and 12/9: Sanding trucks were called in due to ice/snow and freezing temperatures. Ice storm damaged many pine trees. No emergencies. Some fence and siding damage. Sanding called in on 1/5.*
- *Summit changing payment processing center. Newsletter and website notice. Summit will follow up with a letter to residents on 1/15/14 who have not sent in payment for first quarter with a reminder of new information.*
- *Remote back up information: TechMedx recommended Carbonite or iDrive. Will continue to back up on to DVDs.*
- *2014 reserve report: sent two requests via website for information – no response.*
- *Tennis courts: met with one contractor*
- *Architectural inspections of community – committee reviewed South side.*

#### *Resident Complaints/Issues/Comments*

- *Trees lost branches next to homes in ice storm. Residents believe trees unsafe and need to be removed. (Arborist has been asked to inspect these trees.) Two removals and three pruning recommended. Approved two removals and one pruning.*
- *Can a ladder rack be put on a truck? [agenda item]*
- *Request for Architectural Style roof shingles [agenda item]*
- *Residents did not bring trash in when trash trucks cancelled service due to inclement weather. Community was disgusting.*
- *Concern about tree branch over parking space on Euclid. Will have arborist look at tree and offered to move parking space.*
- *Request for a waiver of late fee. Invited to attend Board meeting to discuss with Board.*
- *Upset with condition of Brandeis Way and Lodge Court after Fairfax Water completed pipe project.*
- *Christmas tree pick up not reported correctly in newsletter.*
- *Fairfax Water will be fixing a pipe on Durer and will be digging in street*
- *Solicitors are knocking at her door frequently. [we have a sign at entrance to street and residents can call the police if concerned].*
- *Accident at Delong and Rolling this morning caused by someone coming out of Delong and cutting car on Rolling off. Left scene. Can we put an article in newsletter about driving safely on our streets?*

#### GENERAL BUSINESS – Old

None

#### GENERAL BUSINESS – New

Architectural Standards (Architectural Style Roof Shingles) - A resident submitted an Exterior Project Request form for architectural style shingles. Two other town homes in the community were found that have the architectural style roof shingles. The Board did not see where there was any significant adverse effect in appearance with this style of shingle when next to a townhome with the traditional three tab shingle. The Architectural Control Committee agreed to sign the Exterior Project form.

#### Commercial Vehicle (ladder rack, appearance, towing practices)

Three situations have necessitated the Board discuss their policy on commercial vehicles and the towing process with regards to commercial vehicles. The first situation is a resident asking if a ladder rack on a pick up truck will make it a commercial vehicle and subject to towing. The rules are not specific and one Board's interpretation could be different than another Board's interpretation. Two other residents had their trucks towed on New Year's Eve and believe NCA should revisit their towing policy. The initial cost to recover a towed commercial vehicle over 10,000 lbs is \$500. The CM shared information from the Fairfax County website that defines commercial vehicles. The Board has tabled this subject until next month.

A resident stated he felt that the parking policies were good policies and that residents will push the limits unless the rules are enforced. He was concerned about cars on his street that park in unnumbered spaces for long periods of time and cars with out of state plates. He was also concerned about too many people living in one home that effect the availability of parking spaces and the fact that registered sex offenders live in our community.

Brainstorming – President Smith will be writing an article to address a homeowner’s comments on trash and resident’s responsibilities to bring it in when collection is missed or cancelled.

At 8:10 pm the Board convened to Executive Session to discuss a violation hearing and a legal issue. The CM expressed concern that there are five reasons a Board may convene to executive session and legal issues is not one of them.

A Board member wanted to discuss accounts that have been categorized as ‘Previous Owner/Legal’. She felt that NCA should ask for more information to determine if they should be written off. President Smith felt that if the attorney has not approached the Board on these accounts, there was probably a reason and we should wait.

The Board reconvened to open session at 8:25 pm.

Regarding Lot 45, Director Hammel made a motion to assess a \$50 charge for a rule violation, specifically leaving a cut up tree, from a resident’s property, on common ground. Vice President Rodriguez seconded the motion. Vote: 4 yes.

The Board adjourned at 8:40 pm.