

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – March 5, 2014
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 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 February 5th monthly Board meeting minutes with amendments to the Maintenance Committee section. Director Hammel seconded the motion.
Vote: 4 yes.

COMMUNITY FORUM

A resident read in the newsletter that another resident wanted to allow political signs in front yards. It was explained that signs are prohibited by the Covenants and it would take 2/3 of all resident's signatures to amend the covenants. A resident also wanted to let the Board know that she was actively participating in meetings regarding the Lorton construction debris landfill and the contract negotiations with ESI. Ana Prados has offered to act as a Liaison to the Board to keep them informed on new developments regarding the landfill.

A resident noted that the snow plows did a good job on Kitchener.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louise Whitt

Treasurer Whitt would like a notice in the newsletter asking if anyone wants to join the Finance Committee for planning the 2015 budget. The Treasurer discussed her Reserve Fund Status report. The CM noted that common ground expenses for 2014 including paths and stream crossing is expected to be \$74,000.

Maintenance Committee, Lori Randall

The Maintenance Committee presented a worksheet to the Board in February. The minutes for February reflect the discussion on common grounds plans for 2014 but the CM did not have any notes on maintenance plans for private streets. The discussion last month was that the next two street sections being considered for replacement are Red Ash/part of Matisse and Brandeis. February minutes will be amended to reflect this.

Community Manager (CM) Report, Lori Randall

General

- *NCA Vehicle Tickets: 0*
- *Disclosure Packets: 8477 Kitchener Drive*
- *Asphalt paths/stream crossing update: "The permit drawings are currently in final drafting. We anticipate a submission to the County around the 11th or 12th of February. We will need to get the County submission/review fee prior to this and also will have the County permit application for you to review." Email of 1/31/14.*
- *Mailing from office on aged balances due to significant outstanding first quarter assessments. 100 letters.*
- *Snow 2/13*

- *Fairfax County large scale renovation of all properties. Need staging area and dumpster.*
- *Inquired into 'no parking' signs around median on Delong.*
- *Spoke to Fairfax Water about condition of Brandeis and Lodge. They are waiting on the weather.*
- *Dominion replaced cable to transformer on 2/24/14.*
- *Audit has begun*
- *Reserve study has begun*
- *Significant discoloration to pool furniture this year. 29 pieces sent for restrapping.*
- *Problems with security system. Late to Test fails and have been receiving calls daily. System says to check phone lines but lines appear clear. Scheduled for service. Security system linked to pool phone and Verizon was called. Starting 3/1 office phone is also out.*
- *Unleashed dogs in community. Resident was very belligerent when asked to get the dog off the tot lot.*
- *Snow removal 3/3*

Resident Complaints/Issues/Comments

- *Believes commercial vehicle policy in townhomes should be mirrored in single family section and has suggestions on remarking parking spaces on Luce Court.*
- *Regarding an architectural letter, committee should have found crumbling retaining wall between her and her neighbors and wants to talk to NCA attorney because the wall is a higher priority than cleaning the siding.*
- *Cab is parked every day, during the day, on LeMoyne.*
- *Resident received letter regarding his painted stoop and inquired if there were any options instead of removing the paint.*
- *Tree branches on ground behind home.*
- *Resident lives on Godolphin and is concerned with speeding on Godolphin and Northumberland. Asked if 'slow kids' sign could be put up or sign on mailbox. Offered to call County to see if they would be a put a sign in front of home but resident didn't want a sign there.*
- *Resident would like options other than removing paint from entire stoop. Cover stoop with brick or stone.*
- *Be careful when disposing of chemicals. Resident's dog died from exposure to antifreeze and only is walked around the community.*
- *Please prohibit dogs from paths and ball field if we can't get residents to pick up after them.*
- *Complaints and compliments on 3/3 snow removal*
- *There needs to be a better plan for when trash is not picked up due to inclement weather. The community is going to be a mess until Friday.*

To address the concern about dog poop on paths and near the ball field, the CM provided the Board with information on doggy stations. Each station would cost about \$200 to \$300 and could be placed in locations where the trash company could easily pick up. There was no interest due the cost of supplies, maintenance of the stations, and the doubt that the residents who do not pick up after their dogs would use the stations.

GENERAL BUSINESS – Old

Commercial Vehicle (ladder rack, appearance, towing practices) -- The CM reviewed the County's policies on commercial vehicles and provided a draft revision of the NCA policy for discussion. There was concern that the height limit would allow for ladders on trucks and the weight limit (12,000 pounds) was too high. The draft will be tabled until next month.

Maintenance Plans for 2014 – (Table until Spring) The CM asked for clarification on what was the direction given last month for maintenance plans. There is no commitment or plan on which street will be replaced in 2014. Red Ash/part of Matisse are contingent upon the completion of the path and stream crossing work because it will be used as a construction access and Brandeis is contingent upon how much and when repairs are done by Fairfax Water Authority.

Review of Governing Documents – The CM shared information with the Board from the lecture she attended at the NCA attorney's monthly HOA luncheon rules enforcement. There is a bill in the State legislature that has been introduced that will benefit older associations whose governing documents are difficult to amend. The Board will table the discussion until next month.

Collection Attorney Expense – Treasurer Whitt provided the Board with a report showing the collection attorney fees over the last three years compared to fees collected. The Board felt it was a necessary expense and breaking even wasn't necessarily bad, and the attorney had been asked to be more aggressive. President Smith stated he was reluctant to micro manage the attorney. The Board can review again next year since there was a recent increase in the filing of liens based on the increased values of properties in the last year. The CM will continue to put the monthly status reports into a summary report and provide it quarterly to the Board.

Brainstorming – None

At 8:55 pm Vice President Rodriguez made a motion to adjourn the meeting. Director Hammel seconded the motion. Vote: 4 yes.