

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – May 7, 2014
Draft 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, Director Chris Hammel and Director Kevin Benore.

PRESIDENT'S CORNER

President Smith welcomed the new Board member, Kevin, and stated that he likes to keep the meetings conversational and act more as a facilitator than a dictator.

APPROVAL OF MINUTES

Director Hammel made a motion to accept the April 2nd monthly Board meeting minutes as prepared with a correction of the time the Board reconvened to the regular meeting. Vice President Rodriguez seconded the motion. Vote: 4 yes, 1 abstain.

HEARINGS

No one was in attendance for hearings

COMMUNITY FORUM

A resident noted that a bin full of bricks was on Luce Court. This is not an item that the trash company will take. Additionally, there is a Bradford Pear tree across from the ball field that has died and paint has been spilled on Luce. Another resident spoke to the Board about his issues with assessments not being resolved. He has incurred attorney fees. The Board will discuss his situation in Executive Session.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louise Whitt

No one has volunteered to join the Budget Committee.

Planning and Development, Lou Tobat

The Route 1 widening project has begun and will continue for the next few years. The widening is between Telegraph and the Mount Vernon Parkway.

Community Manager (CM) Report, Lori Randall

General

- *NCA Vehicle Tickets: 0*
- *Disclosure Packets: 8380 Luce, 7849 Godolphin, 7838 Godolphin, 7897 godolphin*
- *Architectural Exterior Project Requests: 5*
- *Asphalt paths/stream crossing update: plans submitted to county for bridge. Engineers also had to prepare a letter for exemption on the Chesapeake Bay Watershed Protection Area. Can proceed with RFP. Board confirmed they want to proceed with the bridge.*
- *Pool white coat expected to be started May 9th. Will need to get an exemption on pool fill deadline of May 15th. [done]*
- *Reserve study engineer started review of property on 4/23.*
- *Collections case needed immediate response. The Board accepted attorney's recommendation.*
- *Pool inventory restock of \$1200*
- *Pool furniture restrapped and returned.*

- *Insurance audit had complications. Charged us for worker's compensation for three contractors. Have gotten two cleared so far.*
- *Clean Up Day held on April 26th.*
- *Community yard sale scheduled for Saturday, May 17th.*

Resident Complaints/Issues/Comments

- *Another report of mail being stolen from front porch – Durer Ct this time.*
- *Resident does not consider the structure attached to the back of her house a violation and is concern about it being reported in resale package.*
- *Gwynedd lights are broken. A resident is helping by contacting Dominion. Another resident on Gwynedd is looking into possibility of getting more energy efficient watchlights.*
- *Tree on common grounds overhangs roof and drops dead branches. Another tree on Durer appears diseased. (Took pictures and don't see an overhang but will ask arborist to look at the subject trees as part of next annual inspection).*
- *Water coming up from street on Kitchener. Fairfax Water was called but apparently took a week to come out and fix it. Dip in asphalt but they are supposed to return in 30 days after ground settles.*
- *Parking: multiple issues with parking -- in blank spaces on one street and walking to another street, cars that don't move from blank spaces. Possibly even parking by people not in our community. Office is tracking cars on streets where complaints are originating and will ticket and tow if necessary. [Board wants to look at revising parking policy to be more specific on visitor parking]*
- *Car stolen from Gwynedd. Reported to police. Found but without any tires.*
- *Need shade in grassy area of pool. [CM is looking at cantilever umbrellas].*
- *Would like area around Luce Court sprayed for ticks. [NCA does not normally treat for ticks or poison ivy because of significant amount of common area that would have to be covered.]*
- *Request to park car with a safety rejection sticker in front of their home. They got a \$50 ticket from police when parked on state street. [Notified tow company of two week waiver.]*
- *Beer bottles being dumped in grassy island at Luce Court. Child was cut by broken glass. [Residents need to be alert to people using our streets that don't live here and report problems to police.]*
- *Resident extremely upset that truck was towed for expired safety (2/14). As a renter was not aware of the policy.*
- *Rusty nail on tot lot was removed but Board needs to look at condition of tot lot between Luce and Moline.*

GENERAL BUSINESS – Old

Commercial Vehicle (ladder rack, appearance, towing practices) -- The Board reviewed the commercial vehicle policy revisions. The CM will revise and place the policy in the newsletter to give the community an opportunity to provide feedback on the changes. The Board expects to vote on the policy at the June meeting.

Draft Minutes in Newsletter – President Smith asked some colleagues for an unbiased translation of the POA regarding when minutes are available to the community. Their consensus is that the Virginia Statutes establish a deadline for making draft minutes available, but does not prohibit minutes from being provided earlier than the deadline.

GENERAL BUSINESS – New

Brainstorming – It was mentioned that the County is addressing concerns with private parties greater

than 49 persons. A resident asked how the Clean Up Day went. There needs to be more volunteer participation in the community. NCA should encourage school kids needing service hours to attend NCA events.

At 8:16 pm President Smith made a motion to convene to executive session to discuss a delinquency settlement proposal, ascertain if there is probable cause for a hearing for violations, discuss hearings and address a residents concerns regarding delinquent assessments and resulting attorney fees. Vice President Rodriguez seconded the motion. Vote: 5 yes

At 8:56 pm President Smith made a motion to reconvene to the regular meeting. Director Hammel seconded the motion. Vote: 5 yes.

Regarding Lot 244, President Smith made a motion that probable cause exists for a hearing on an architectural violation. Director Benore seconded the motion. Vote: 5 yes.

Regarding Lot 245, Vice President Rodriguez made a motion that probable cause exists for a hearing on an architectural violation. Director Hammel seconded the motion. Vote: 5 yes.

Regarding Lot 259, President Smith made a motion that probable cause exists for a hearing on an architectural violation. Director Benore seconded the motion. Vote: 5 yes.

Regarding Lot 265, Vice President Rodriguez made a motion to not assess a charge for an architectural violation since the problem had been corrected. President Smith seconded the motion. Vote: 5 yes.

Regarding Lot 72, Vice President Rodriguez made a motion to assess a charge of \$10 a day starting in two weeks and until the violation is corrected. Vote: 4 yes, 1 no.

Regarding Lot 496, President Smith made a motion to assess a charge of \$50 for a trash violation. Vice President Rodriguez seconded the motion. Vote: 4 yes, 1 no.

Regarding a resident's request that attorney fees be adjusted on a delinquent account, President Smith made a motion to accept the attorney's recommendation which was to close the account at the attorney's office but transfer all outstanding amounts owed to the assessment account, and send a letter prohibiting use of recreational facilities. Vote: 5 yes.

Regarding the attorney's email for a Board decision on a relative's request to settle a delinquent account, Vice President Rodriguez made a motion to accept the attorney's recommendation demanding full payment but refraining from further collection efforts as long as assessments were being paid. President Smith seconded the motion. Vote: 5 yes.

Vice President Rodriguez made a motion to adjourn the meeting at 9:08 pm. President Smith seconded the motion. Vote: 5 yes.