

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – June 4, 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 Kevin Benore was not in attendance.

#### APPROVAL OF MINUTES

Vice President Rodriguez made a motion to accept the May 7th monthly Board meeting minutes as prepared. Treasurer Whitt seconded the motion. Vote: 4 yes.

#### HEARINGS

Lot 245 and 482 were in attendance for hearings.

#### COMMUNITY FORUM

A resident asked if there were a designated area to put trash. All streets handle this differently. Most place on curbs that extend out from parking spaces so the trash trucks can see it.

#### COMMITTEE/BUSINESS REPORTS

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

One person 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

- *Disclosure Packets: 8338 Moline*
- *Architectural Exterior Project Requests:*
- *Asphalt paths/stream crossing update: Path work was suppose to start May 20<sup>th</sup>. Not sure why postponed.*
- *Pool white coat completed.*
- *Reserve study engineer started review of property on 4/23.*
- *Insurance audit had complications. Charged us for worker's compensation for three contractors. Have gotten all cleared.*
- *Yard sale on May 17<sup>th</sup>. Good turn out. 12 participants.*
- *Tot lot between Luce and Moline: Board added where nail was exposed. No other loose parts but tot lot should be considered for replacement.*
- *Electrical problems in pool pump room closed pool for Memorial weekend. Part ordered and pool expected to open Wednesday, May 28, 2014.*
- *Closed tennis courts for partial cleaning of algae/mold.*

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

- *Branch hanging in tree over mailbox on Luce*
- *Ladder propped up against back of home on Brandeis*
- *Tree on private property overhangs parking space and looks like it will fall.*

- *Concern about replacement trees on Gwynedd. Will dawn redwood get too big and drop sap and/or needles. [note: according to arborist, these trees grow tall and narrow and will not interfere with parking spaces like old trees did]*
- *Pole on ground on Northumberland, near Godolphin.*
- *Has it ever been considered to allow residents to use pool in morning before life guards are on duty?*
- *Gutters thrown in woods in Luce Court.*
- *Guards should be allowed to distribute pool passes.*
- *Resident witnessed two girls entering unlocked vehicles on Cushing Court than hopped in car at 5:30a.m. on a weekday morning.*
- *Aggressive sales people walking neighborhood despite 'no soliciting' signs. One person purchased pest control plan based on sales people telling her a neighbor was using their services. Sales people are not telling the truth.*
- *Enforcement of blank space parking policy is unreasonable.*
- *Guards should be allowed to take cash for guest fees.*
- *Dogs are being walked off leash on Northumberland, pit bulls.*
- *Neighbors tree is leaning and/or dropping leaves on another person's property.*

Also a call about ants on cars that are dropping from tree branches above. Too much of tree would need to be trimmed to eliminate branches hanging over any cars so CM will offer up moving the reserved parking space to an available open space.

A car on Euclid was broken in to.

#### GENERAL BUSINESS – Old

Commercial Vehicle (ladder rack, appearance, towing practices) -- The Board reviewed the commercial vehicle policy revisions. Vice President Rodriguez made a motion to accept the policy, with revisions, that was posted in the June newsletter. Treasurer Whitt seconded the motion. Vote: 4 yes.

#### GENERAL BUSINESS – New

NCA parking policy – The NCA parking and towing policy was revised defining longer term parking of blank spaces as fourteen days and adding words 'for temporary' regarding unmarked spaces. The revised policy will be in the July newsletter before it is brought to the Board for a vote at the July meeting.

Brainstorming – A resident noted the pool is underutilized and suggested increasing the pool hours during the week while school is in session and leaving it open later in August. The current hours have already been contracted for this year. A resident commented on how long it has been since some streets have been sealcoated. The current engineer does not recommend sealcoating since it is done for aesthetics. He believes the money should be spent on replacing all the streets. NCA does continue to crack fill as needed on the streets that have already received a complete replacement. It was recommended that the arrows on the one way streets be repainted.

At 8:03 pm President Smith made a motion to convene to executive session to discuss hearings. Director Hammel seconded the motion. Vote: 4 yes

At 8:28pm President Smith made a motion to reconvene to the regular meeting. Vice President Rodriguez seconded the motion. Vote: 4 yes.

Regarding Lot 245, President Smith made a motion to waive any charges since all violations have been corrected. Treasurer Whitt seconded the motion. Vote: 4 yes.

Regarding Lot 244, Vice President Rodriguez made a motion to waive any charges since all violations have been corrected. President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 259, President Smith made a motion to assess a charge of \$10 a day starting in two weeks and until the violation is corrected. Director Hammel seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 482, President Smith made a motion to waive a charge of \$50 for a trash violation. Vice President Rodriguez seconded the motion. Vote: 4 yes.

The meeting adjourned at 8:37 pm.