

NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING – May 6, 2015  
Minutes of the Meeting – NCA Pool House Meeting Room

At 7:00 pm President Beth Rodriguez called the meeting to order. Board members present were President Beth Rodriguez, Vice President Kevin Benore, Treasurer Louise Whitt and Director Florence Smoczynski (after Approval of the Minutes). Secretary Chris Hammel was not in attendance.

#### APPROVAL OF MINUTES

Vice President Benore made a motion to accept the April 1st monthly board meeting minutes as written. Treasurer Whitt seconded the motion. Vote: 3 yes.

Treasurer Louise Whitt made a motion to accept the April 1st monthly board meeting executive session minutes with the addition of the Lot # on the discussion of the non-judicial foreclosure recommendation. Vice President Benore seconded the motion. Vote: 3 yes.

#### HEARINGS

Lots 140, 519, 522 and 539 all had a scheduled hearing as an opportunity to comment on a rule violation. Lots 519 and 140 were in attendance. Lot 393 requested an appeal of the decision on a rule violation from last month.

#### COMMUNITY FORUM

A board member noted that there was not as much trash picked up on Clean Up Day as in the past and wanted to compliment the community on keeping it clean. She noted that the railing from Lodge to Jenner needs repair. There are also large bees nesting somewhere around the pool house.

#### COMMITTEE/BUSINESS REPORTS

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

Treasurer Whitt stated she has received no response from volunteers willing to work on the budget committee.

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

###### *General*

- *Disclosure Packets: 8409 Eucalyptus, 7863 Godolphin*
- *Asphalt paths/stream crossing update: County has approved bridge design. Engineer is putting RFP out for path work and both stream crossings.*
- *Brandeis Way renovation: requested a start date. Notice in newsletter about upcoming construction.*
- *Development of community survey in progress.*
- *Working with playground installers designing replacement structures for all tot lots. Committed to two more replacements (Getty and Marconi).*
- *Scheduled painting of Moline addresses and tic marks for late April or early May. Not as much as budgeted.*
- *Opened account at Eagle to get new cd. Closed Burke & Herbert account. Updated signature authority on all accounts. Reinvestment funds in Charles Schwab account in Treasury Note. Need minutes from April meeting signed by Secretary to complete United bank update. Inquired into other interest options.*
- *Yard sale scheduled for May 16<sup>th</sup>.*
- *Pool opens Memorial weekend.*

- *Pool pass registration volume is very heavy.*
- *Fire in woods behind ball field. Pictures taken.*

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

- *Car was towed and expects NCA to reimburse. [Note: registration was more than 30 days] Car towed a second time.*
- *Tree has broken branch hanging over parking space that could fall and hit car. Pictures taken for Board to see.*
- *Resident responding to last month's community manager's report about removing the bridge over the stream on common ground. On agenda.*
- *Cars are driving too fast on Durer Court. Recommends speed bumps.*
- *Tree above parking space drops acorns on car. [NCA can't remove all tree branches above all parking spaces. Assigned space can be relocated.]*
- *Steel caged plastic tank delivered to house with a new renter. Concerned because person has only seen these type tanks in an industrial area, not residential. Notified management agent that it needed to be removed.*
- *Luce Court car entry. Probably not locked.*
- *Mowers came in on a Tuesday and moved trash bins to street but didn't put them back on grass.*
- *Broken branch in common ground tree on Marconi.*
- *Neighbor piles boxes/recycling at front door and puts trash out early.*
- *Attempted break in through front door at home on Matisse. Police were called.*

#### Planning and Development, Lou Tobat

Lou noted the County approved funding for construction on Rolling Road from the parkway to Old Keene Mill Road. Also noted the installation of beams on Route 1. Believes it may be part of a fly over structure for Ft. Belvoir.

#### Personnel Compensation Procedures, Chris Hammel and Kevin Benore

The Board was given a copy of the draft Employee Compensation Policy. Comments should be forwarded to Kevin.

#### Amending CCRs Committee, Beth Rodriguez

Beth is hoping to have a meeting Monday, May 11<sup>th</sup>. The goal of the committee is to address allowing political signs and decreasing the number of owners needed to amend the CCRs.

#### GENERAL BUSINESS – Old

Community Survey – The CM has created a survey and is using esurv.org. It takes approximately five minutes to complete without filling in any comment sections. Copies will be mailed to non-resident owners. The survey will be open for a few months once ready. Vice President Benore will help with providing a shortened link for residents who complete it online.

Tennis Court Repairs – As a continuation of last month's discussion on Reserve maintenance for 2015, the Board was given an updated quote to repair the tennis courts. The CM will get a second quote for the next meeting.

#### GENERAL BUSINESS – New

Homemade bridge over stream – A resident has expressed dissatisfaction with the Board's discussions about removing a bridge built over a section of stream that runs through the common grounds. The

email was read by the Board. The builder of the bridge could not be determined. Director Smoczynski made a motion to spend a maximum \$1,000 for the removal of a home made bridge on common grounds over a section of stream behind Finlay court due to safety concerns. President Rodriguez seconded the motion. Vote: 4 yes.

New deck process, deck helmet – A resident would like to apply Deck Helmet to their existing deck. The Architectural Standards do not address this. The Standards specifically do not allow the painting of decks. The Standards allow the use of composite wood but the wood on this particular deck is not being replaced. The request is for either grey or cedar. Some on the Board felt grey was not a wood color and felt it would be helpful to request a piece of wood with the cedar overlay. At this time, the approval is being denied but will be reconsidered when a sample can be brought to the meeting.

Enforcement of trash policy, POA 55-513.C – The CM wanted the Board to be aware of changes to the POA, specifically 55-513.C on rule enforcement that became effective last year. The Board discussed how best to implement those changes including the more frequent use of doorhangers. The CM will look to see if our policy needs to be updated based on the changes to the State statutes.

At 8:45 pm Director Smoczynski made a motion to convene to executive session to discuss hearings, probable cause for hearings, hearing updates, and an attorney recommendation regarding a waiver request from a delinquent owner. Vice President Benore seconded the motion. Vote: 4 yes.

At 9:42pm Vice President Benore made a motion for the Board to reconvene to the regular meeting. President Rodriguez seconded the motion. Vote: 4 yes.

Regarding Lot 140, Vice President Benore made a motion to waive an assessment for a rule violation. President Rodriguez seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 519, Vice President Benore made a motion to waive an assessment for a rule violation. Director Smoczynski seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 522, Vice President Benore made a motion to waive an assessment for a rule violation. President Rodriguez seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 539, Vice President Benore made a motion to waive an assessment for a rule violation. President Rodriguez seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 393's appeal, Vice President Benore made a motion to rescind the \$50 assessment based on the appeal. Director Smoczynski seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lots 184, 298, 300 and 3343 Vice President Benore made a motion that there is probable cause for a hearing. President Rodriguez seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 98, Vice President made a motion to not have a hearing for the missing shutters but to instead send a new architectural violation letter. President Rodriguez seconded the motion. Vote: 3 yes, 1 abstain.

Regarding Lot 47, 298, 393 and 484, Vice President Benore made a motion to assess a \$50 charge for a trash violation. Director Smoczynski seconded the motion. Vote: 3 yes, 1 no.

The Board agreed to table their review of Lots 189 and 400 for architectural violations until next month.

Rees Broome sent a letter to the Board asking if they would like to waive late fees due to specific circumstances, death of trust owner and issues with property management company. If NCA waives admin fees, there is no recovery since the expense to send late letters has already been paid. There was a consensus among the board to not waive any fees associated with the delinquency but no formal vote was taken.

At 10:01 pm Director Smoczynski made a motion to adjourn. President Rodriguez seconded the motion. Vote: 4 yes.