

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – July 1, 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 Secretary Chris Hammel. Director Florence Smoczynski was not in attendance.

APPROVAL OF MINUTES

Treasurer Whitt made a motion to accept the June 3rd monthly board meeting minutes. Secretary Hammel seconded the motion. Vote: 3 yes, 1 abstain. Secretary Hammel made a motion to accept the June 3rd monthly board meeting executive session minutes as written. Treasurer Whitt seconded the motion. Vote: 3 yes, 1 abstain.

HEARINGS

Lots 152, 426, 542, 577 and 579 all had a scheduled hearing as an opportunity to comment on a rule violation but were not in attendance. Lots 520 and 598 were in attendance.

COMMUNITY FORUM

A resident wanted the Board to be aware that the front yard next to hers is not maintained, that it is mostly dirt which comes running out on the sidewalk. She thinks there are issues with the gutter being blocked. Also there is a problem with speeding on Euclid and would recommend speed bumps. One other item was her concern that owners uphill from her have raised the grounds to alleviate water problems in their basements. She is having problems as well. The CM mentioned that water coming from a neighbors walls was not an association issue. Many residents divert water from their homes to the back of their property at their fence line. The association has worked with another resident in the community to allow drainage to be installed on common ground to help with the problem.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louise Whitt

Treasurer Whitt stated CPIU has remained fairly flat. Budget meetings will be scheduled soon.

Community Manager (CM) Report, Lori Randall

General

- *Disclosure Packets: 8363 Luce, 8353 Moline, 8318 Moline*
- *Asphalt paths/stream crossing update: County has approved bridge design. RFP out for bid.*
- *Brandeis Way renovation: Started long Brandeis June 8th. Residents given contact information to get quotes to replace their lead in sidewalks and stoops. Short Brandeis concrete started 6/18. Asphalt expected to begin July 13th.*
- *Survey: 35 electronic, 16 paper (note this statistic for comments on non-paper newsletters)*
- *Scheduled painting of Moline addresses and tic marks. Should start first week of July with yellow curbs then a date will be provided for parking spaces. Note: yellow curbs were done today.*
- *Large party at the pool and a resident observed that some of the guests that were in the deep end didn't look capable of passing the NCA swim test.*
- *County dump fees increased effective July 1st by \$176 a month. This should be deferred per our contract until January 1.*
- *Bearings on pool pump going bad. \$950 cost to fix.*
- *Need to look at getting crack fill on center seam of Moline Place. Will have engineer look at it to confirm that is all that is needed. (pic)*

- *Tic mark and address curb painting on Moline to begin in early July.*
- *Several residents, or their guests, were not willing to observe Closed Street signs on Brandeis.*
- *Requested an accurate measurement from Mid Atlantic before committing to repairs on tennis courts.*
- *Release valve open on office hot water heater again. Bathroom and storage room flooded.*
- *Contacted VDOT about getting Delong Drive repaved. Used email from response we received back in 2009.*
- *Annual tree assessment by an arborist should start soon.*
- *Door to door architectural inspections are being started by management in response to NCA home sellers being upset that they did not know violations existed on their property. Notice only, no deadline.*

Resident Complaints/Issues/Comments

- *Resident unhappy that part of Brandeis had no construction but was closed anyway.*
- *Packages delivered to homes on Luce Court have been taken from front porch.*
- *Large amount of trash (move out possibly) on end of Euclid.*
- *Are ladders allowed in back yards of homes? Considers them an opportunity for crime.*
- *If guest credits are used but the pool is closed for thunderstorms, can residents get their credits back? No guidelines on this but will be considered when amending pool rules next year.*
- *Resident believes construction crew was turning on her hose in her front yard and leaving it on. Spoke to Supervisor when resident said it happened a second time. He did not believe his crew was doing this.*
- *Resident was given a new lead in sidewalk and doesn't think it should have been poured in the rain. Doesn't like the dirt put down next to sidewalk.*
- *Resident unhappy with dirt put down next to new sidewalk. Dirt put down because sidewalk was elevated. Agree the dirt needs to be raked out and have put it on list of fixes for contractor.*
- *Too many kids play in the street on Durer. Two cars had stuff taken from unlocked cars.*
- *Durer Court flooded due to backed up storm drains. VDOT out the next morning.*
- *Mattress in common ground woods behind Gwynedd. [mattress deep in gully. Not possible for one person. Probably not even two.] TV on Gwynedd for two weeks*
- *Exposed sewer pipe in creek that runs through common grounds behind Godolphin. [reported to Fairfax county and will follow up on their site visit].*
- *Durer Court flooded. Blockage found in storm drain.*
- *Residents are complaining against each other about the prolonged use of a blank space on Brainerd.*

Additionally, the Board discussed how they could enforce a swim test on guests of the pool and what do the pool rules allow.

It was recommended that the CM have a plumber replace the release valve as it may be faulty.

The annual tree assessment started today and there is a discount to have all work done at once.

There was a very lengthy discussion on the door to door inspections. There was concensus amongst the Board that if the CM had time, she should perform these inspections.

The CM mentioned her concerns about the damage done by the most recent storm to the triple culvert and the eroding ground next to the stream where a fence has been put up. She will reinforce with engineer the need to get a bid for that project. Also, the storm caused the phones to be out, trees down and the pool pump to fail. The main pool pump got wet in the last power outage and the motor no longer works. Cost to replace was \$3K.

Planning and Development, Lou Tobat

Lou doesn't have a Planning and Development report but wanted to make the community aware that Bud Tyler on Brandeis has passed away. He was an original owner in the community and had been active in recreation activities including the swim team and holiday parties.

Personnel Compensation Procedures, Chris Hammel and Kevin Benore

The Board was given a copy of the draft Employee Compensation Policy. The word 'unpaid' was added to the section on Holidays. Vice President Benore made a motion from the committee to adopt the Employee Compensation Policy as amended. Secretary Hammel seconded the motion. Vote: 3 yes, 1 no.

Amending CCRs Committee, Beth Rodriguez

No report at this time.

GENERAL BUSINESS – Old

Enforcement of trash policy, POA 55-513.C – The Board reviewed the changes made to the Assessment of Charges for Rule, Covenant and Architectural Violations Policy. The policy will be in the August newsletter and voted on at the next meeting.

GENERAL BUSINESS – New

At 8:35 pm Secretary Hammel made a motion to convene to executive session to discuss hearings, a hearing update and an inquiry from the attorney on pursuing non-judicial foreclosure. President Rodriguez seconded the motion. Vote: 4 yes.

At 9:44 pm Vice President Benore made a motion for the Board to reconvene to the regular meeting. Secretary Hammel seconded the motion. Vote: 4 yes.

Regarding Lot 152, Vice President Benore made a motion to assess the owner \$50 for a rule violation, early trash. Secretary Hammel seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 426, Vice President Benore made a motion to assess the owner \$50 for a rule violation, tall grass. President Rodriguez seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 520, Vice President Benore made a motion to waive an assessment for an architectural violation. Secretary Hammel seconded the motion. Vote: 3 yes, 1 no.

Regarding Lots 542, 577 and 579, Vice President Benore made a motion to assess the owners \$50 for a rule violation, tall grass. President Rodriguez seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 598, Vice President Benore made a motion to waive an assessment for an architectural violation. Secretary Hammel seconded the motion. Vote: 3 yes, 1 no

Regarding Lot 400, President Rodriguez made a motion to rescind the \$900 assessment for an architectural violation since the violation had been corrected. Vice President Benore seconded the motion. Vote: 3 yes, 1 no.

Regarding the attorney's recommendation for a non-judicial foreclosure, Vice President Benore made a motion that before the Board make a decision or have any further discussion, the attorney should be

asked to get more detailed information on if the owner's mortgage balance is current or how far they are in arrears. The Board wants to know if the attorney can speak directly with the mortgage company to inquire if they intend to foreclose on the property. President Rodriguez seconded the motion. Vote: 3 yes, 1 no.

At 9:55 pm Secretary Hammel made a motion to adjourn. Vice President Benore seconded the motion. Vote: 4 yes.