



Inside Newington Station

The Monthly Newsletter of the Newington Community Association
October 2007

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NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, October 3, 2007
Wednesday, November 7, 2007
Wednesday, December 5, 2007

REMINDER

**Quarterly Assessments
Due
October 1, 2007**

PRESIDENT'S CORNER

By Armand Boyd

Another month has gone by, the pool has closed and we start our move into fall. This means school is back in session, so please remember to watch for children and buses. Again, please slow down and watch for the kids.

I want to thank those of you who took time out of your schedules to attend this past monthly meeting. It was no where near the number of people I would like to see there. To the rest of the community, there are still plenty of empty seats. The board is working diligently to get the 2008 budget passed, making some improvements to the pool operations and getting our roads in order. There are many more issues but these are the large ones for now.

I would like to take this month's presidents corner to pass on a few reminders. Every member of the community must adhere to the standards of the community policies. If you misplaced these rules or are unfamiliar with the policies, go to the Newington Community website, www.newingtoncommunity.org, or speak with the Community Manager to find out how you can obtain another copy.

First, let's talk about trash. Please remember that trash cannot be put out before 6pm. If for some reason you are depending on someone else to take care of your trash, please make sure they know the rules. When you have contracting work done, again please make sure they know what to do with the trash. It ultimately comes down to the resident. You are responsible for your trash. So please make sure your trash is put out at the right time and in accordance with the trash policy.

Second, I want to touch on parking. Please remember commercial vehicles are not allowed on the community roads. This doesn't mean only a work vehicle with commercial plates or logos/business names on the side. This includes any vehicle that

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NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Hours:

Monday 9:30 a.m. to 1 pm

Wednesday and Friday 10 a.m. to 3 p.m.

Tuesday and Thursday 9 a.m. to 1 p.m.

Community Managers:

Lori Randall, Rosemary Gil

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - Armand Boyd (Aug '09)

V. President - Al Roy (Aug '10)

Treasurer - David Rundgren (Aug '10) 571-238-7916

Secretary - Kimberly Nagel (Aug '10) 703-919-2162

Member - John Nolan (Aug '09) 703-569-0531

Member - Chip Catherine (Aug '09) 703-343-5487

Member - Neil Oxendine (Aug '10)

ARCHITECTURAL COMMITTEE

Board Liaison—Kimberly Nagel 703-919-2162

NEIGHBORHOOD WATCH COMMITTEE

Liaison—TBD

NEWSLETTER COMMITTEE

Liaison—Armand Boyd

PLANNING & DEVELOPMENT COMMITTEE

Chair—Lou Tobat

Liaison—John Nolan 703-569-0531

RECREATION COMMITTEE

Chair—Lori Randall

Liaison—TBD

MAINTENANCE TEAM

Al Roy (lawns, trees, paths and tot lots)

TBD (streets, curbs, fences, and road signs)

Chip Catherine (pool, ballfield) 703-343-5487

November Newsletter Deadline:

October 15, 2007

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1110
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Virginia Power 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority
Van Saunders 703-704-6758

Fairfax County Storm Water
Management (not State streets) 703-934-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lee High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 703-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management (previously known as Kim,

Conway and Associates) 703-360-0904

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-339-5556

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

Zoning Office (Barking Dog Complaints)

Newsletter Distributors

Coordinator—Cheryl Austin

Kathy Anderson Monica Ferris Liz Pelletier

Amanda Baird Peggy Fields Lori Randall

Ev Byrd Pam Gross Roche Family

Karen Chauvin Arthur Kanakis Mike Smith

Gladys Diaz William & Mary Loy Spinelli Family

Robbie Douthwaite Heather Neimeyer Regina Watson

would normally be used for residential passengers but instead is being used for commercial purposes. In other words you should not take your mini-van load the top with ladders and the inside with paint and other construction materials and park it within our community.

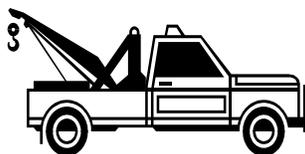
Third, our homes. Now is the time to take a good thorough look at your home. Make sure all of the little things like peeling paint or dirty gutters are taken care of now. It will only get worse and once winter sets in it is going to be a whole lot harder to get out there and make repairs.

Fourth, contact info. If for some reason you leave the community for an extended period of time please let the Community Manager know how to get in touch with you in the case of any issues with your property. Being able to get in touch with you in the beginning will save all of us a lot of time and aggravation.

Let me wrap this up by talking about violations. When a violation occurs and is not resolved, a letter is sent. This letter informs the resident they have the opportunity to come to the monthly meeting and explain why the violation exists and why it is not yet resolved. If you have a valid reason for the violation not being resolved, the board will listen and take that into consideration. However, if you do not come to the meeting or contact the community manager, we have to assume you have nothing to say on the matter and must proceed to the assessment phase without your input.

I want to thank all of you who work every day to keep this community a great place to live. I will continue to invite you to the meetings. We still have empty chairs in need of being filled by good citizens who want to contribute and make a difference.

Towing is enforced on
NCA
Private Streets



- * Never park on a yellow curb or double park.
- * Commercial vehicles are prohibited.
- * Vehicles must be in running condition and display current safety inspections and registrations.

Computer Problems? Network Got You Down? We Make House Calls



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- Spyware Removal
- Secure Wireless Networking
- New Purchase Recommendations
- Network Design and Management
- VPN and Other Telecommuting Options

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GOOD NEIGHBOR by Mary Seale

Since there are sometimes negative things in the newsletter about our community, I would like to share a positive experience I just had. My husband and I were in our front yard with our dog when a neighbor, Tina, came up the sidewalk with her dog. After exchanging pleasantries, we noticed that she had a blue plastic Giant bag filled with cans, bottles and goodness knows what else that she had picked up on the path in the woods in order to make Newington a better and cleaner place. What a neighbor! We try to pick up trash when we see it, but her effort put us to shame. Tina should be commended for her thoughtful actions. The next time we walk our dog, along with the bag we carry for her "deposits", we will take another along for any trash we see. Tina is a thoughtful and kind individual-she is a great example of a good neighbor, as well as a good person.

NCA BOARD OF DIRECTORS' PROPOSED MEETING MINUTES

September 5, 2007
NCA Meeting Room — Pool House

The following board members were present for the September 5, 2007 NCA Board meeting:

President – Armand Boyd (arrived at 8:15pm)
Vice President – Al Roy
Secretary – Kimberly Nagel
Treasurer – Dave Rundgren
Director – Chip Catherine
Director – John Nolan
Director – Neil Oxendine

Vice President Roy called the meeting to order at 7:00pm.

Community Forum

A resident informed the board that the West Springfield District Police Station will be providing their annual “State of the District” presentation on Tuesday, September 18th at 7:30pm. The Community Manager indicated that a notice would be put up on the NCA website informing the community.

A resident updated the Board on the BRAC decision affecting Fort Belvoir and the Engineering Proving Grounds on Rolling Road. The Army still expects to move approximately 8,500 people to the Proving Grounds. An option recently in the media to move a large number of personnel to the GSA property near the Springfield Metro has not been approved as of yet. The Army is committed to completing the Fairfax County Parkway and has agreed to play a major role in its development. Rolling Road is expected to be widened to 4 lanes from Alban Road to Edinburgh, but is on a different schedule than the completion of the Fairfax County Parkway.

Hearing on Rules Violations:

The following lot numbers had hearings for trash violations, but were not present: #324, #347, and #522. Lot #501 was present to dispute a special trash pickup charge.

Lot #451 was not present for their hearing on a covenant violation.

The following Lots were not present for

their hearing on architectural violations: #471, #42, #451, #516, #and 424. Lot #52 was present so the Board conducted the hearing for their architectural violation.

The Board approved new Architectural Standards at the August Board meeting. A copy of the new Standards will be included in the October Newsletter.

Approval of Minutes

Director Nolan made a motion to approve the minutes from the August 1st Board meeting. Director Oxendine seconded the motion. Vote: Yes – 6; No – 0; motion passes. Secretary Nagel motioned to approve the minutes from the August 9th Board Meeting. Director Nolan seconded the motion. Vote: Yes – 6; No-0; motion passes. Treasurer Rundgren made a motion to approve the minutes from the August 9th annual meeting. Director Oxendine seconded the motion. Vote: Yes – 6; No – 0; motion passes. Director Catherine made a motion to approve the minutes for the August 9th meeting of the new board. Director Nolan seconded the motion. Vote: Yes – 6; No – 0; motion passes.

General

The Community Manager asked which board members would like their phone numbers published in the newsletter. Discussion focused on how community residents would be able to reach a Board member in time of an emergency. The Community Manager indicated she receives approximately 10 calls per day from the community. The idea of a pager to be passed between board members was discussed, as was a cell phone. The Community Manager was asked if the office phone could be accessed on weekends. She indicated that she had the feature but hadn't looked up the instructions on it yet. The Community Manager was tasked to research phone options and report back to the Board on estimated expense at the next Board meeting.

The Community Manager provided the Board a list of Committees/responsibilities that need to be divided amongst the Board. The Community Manager will disseminate this list among the Board for consideration and discussion at the next board meeting. The need for re-establishing the finance committee was discussed. Two residents who were present at the meeting expressed a desire to assist in the areas of Architecture and Planning. The Board thanks these members for their dedication to the

Continued on Page 5

Community. A former board member indicated inconsistencies in the NCA Governing documents regarding the Committees. This issue will be discussed at the October Board meeting. The Community Manager identified Streets as the area with the most pressing need to have an identified Board member for oversight. Vice President Roy and Treasurer Rundgren committed to filling this need.

Financial

The Community Manager reminded the Board that a completed draft budget must be presented to the Community in the November newsletter; submissions for the newsletter are due October 15th. The Board agreed to have a special budget meeting prior to the October Board Meeting. The Budget will be formally voted on at the November Board Meeting.

The 2005 audit was completed by the NCA auditor. The audit is now UNQUALIFIED (no outstanding issues). There were no changes from the August, 2006 draft version except to add note 3 Other Receivables. The next step is for the Board to accept the audit. The Community Manager will forward the audit to the Board for review.

The auditor has determined NCA is short \$7,000 due to the ongoing issues with Koger Management, our former accountant. The Board discussed filing a claim against Koger for the \$7,000. The issue will be voted on at the next regular Board meeting after the Community Manager obtains recommendations and fee estimates from the accountant and the attorney.

The 2006 audit is ongoing.

Maintenance

In preparation for budget discussions, each Board member is asked to thoroughly review the 2007 Reserve Study to determine if there is agreement with the maintenance plan. Vice President Roy raised the idea of obtaining a new reserve study, as our engineering firm and the carryover members from the last board have little confidence in the Study. The Community Manager will obtain a quote from GJB (engineering firm) covering a new study for streets only. She indicated a full reserve study by GJB costs approximately \$4,000.

Bids have been sent out to contractors to complete work on Moline and Euclid. Bids are due back Mid-September. The Board indicated anxiousness to complete this work.

President's Comments

President Boyd joined at 8:15. He indicated the need for the Board to provide comments on the email voting procedure. All Board Members agreed the procedure is needed. Comments are due back to the President by Wednesday, September 12th. Vice President Roy indicated a need to have a procedure for when a tie occurs.

Common Grounds: Pool

President Boyd indicated a need for the Pool Rules to be examined and updated to address violations more clearly. Directors Catherine and Nolan agreed to take the lead to address this issue. A note was also made indicating the procedure for reporting incidents at the pool needed to be clarified as well.

As this option year of the pool contract comes to an end (12/31/2007), the Board agreed to put out requests for bids for 2008. The Community Manager believes there are 2 more option years on the existing contract, if the Board chooses to implement that option. She also indicated if we kept the existing contractor, the contract provides for a \$3,000 increase in fees over 2007.

Streets

Director Nolan raised an issue regarding the increase in ladders being stored on vehicles. The Board reviewed the Commercial Parking Rules (available at the community office or at www.newingtoncommunity.org), Criteria #3 of the policy reads "Designed, sold, and normally used as commercial vehicles (for purposes other than personal or family passenger transportation)". Vehicles registered as private, but used as commercial are in violation of this NCA policy and will be towed if parked on NCA streets. Director Nolan made a motion to aggressively place warnings/tickets on vehicles in violation of this policy. Treasurer Rundgren seconded the motion. Vote: Yes – 6; No – 1; motion passes.

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There will be a Fairfax County Public Hearing regarding the Community Parking District for the following state-owned streets: Delong and Lodge. A Community Parking District as defined by Fairfax County Code:

prohibits or restricts the parking of watercraft; boat trailers; motor homes; camping trailers and any other trailer or semi-trailer; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers, including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4 on the streets in the district. No such Community Parking District shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such District for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip.

The pool lot is available to residents of the community to park recreational vehicles. If you are interested in obtaining access, contact the Community Manager.

Architectural

Secretary Nagel requested the Community Manager to update all architectural violation doorhangers to reflect the new “Architectural Standards”. The Community Manager indicated that these doorhangers are expensive and that when she reorders, she will make the change. These doorhangers are a gentle reminder and are not considered a warning letter as defined in the Violations Policy.

Vice President Roy indicated he had conducted a walk around of the community and found 25 homes/townhomes were in violation of the new 6 inch maximum grass height as identified in the revised Architectural Standards. The Board urges the residents of NCA to make their community look great by maintaining their property. Vice President Roy inquired into the

frequency of inspections for rule violations. The Community Manager indicated the part-time employee who had been conducting walk-arounds had not been through the community in a while due to illnesses in the family. This employee has indicated a desire to continue the work and had restarted walk-arounds last week.

At 9:19pm, Director Catherine made a motion to adjourn to executive session. The motion was seconded by Treasurer Rundgren. Vote: Yes – 7; No – 0; motion passes.

Secretary Nagel made a motion at 10:30pm to begin open session for the purposed of voting on violations and probable cause votes. Director Nolan seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Vice President Roy made a motion to assess the following lot numbers \$50 for trash violations: #324, #347, #522, and #577. Director Oxendine seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Vice President Roy made a motion that a violation does exist and NCA should fine Lot #451 for \$200 – the cost of replacing the garden. Director Nolan seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Director Nolan made a motion to begin assessing Lot #451 \$10 per day beginning September 15th for a covenant violation. Director Catherine seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Secretary Nagel made a motion that the violation at Lot #52 had not been resolved and the assessment should continue. Director Oxendine seconded the motion. Vote: Yes – 5; No – 2; motion passes.

Discussion after the vote on Lot #52 resulted in a new motion. Treasurer Rundgren made a motion to rescind the previous vote on Lot #52 in order to obtain a more recent photo of the violation and revisit the issue for a vote then. The motion was seconded by Vice President Roy. Vote: Yes – 7; No – 0; motion passes.

Vice President Roy made a motion to assess Lot #471 \$10 per day stopping August 25th, as the violation has been resolved. The motion was seconded by Director Catherine. Vote: Yes – 7; No – 0; motion passes.

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Director Oxendine made a motion to begin assessing Lot #516 \$10 per day beginning September 15th for an architectural violation, if the violation is not resolved. Director Catherine seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Vice President Roy made a motion not to place any assessment against Lot #424. Treasurer Rundgren seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Director Oxendine made a motion to uphold the assessment of \$200 on Lot #501 for the expense of a special trash pick up. Director Nolan seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Director Catherine made a motion that probable cause exists for violations on Lots #39, #477, #419, #476, and #470; and a hearing letter should be sent out. Vice President Roy seconded the motion. Vote: Yes – 7; No – 0; motion passes.

Vice President Roy made a motion to adjourn the meeting at 10:44pm. Director Oxendine seconded the motion. Vote: Yes – 7; No – 0; motion passes.

REMINDERS

- ◆ **DO NOT PUT TRASH OUT BEFORE 6PM THE NIGHT PRIOR TO PICK-UP**
- ◆ **VEHICLES WITH EXPIRED REGISTRATION, SAFETY STICKERS OR PARKED ON YELLOW CURBS WILL BE TOWED**
- ◆ **FLEA MARKETS / YARD SALES ARE NOT ALLOWED ON NEWINGTON STATION COMMON GROUNDS.**

TURN YOUR FRONT PORCH LIGHTS ON EACH EVENING FOR SAFETY!



Pam Boe, CRS
703-503-1888

Pam Boe's Newington Station Update

Available for Sale:

Eleven 3-level townhomes with list prices ranging from \$319,900 to \$399,900
Two 2-level townhomes listed at \$284,900 and \$320,000
Two single family homes with list prices of \$529,500 and \$539,500

Under Contract:

One 3-level townhome listed at \$344,900

For Rent:

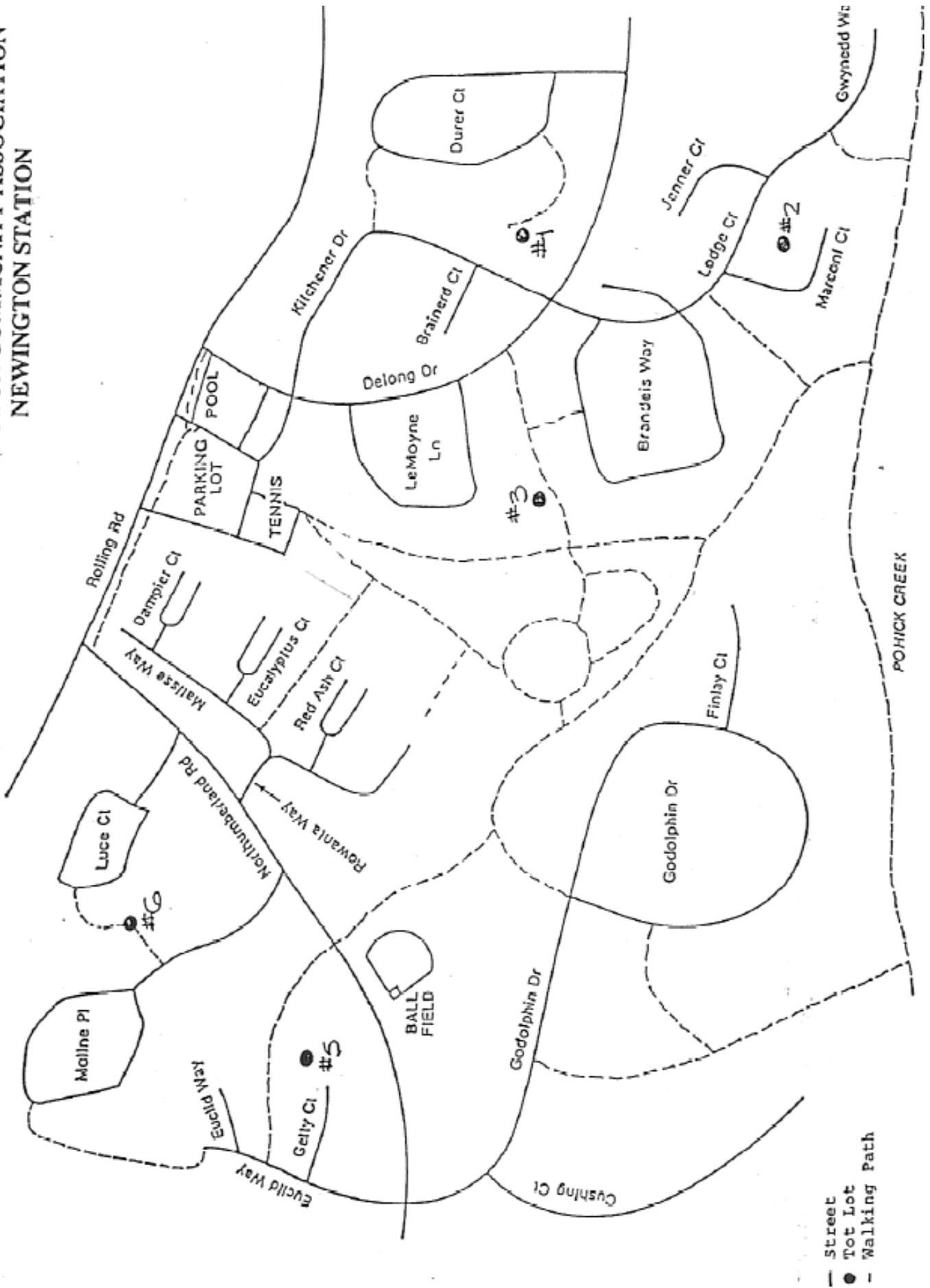
Two 3-level townhomes with rents of \$1,450/month and \$1,750/month



Call Pam Boe 703-503-1888
pam.boe@longandfoster.com

When it's time to buy or sell your home, you need an experienced Realtor to represent you. Your agent must be familiar with your neighborhood, amenities and surrounding area. Pam has been helping your neighbors' achieve their real estate dreams for over 20 years. Let her help you, too. Call now to discuss her marketing plan for your home.

NEWINGTON COMMUNITY ASSOCIATION
NEWINGTON STATION



Recordatorio de reglas:

Dia de recojo de basura es Martes y Viernes. La multa por colocar la basura la noche anterior antes de las 6:00 PM es de \$50.

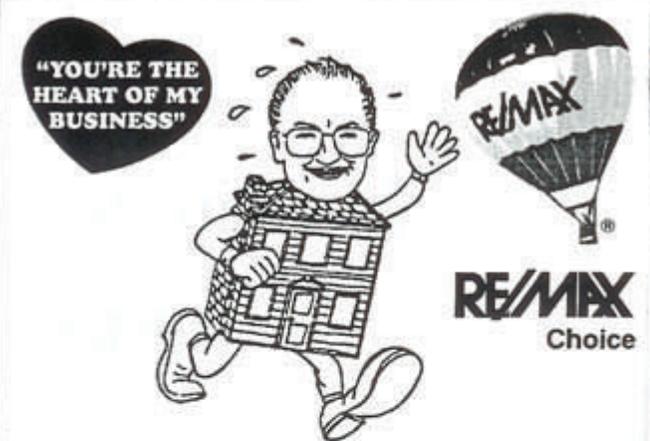
Las reglas de NCA establecen que todo articulo de propiedad personal debe estar guardado en el patio trasero, no frente a la casa. Esto incluye: palas para la nieve, basureros y recipientes de reciclaje, juguetes, articulos de jardineria, bicicletas. No es permitido guardar ningun articulo de propiedad personal detras de las rejas o en espacios comunes pertenecientes a la comunidad.

Todos los carros deben tener placas e inspeccion validas. Los carros que no tengan estos requisitos, o se encuentren estacionados en los lugares no permitidos marcados con pintura amarilla o representen un peligro para la seguridad, seran remolcados.

For NCA's,

- ◆ Architectural Standards, Covenants and Bylaws, and
- ◆ Exterior Project Form
- ◆ Trash Policy

Go to: (www.newingtoncommunity.org)



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Cell: 703-447-8576

"Different commission rates, fees, and listing and marketing services may be offered by other RE/MAX franchisees and sales associates serving this market area."

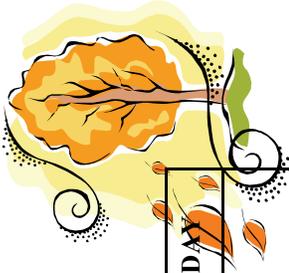
Equal Housing Opportunity *Resident of Newington Station for over 25 Years RE/MAX REALTOR

Notices

LOST KEYS. Keys found on Delong Drive (in court area), plus the keys on Moline Place have not been claimed either. Call the NCA office 703-455-3606 to claim.

NEWSLETTER DISTRIBUTOR needed for Marconi Court. Call Community Office to volunteer your time. 703-455-3606.

HOUSE NUMBER SIGNS are required in the NCA Architectural Standards. Are yours in good condition? You provide your old numbers and I will place them on a new wood placard and repaint them for \$10. Slightly more if new numbers are needed. Call John Nolan at 703-569-0531.



October 2007

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Trash & recycling pickup	3 Yard Debris pickup* 7:00 pm NCA Board Meeting (pool house)	4 7pm Key Middle Back To School (8th grade)	5 Trash & bulk pickup	6
7	8 Columbus Day—No School	9 Trash & recycling pickup	10 Yard Debris pickup*	11	12 Trash & bulk pickup	13
14	15	16 Trash & recycling pickup Saratoga Back to School (Grades 1, 3 @ 7pm, 5 @ 8pm)	17 Yard Debris pickup* Saratoga Back to School (Grades 2, 4 @ 7pm, 6 @ 8pm)	18	19 Trash & bulk pickup	20
21	22	23 Trash & recycling pickup	24 Yard Debris pickup*	25	26 Trash & bulk pickup	27
28	29	30 Trash & recycling pickup	31 Yard Debris pickup* Halloween 			

* For Single Family Homes Only