



# Inside Newington Station

The Monthly Newsletter of the Newington Community Association  
May 2008

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## NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, May 7, 2008

Wednesday, June 4, 2008

Wednesday, July 2, 2008

Meetings start at 7pm - Pool House  
and are open to all NCA residents

## NCA POOL OPENS Saturday, May 24

See Page 5 for more information about  
picking up pool passes.

## PRESIDENT'S CORNER

By Armand Boyd

Spring is finally here and it is nice to see everyone out cleaning up their yards and planting flowers. It is a great feeling to see so many people take pride in their homes. Maybe it is time for us to take it a step further and start taking pride in being good neighbors as well. I mention this because we have had numerous complaints about pets not being on leashes. This doesn't just pertain to dogs. There are way too many cats wandering the community as well. Please remember that ALL pets must be on a leash. As well as keeping your pet on a leash, please remember to clean up after your pets. We have an ample amount of common space in this community and by cleaning up after your pets, everyone gets to enjoy it.

The pool will be opening soon so make sure you get those pool passes turned in on time. There are new rules and a new pool management company this year. Please take the time to review the pool rules. Not knowing the rules is no excuse for not abiding by them.

As I walk the community, I still notice numerous houses in need of minor maintenance. Please get out there and touch up your house and keep it in good repair. Take it from me the repairs don't go away. They only get more expensive and harder to complete the longer you wait. As we move into the heart of spring we enter mosquito season. Please check your backyards for standing water. It only takes a very small amount of water to breed thousands of mosquitoes. So please dump all standing water no matter how small the amount. Remember this is the start of a new month so it is time to check those inspection and registration stickers.

# NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

## NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Monday 9:30 a.m. to 12:30 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](mailto: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 - Chip Catherine (Aug '09) 703-343-5487

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

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

Member - Neil Oxendine (Aug '10)

## ARCHITECTURAL CONTROL COMMITTEE

Board Liaison—Kimberly Nagel 703-919-2162

## NEIGHBORHOOD WATCH

Liaison—Armand Boyd

## PUBLICITY COMMITTEE

Liaison—Armand Boyd

## PLANNING AND DEVELOPMENT

Chair—Lou Tobat

Liaison—John Nolan 703-569-0531

## RECREATION COMMITTEE

Chair—Lori Randall (*position available*)

Liaison—Neil Oxendine

## MAINTENANCE COMMITTEE

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

Neil Oxendine (streets)

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

## 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](http://www.fairfaxconnector.com)

Fairfax County [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

Fairfax County Housing Authority

Selena Davis 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)

Mon.-Fri., 8am—4:30 pm 703-324-1300

## Newsletter Distributors

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
Sarah Douthwaite	Coordinator - Cheryl Austin	

**June Newsletter Deadline:**

**May 15, 2008**

**NEWINGTON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING –**

April 2, 2008

Proposed Minutes of the Meeting

Meeting started at 7:02 pm. Treasurer Dave Rundgren presided. Board members in attendance included Secretary Chip Catherine, Director John Nolan, Director Kimberly Nagel, and Director Neil Oxendine. President Armand Boyd and Vice President Al Roy were not in attendance.

**HEARINGS AND APPEALS**

Lot 467 was in attendance for a hearing on an architectural violation. The resident stated that the violation has been fixed. Lots 340, 549 and 191 had an opportunity for a hearing on trash violations but were not in attendance. Lots 290, 392, 566 and 350 had an opportunity for a hearing on architectural violations but were not in attendance.

**COMMUNITY FORUM**

A resident stated that she picks up after her dogs but so many people do not. There is a concern that so many people in our neighborhood do not care about the rules. Fairfax County pooper scooper and leash laws apply in Newington Station and the Fairfax County police should be called on these issues. A resident suggested that these complaints from residents, as well as compliments, be posted in the newsletter with NCA's replies.

**APPROVAL OF MINUTES**

Director Nolan made a motion to accept the minutes of the March 5, 2008, Board of Directors meeting. Director Oxendine seconded the motion. Vote: 5 yes.

**OLD BUSINESS**

**FINANCE**

Brenda Conway, our Financial Manager, spoke to the auditor and expects to have his comments on the 2006 audit in the next week.

**ARCHITECTURAL CONTROL**

Director Nagel is still working on the changes to the Architectural Standards to address concerns about the definition of 'good repair'.

A letter was sent to NCA's attorney asking for advice on how to proceed on three properties that have architectural violations and have been fined the maximum allowed. The CM (Community Manager)

received an email that a response would be sent last week but there was nothing in this week's mail.

**GENERAL**

Internet - The CM is still trying to get an answer as to when Verizon will bring FIOS to the office.

Basketball – President Boyd has indicated that he might look to re-establish the existing basketball court instead of eliminating a tennis court.

2008 annual elections – The Treasurer was updated on this issue. With the four members elected last year and three members elected in 2006, there is no election of officers at this year's annual meeting. Previous to 2004, there were elections every year. After some research it was found that in 2004 one Board member resigned and when the annual elections occurred, instead of appointing one member to complete the term for two more years that open position was included on the ballot and voted on with a three year term. It was agreed that the CM would contact all the Board members about the feasibility to have a discussion before the next meeting or wait until the next meeting.

Clean up Day – The CM stated that Renee Boyd had stepped up to coordinate the Clean Up Day on April 19<sup>th</sup>. Two residents in attendance offered to assist her.

Website – There was a notice in last month's newsletter asking residents to sign up for the NCA email distribution lists to get NCA announcements. Five have signed up but the notice will run at least for the next six months. Director Nagel informed the CM that the link for getting bylaws and CCRs was not available on the website.

*Continued on Page 4*



**Now Enrolling for Fall 2008**  
**ST. CHRISTOPHER'S PRESCHOOL**  
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(703) 451-1845 [www.saintchristophers.net](http://www.saintchristophers.net)

**STREETS and MAINTENANCE**

Pavement Restoration Project – Last month GJB Engineering provided an update on the September bids to reconstruct Moline Place. The Board accepted the option two bid from Tibbs to completely repair Moline Place at a cost of \$238,000. The CM made the Board aware that the original Bid for Proposal included a request for bid for some repair work on Euclid and Getty which was not voted on last month. In the same proposal as the Moline project, Tibbs proposed repairing Getty and the swale on Euclid for a cost of \$5,250. According to the 2/29/08 balance sheet there was \$266,500 in the Schwab money sweep account. The sweep account is the liquid funds. Of all reserve funds, \$537,000 is allocated to Streets and Curbs. \$12,500 will be added to Streets and Curbs reserves each quarter in 2008. Director Nagel made a motion to accept Tibbs bid to repair Getty and Euclid. Director Nagel seconded the motion. Vote: 5 yes.

**NEW BUSINESS**

**FINANCE**

Write-offs. Due to another property foreclosure, the attorney has stated that NCA will be unable to recover \$667.09 in pre-foreclosure debt (assessments and legal fees). In 2008, the Board has had to write off over \$2,000.00 in uncollectible assessments. Secretary Catherine made a motion to write-off \$667.09 as a loss to the Association. Director Oxendine seconded the motion. Vote: 5 yes.

NCA's Financial Manager recommended that the Board give the CM a threshold approval level for write-offs. The Board agreed that the current process works well and that won't be necessary.

**GENERAL**

A resident submitted a request to the Architectural Control Committee that was not definitively approved or disapproved, so the request was presented to the Board. The resident has asked to put landscaping pavers over the entire front yard and run a pipe under the pavers from a sump pump drain and through the curb. The Board agreed that the resident needs to submit a drawing or plan of the front yard because it would not look right if there was no garden and the pavers when straight up to the house. Director Nagel would follow up with the resident. The Board agreed that the resident could not drill a hole through the curb.

**STREETS and MAINTENANCE**

The engineering company has provided a contract template for use in the Moline restoration project. They also recommended having the NCA attorney review that contract. Because of the large dollar value of the contract, Director Nagel made a motion to have the attorney review the contract. Secretary Catherine seconded the motion. Vote 5 yes.

A resident has been complaining for some time that the parking space on Gwynedd that sits in front of the mailbox at the first sharp bend needs to be converted to a fire lane. It is very narrow on that turn and visibility is limited when cars are parked there. The CM took pictures of the area and presented them to the Board. There was also discussion about excessive speeding on this street and other NCA private streets. The CM has called the police department multiple times, but no one has returned the calls. It was recommended that a letter be sent to the West Springfield Captain with a copy to the Mt. Vernon Supervisor's office. Director Nolan made a motion to convert that visitor spot on

*Continued on Page 8*



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## Pool Procedure Changes in 2008

Starting this year, residents will need to pick up their Annual Pool Passes in the Community Office. All passes turned in by April 15<sup>th</sup> are NOW READY FOR PICK UP during regular office hours. Picking up of passes submitted to the office after April 15<sup>th</sup> are available for pick up two weeks after drop off.

To accommodate those who are unavailable to pick up passes during the day, the office will have evening hours:

*Friday, May 16<sup>th</sup>, 6 to 9 pm*  
*Wednesday, May 21<sup>st</sup>, 6 to 9 pm*

Remember, to avoid a lost pass fee, residents must turn in last year's passes with the registration card. Drop all completed forms in the red drop box at the base of the NCA office steps no later than May 12<sup>th</sup> to avoid the \$12 late processing fee.



Pam Boe, CRS  
703-503-1888



### Pam Boe's Newington Station Update Available for Sale:

Seventeen 3-level townhomes with list prices ranging from \$259,900 to \$395,000

Three 2-level townhomes with list prices from \$205,000 to \$274,900

Single Family Homes: None

**Under Contract:** None

### For Rent:

One 3-level townhome for \$1,600/month

### What Does it Take to Sell a Home in Today's Market?

Pam knows what it takes to sell your home, having sold real estate since 1983. When you contact Pam, she will meet with you and share her marketing plan that gives your home maximum exposure. This plan includes a comprehensive market analysis and recommendations to help your home show at its highest potential. In addition, you will receive Long and Foster's exclusive video "Preparing for the Buyers Eye" in VHS or DVD.



**7764 Euclid Way**  
Nice 3-lvl townhome  
with fresh paint & new

## MAINTENANCE REQUESTS OR OBSERVATIONS

### COMMUNITY INPUT NEEDED!

In February, the NCA Board approved to have an engineering firm review all NCA paths, curbs and sidewalks to identify and prepare a maintenance plan for all concrete work and asphalt repairs. Your input regarding crumbling curbs, sunken sidewalks, raised sidewalks, and areas of significant ponding will all be passed on to the engineers as they perform this assessment.

If you have a request or observation, please complete the form below and return to the NCA office as early as possible. NCA drop box is located at base of office steps.

Mailing Address: P.O. Box 351, Springfield, VA 22150. Fax: 703-455-0013.

Name (optional) \_\_\_\_\_

Address/location of concern \_\_\_\_\_

Description of problem area \_\_\_\_\_

## **Important Notice To All Residents on the Northumberland Side of the Community**

This year the Board has approved several contracts that involve community parking spaces. Moline and possibly Euclid and Getty will be getting major street repairs. Godolphin, Cushing, Finlay, Luce, Rowanta, Matisse, Red Ash, Eucalyptus and Dampier will be getting addresses/parking spaces and fire lanes painted. On several occasions we will be asking residents to not park on those streets while work is occurring. ALL vehicles will have to be moved to Northumberland. If vehicles are not moved as requested, vehicles will be towed. As much notice will be provided as possible with flyers, newsletter articles and posters at the street entrances. **However, if you leave your residence for long periods, please leave keys with a neighbor or make arrangements to have a neighbor call some one who can move your car when needed.**

### **VERIZON COMES THROUGH**

This is an update to the minutes in this newsletter. After the last Board meeting, the Community Office received a call from Verizon telling them that they were not only FIOS capable but there was no cost to the community for pulling the lines that will only be used by the office. THANK YOU Verizon for your extreme generosity. The office looks forward to moving beyond dial-up!

**2008 New Pool Contractor**  
**NCA's pool will be under new management this year. Inquiries into lifeguarding or gate attending opportunities should contact:**

**Dominion Aquatics**  
**6671-E Backlick Road**  
**Steve Valdevieso**  
**703-866-0082**  
**571-544-3192**

### **Community Yard Sale!**

Looking for an opportunity to clean out those closets and sell those unused toys, clothes, furniture, and other items taking up space around the house?

Pool Parking Lot  
**Saturday, May 17, 2008**

(rain date Sunday, May 18th)

**8 a.m. to 12 p.m.**

Cost \$5 per numbered parking spot or two spots for \$8.

Sign up with the Community Office. Reservations can be made up until, Thursday, May 15th. Spaces assigned as requests/payment come in. **MUST HAVE A MINIMUM OF 15 REGISTERED!!**

**All participants are responsible for cleaning up the parking lot after the yard sale.**

## Parking Courtesy

The community office gets numerous complaints from residents about parking and wanted to share a few suggestions on being courteous to our neighbors when parking our vehicles. The single family streets are owned by the State and townhouse streets are owned by the community so no one owns their street fronts or parking spaces. However, many people feel there are certain courtesies that should be extended when parking in our community including:

### Townhomes

- Don't leave your car in a blank spot for an extended period. If you do not intend to use a third (or fourth) vehicle for an extended period, put it out on the main road. Blank spots should be used by visitors or residents who move their vehicle on a regular basis.
- Don't leave your radio blaring sitting in front of someone else's home.
- Be aware if your headlights are shining into someone else's home.

### Single Families

- Don't park in front of or too close to mailboxes. The post office is not required to deliver to a mailbox that is blocked.
- Don't park for an extended time in front of your neighbors home. Many homes have as little as one open space in front of their home and don't appreciate it being used by a neighbor's car.

If there is any doubt about whether your parking is causing your neighbor a problem, just ask them!

## Notices

**LOST KEYS.** Set of keys found on Brandeis. Owner probably drives a Toyota. Call the NCA office 703-455-3606 to claim.

**LOST AND FOUND:** CD case found on Kitchener Drive. Please call the office to identify and pick up.

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



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

Go to:

([www.newingtoncommunity.org](http://www.newingtoncommunity.org))



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### **STREETS and MAINTENANCE, continued....**

Gwynedd to a yellow curb. Secretary Catherine seconded the motion. Vote: 5 yes. The CM will flyer the street when the curb is painted so no one parks there by mistake.

At 8:20 pm, Director Nolan made a motion to adjourn to Executive Session to discuss hearings. Director Oxendine seconded the motion. Vote: 5 yes. Director Oxendine had to leave the meeting and would not be returning.

### **EXECUTIVE SESSION**

At 8:25 pm, Director Nagle made a motion to leave Executive Session and return to Open Session to vote on the appeals. Director Oxendine seconded the motion. Vote: 4 yes.

### **OPEN SESSION**

Regarding Lots 340, 549 and 191, Director Nagel made a motion to assess the owners \$50 for the trash violations. Director Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 350, Director Nagel made a motion to assess the owner \$10 a day until the architectural violation is corrected, starting April 18, 2008. Director Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 467, Director Nagel made a motion to waive any assessment since the owner had corrected the architectural violation. Director Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 392, Director Nagel made a motion to assess the owner \$10 a day until the architectural violation is corrected, starting April 18, 2008. Secretary Catherine seconded the motion. Vote: 4 yes.

Regarding Lot 290, Director Nolan made a motion to waive any assessment since the owner had corrected the architectural violation. Director Nagel seconded the motion. Vote: 4 yes.

Regarding Lot 566, Director Nagel made a motion to waive any assessment since the owner had corrected the architectural violation. Secretary Catherine seconded the motion. Vote: 4 yes.

Regarding Lot 338, Treasurer Rundgren made a motion that probable cause exists and this resident should have a hearing on their Covenant violation. Director Nolan seconded the motion. Vote: 4 yes.

Regarding Lot 352, Director Nagel made a motion that no probable cause exists, that the gutter has been fixed. Secretary Catherine seconded the

motion. Vote: 4 yes.

Regarding Lot 92, Secretary Catherine made a motion that if there is no change to the fence by Saturday, April 5, 2008, then probable cause exists and this resident should have a hearing on their architectural violation. Director Nolan seconded the motion. Vote: 4 yes.

Director Nolan made a motion to adjourn the meeting at 8:45 pm. Director Nagel seconded the motion. Vote: 4 yes.

**NEXT BOARD MEETING:** May 7, 2008, 7:00 pm, Pool House, open to all NCA residents.



**The NCA board is preparing an email distribution list for those residents interested in receiving community announcements (e.g., community events, change notices for board meetings, etc.)**

**To be placed on the distribution list - please visit the [NCA website](http://www.newingtoncommunity.org) or send an email to: [announcement@newingtoncommunity.org](mailto:announcement@newingtoncommunity.org).**

**Stay tuned to our progress by the website and future newsletters.**

**Thank you, NCA Board**

***(Registered to Date: 9)***



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Sat 8am - 2pm*

**NEWINGTON COMMUNITY ASSOCIATION**

\*\*\* At Newington Station \*\*\*

P.O. Box 351, Springfield, VA 22150

703-455-3606; [www.newingtoncommunity.org](http://www.newingtoncommunity.org)

**EXTERIOR PROJECT REQUEST FORM**

**Submit form for any exterior addition, alteration, modification or change**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Telephone #: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Owner's Signature (or authorized agent): \_\_\_\_\_

Type of Project (check one)

**Painting Project:**

What is to be painted? \_\_\_\_\_

Type/brand name/color of paint (include paint chart/sample) \_\_\_\_\_

**Painting Shutters:**

Brand and color (provide paint chart/sample) \_\_\_\_\_

**Replacing Shutters:**

Color: \_\_\_\_\_

Style: Straight-top louver, Arch-top louver, or Solid panel? Circle One.

**Roof/Shingle Projects:**

Brand name & color of shingles: \_\_\_\_\_

**Deck Projects:** Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

**Fence or Shed** (description/size): \_\_\_\_\_

**Other:**

Description of Project:

Please provide a picture, prepare a sketch or narrative description (with dimensions) of the project. Indicate what materials will be used and where the project will be located on the property. If necessary, include a site plan with home location and indicate where the alteration will be located on the property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**Consult NCA Architectural Guidelines for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits.**

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

**ARCHITECTURAL REVIEW ACTION**

Advisory Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Holding for additional info.: \_\_\_\_\_

Forwarded date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Chairperson: \_\_\_\_\_

Control Committee:

Date received: \_\_\_\_\_

Date of action: \_\_\_\_\_

Date returned: \_\_\_\_\_

**Request is:**

**Approved/Disapproved\***

Board Action:

\_\_\_\_\_  
(NCA Board President ) (date)

\_\_\_\_\_  
(NCA Board Vice Pres.) (date)

\_\_\_\_\_  
(NCA Board Secretary) (date)

\*Comments: \_\_\_\_\_

\_\_\_\_\_

## Spring Maintenance Special

**\$69.00**

Reg \$ 138.00

### CHECK SYSTEM FOR :

- . Furnace heating cycle.
- . All 24 volts circuits.
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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	POOL HOURS
				1 White Goods Removal <sup>1</sup>	2 Trash and bulk pickup	3	<u>May:</u> Weekends and Holidays 11 am to 8 pm  Weekdays 3 pm to 8pm
4	5	6 Trash & recycling pickup	7 Yard Debris pickup* 7:00 pm NCA Board Mtg - Pool House**	8 White Goods Removal <sup>1</sup>	9 Trash and bulk pickup	10	<u>June:</u> Weekends 11 am to 8 pm Weekdays Before school closes 3 pm to 8 pm Weekdays after school closes 11 am to 8 pm
11 <i>Mother's Day</i> 	12	13 Trash & recycling pickup	14 Yard Debris pickup*	15 White Goods Removal <sup>1</sup>	16 Trash and bulk pickup 6-9 pm Pool Pass p/u @ NCA office	17 NCA Community Yard Sale 8am-12pm Pool Parking Lot 	<u>July:</u> Hours are extended to 9 pm
18 <i>Rain date for NCA Yard Sale</i>	19	20 Trash & recycling pickup	21 Yard Debris pickup* 6-9 pm Pool Pass p/u @ NCA office	22 White Goods Removal <sup>1</sup>	23 Trash and bulk pickup	24 NCA Pool Opens 	<u>August:</u> 11 am to 8 pm
25	26 <b>MEMORIAL DAY</b> - No School 	27 Trash & recycling pickup	28 Yard Debris pickup*	29	30	31	

\*\* Board meetings are open to all NCA residents.

\* For Single Family Homes Only

<sup>1</sup>Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up