



Inside Newington Station

The Monthly Newsletter of the Newington Community Association
June 2008

PRESIDENT'S CORNER

By Armand Boyd

I would like to begin this month by thanking everyone who volunteered during the recent Earth Day neighborhood clean up. In total we removed approximately 20 bags of trash, six tires, a plastic pallet, a cement light pole, couch and two Christmas trees. I especially want to thank the teenagers and young children that helped out. They not only showed up to work, they worked hard. It was nice to see them working so hard for their community. I would also like to take the time to thank my wife Renee' for taking charge and leading the effort this year. If people do not volunteer things do not get accomplished. I would also like to thank Lori, our Community Manager. As always, she is the person behind the scenes making our community events a success.

The board is continuing to work hard on some major improvements to the community. Our lawyers recently approved the contract for repairing Moline Place. This project will be starting soon. I want to thank those residents on Moline Place in advance for being patient while the construction is ongoing. We will keep everyone up-to-date on when the project will start and how long it will take.

We are beginning to feel the crunch of the housing market downturn in our community. There are several unoccupied homes in our community. If you have vacant homes around you please keep an eye on things. Make sure people are not hanging around or loitering on vacant properties. Consider even cutting the grass if the property happens to be next to yours. This not only keeps our community looking good, it helps keep down the bugs and small rodents that like to call tall grass "home" and will help maintain the value of your home.

The annual board meeting will be here before you know it. Although no board members terms expire this year we are going to be adding two board members. Over the last few years we have only had seven board members, and at times it was difficult to maintain seven. NCA is authorized to have nine board members. During the last monthly meeting the board decided to open up those two positions for election. So, if you have been thinking about joining the board and helping out your community, now would be a good time to volunteer.

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NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, June 4, 2008

Wednesday, July 2, 2008

Wednesday, August 6, 2008

ANNUAL BOARD MEETING

Thursday, August 14, 2008*

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

**Quarterly Assessments Due
July 1, 2008**



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

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

**July Newsletter Deadline:
June 15, 2008**

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

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 | |

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

May 7, 2008

Proposed Minutes of the Meeting

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

HEARINGS AND APPEALS

Lot 507 was in attendance for a hearing on a trash violation. The resident stated that she is a long time resident of the community and she did not put the trash out early. She felt the mailpersons do not put the mail in the right slots and the junk mail could have been put in someone else's box and then put in the trash. Another resident commented that there are often mail delivery substitutes that don't get the right mail in the right boxes.

Lot 383 was in attendance for a hearing on a trash violation. He stated that he made arrangements for American Disposal to pick up an appliance on a Thursday and put additional items out as well. When the trash company came, they informed him there would be an additional cost so he told them not to take it. He felt they should take everything.

Lots 349, 490 and 603 had an opportunity for a hearing on a trash violation but were not in attendance. Lot 264 provided a letter which would be read to the Board after Executive Session. Lot 338 had an opportunity for a hearing on a covenant violation but did not provide any comment.

COMMUNITY FORUM

A resident stated that they have problems with tent caterpillars and believes the community should take care of them. Vice President Al Roy stated that he had approved the caterpillars be sprayed and the Community Manager (CM) confirmed the work request had been passed to the grounds contractor.

A resident expressed concerns with the large bare spots throughout the common grounds. He stated that he has brought this concern to the Board before. The CM confirmed that seeding and aeration occurred in the Fall. Vice President Roy explained that there is a common grounds improvements budget of \$7,500 and that he has asked the grounds contractor to bring a 3 to 5 year plan to the Board for improving some problem areas but the budget doesn't allow for much. The CM

explained that even when spot seeding is done as part of an improvement project, the contractor doesn't water and the money could be wasted if someone doesn't water the area. The resident also mentioned that in the past that the Bradford Pears were thinned and if they are not they are susceptible to breakage. The CM stated that this subject came up two years ago and when she called the tree contractor he stated the trees had just been trimmed and that the trees were at their peak in age. He felt the community shouldn't spend more money on pruning but just replace them as needed.

Lou Talbot informed the Board that blasting has begun at Ft. Belvoir's Proving Grounds. He also informed the Board that transportation money has been pulled to widen Rolling Road between Fullerton and Delong. This alleviates, for now, concerns about the effect of widening the road on the NCA pool.

APPROVAL OF MINUTES

Director Nolan made a motion to accept the minutes of the April 2, 2008, Board of Directors meeting. Secretary Catherine seconded the motion. Vote: 6 yes.

....Continued Page 4



**Electronic NCA
Announcements**

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 email: announcement@newingtoncommunity.org

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

Thank you, NCA Board

(Registered to Date: 13)

PRESIDENT'S COMMENTS

President Boyd felt that Clean Up Day was a big success and thanked everyone who participated. He was very glad to see so many hard working kids and teenagers pitching in to clean up the community.

OLD BUSINESS

EMAIL VOTES THAT OCCURRED SINCE LAST MEETING

An Arborist walked the common grounds looking for trees that may be a safety concern in our community. He provided a list and assigned priority levels to the tree work that he recommended be done. The Board voted to have all priority 1 trees removed at a cost of \$5,925. 7 votes, all 'Yes'.

The Board voted that probable cause exists and Lot 283 and 139 should go to hearing for their violations. 6 votes, all 'Yes'.

FINANCE

The CM spoke to the auditor today. He just has a couple more questions for the accountant and expects to have his final on the 2006 audit in the next week.

ARCHITECTURAL CONTROL

Director Nagel presented the Board with some changes to certain sections of the Architectural Standards that would help with ambiguities in the Standards. The recommended changes will be posted in the newsletter to give residents a chance to comment before the Board votes. The CM had some recommendations that President Boyd said could be presented at the next meeting.

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. He responded that NCA has the option of legal demand and suit with costs ranging from \$300 to thousands. There was discussion about the importance of keeping the community's appearance up and enforcing the Architectural Standards. The three subject properties have already paid their \$900 fines. Vice President Roy made a motion to authorize the attorney to send the initial demand letter. Director Nagel seconded the motion. Vote 6 yes.

GENERAL

Internet - The office is FIOS capable and now the CM will make arrangements to have the line brought into the office.

Basketball – President Boyd stated the basketball court is in better condition than he thought. It just needs backboards and nets. He will look into the costs to present to the Board but labor will be done by himself and Secretary Catherine. The tennis courts have a large crack in them. Costs to have the tennis court repair range from \$10,000 to \$65,000 depending on the work. More information will be provided later.

2008 Annual Elections – With the four members elected last year and three members elected in 2006, there could possibly be 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. Although the option of holding a special meeting to change the terms of an existing Board member was considered, the Board agreed they would increase the Board to nine members which is allowed in the bylaws. The 2008 elections will be held to add two members.

...Continued on Page 9

**Computer Problems?
Network Got You Down?
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NCA Architectural Standards Revisions

At the May 7, 2008, Board Meeting, revisions to the current Architectural Standards were presented to the Board of Directors. As required in the Standards, all revisions must be printed in the newsletter prior to the Board voting on them. Please review the attached changes. Additions have been bolded and subtractions crossed out. Your comments are welcome by email, regular mail, phone or in person at the next monthly meeting.

Article II, Section 2. Maintenance.

Houses and detached structures must be maintained, in good repair, **clean and in compliance with the Architectural Standards.** ~~Any areas with bare wood or chipped and peeling paint must be painted or stained.~~ Any other worn out, **rotted**, or damaged areas must be repaired or replaced. **All exterior repairs or replacements must be uniform to the existing exterior in color, material and style; including but not limited to siding, brick, gutters, roof shingles, wood trim, windows, and shutters.**

Article VI, Section 9. Landscaping, ground cover and yards.

The front yards of all townhouses and detached houses must have some type of ground cover, i.e. no bare ground, and be well maintained. **Landscaping and appearance of all yards must not detract from the overall appearance of the community.** Grass height must not exceed 6 inches. This does not pertain to ornamental grasses used in landscaped gardens. Additional landscaping is acceptable provided that vehicular sight lines are not obstructed.

All trees and shrubs must be kept neatly trimmed. They must not obstruct sidewalks and walkways, encroach on a neighbor's lot, or obstruct vehicular sight lines. Dead trees and shrubs must be removed. **Removal of tree or shrub stump is required.**

An ornamental hedge may be grown along the perimeter of the front yard of any lot, provided that the hedge is kept neatly trimmed to a height of not more than 3 feet.

Loose trash (such as newspaper, food wrappers, etc.) in yards and under foliage must be picked up and not allowed to accumulate.

Article VI, Section 11. Painting/Staining.

In Newington Glen, each cluster must remain stained the same color hue. All stains must be solid, not transparent.

In Newington Place, the two outside/end units must look alike. The two adjoining/center units must look alike.

Paint and stain colors must be consistent with the aesthetics of the community. Chipped or peeling paint must be repaired. **Areas of bare wood must be painted.**

Article VI, Section 25. Siding.

The color, style, and material of siding must be uniform on all exterior walls of a townhouse or detached house. The material of the siding must be aluminum or vinyl. The siding style may be either Traditional or Dutchlap.



Traditional



Dutchlap

YARD DEBRIS PICK UP IN THE WOODMERE SECTION OF NEWINGTON STATION

Many residents in single family homes are utilizing contractors to bag their leaves and mow their lawns. Yard debris pick up is every Wednesday in Woodmere and any bags put out on the curb before Tuesday evening is considered early trash and could result in a \$50 fine. Please arrange to have your contractor remove or hide your yard debris. Yard debris should not be put out with trash pick up. It should be put out Tuesday evenings after 6 pm.

Thank you,
NCA

TIRE VANDALISM ON LUCE COURT IS BACK

All residents on Luce Court need to be aware of the increased activity with nails in tires on Luce Court again this year. This can be an extremely dangerous situation. Please keep your eyes open for suspicious activity and inspect tires before driving away. All incidents should be reported to the police.

REMINDERS

- Flea markets and yard sales are prohibited on NCA common grounds
 - Moving out? PODS (temporary on site storage containers) are not allowed on NCA's private streets
-

Free Summer Entertainment in the Parks!

Every year, from late May through early September, the Fairfax County Park Authority, in partnership with the Fairfax County Board of Supervisors and with generous contributions from local businesses and corporations, presents a calendar of shows, concerts and movies for you and your family.

Bring a picnic dinner, blankets and lawn chairs to enjoy the best local and regional entertainers in great performances ranging from children's puppet shows to big band, jazz, bluegrass, rock, classical and world music.

In the Mount Vernon District, "Mount Vernon Nights" will be held at the Grist Mill Park, 4710 Mount Vernon Memorial Highway, on Friday nights at 7:30 p.m. beginning June 6th.

A flyer with all the concert dates and details can be found at <http://www.fairfaxcounty.gov/parks/performances/downloads/08MtVernonWeb.pdf>. For further information, visit the Fairfax County Park Authority website at <http://www.fairfaxcounty.gov/parks/performances>.



NOTICE TO RESIDENTS OF MOLINE PLACE, EUCLID WAY AND GETTY COURT

Recently the NCA Board of Directors approved \$242,000 in street restoration work. This work will be occurring some time over the next few months. Streets will have to be evacuated of all vehicles during this time. If you leave the area for extended periods of time, please make arrangements to have someone else move your car. Attempts will be made to give as much notice as possible through flyers and posters. We apologize for any inconvenience, but the outcome should be worth it.



ZAG BAGS

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Ages: 2½ to 5

6320 Hanover Ave. Springfield, VA 22150
(703) 451-1845 www.saintchristophers.net

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.

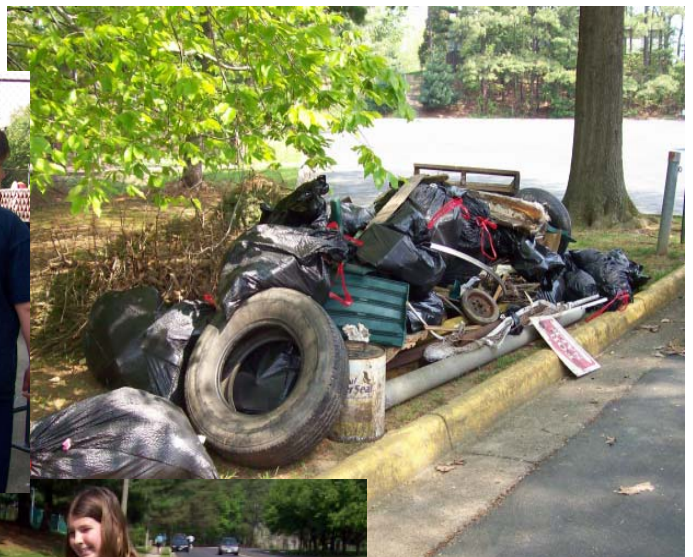
Name (optional) _____

Address/location of concern _____

Description of problem area _____

NCA Clean Up Day April 26, 2008

It was a beautiful day for a clean up. This year's event was coordinated by Renee Boyd with assistance from Armand Boyd, Liz Carroll, Tina Guthrie, John Nolan, Lori Randall and Rita Steele. Many of our community's youth and youthful picked up trash and debris throughout Newington Station. Ages started at four and went up to . . . (John, I won't do that to you). Donations of gloves, vests, trash bags and miscellaneous items from Clean Fairfax Council contributed to an inexpensive and beneficial event for our community. This is a great opportunity to teach our kid's the importance and work involved in keeping our Earth clean and safe. The contribution of all our volunteers was immediately evident but just think what could have been done if a few more had participated. Our creeks were filled with plastic bottles. PLEASE SECURE YOUR RECYCLING before putting it out for pick up.



Thank You!

**IT IS NEVER TOO LATE TO PITCH IN AND PICK UP TRASH IN OUR
COMMUNITY. KEEP NEWINGTON STATION BEAUTIFUL!!!**

STREETS and MAINTENANCE

Address and yellow curb painting was completed on Luce Court and the Newington Place section of the community.

When the Arborist reviewed the community trees for safety concerns, he did not look behind the single family homes. After looking at these properties, he had one tree he considered a Priority 1 that would cost \$975 to take down. Director Nagel made a motion to approve the removal of the one tree at a cost of \$975. Vice President Roy seconded the motion. Vote: 6 yes.

The NCA attorney has reviewed the contract for pavement restoration work on Moline and finds everything in good shape.

NEW BUSINESS

ARCHITECTURAL CONTROL

Director Nagel presented to the Board some procedures she would like documented and implemented for architectural inspections performed on properties requesting disclosure packets and for routine walk-through evaluations. The process outlined for inspecting properties for disclosure packets includes the CM performing the inspection but all inspections being presented to the Architectural Liaison prior to being returned to the accountant. The CM stated that she does not support the process. She stated that the reviews were done haphazardly in the past by Koger so when NCA started using Kim, Conway, the CM started performing all the inspections. The process now is that the Architectural Liaison to the Board is forwarded a copy after the information has been returned to the accountant. There was discussion about the time constraints on these inspections and the effect of a violation not being put in the inspection report. President Boyd said he would work on this separately with Director Nagel.

Director Nagel presented some sample colors of paint and roofs that she would like to place in a book to keep at the office. These sample colors would be pre-approved colors that could eliminate the need for residents to submit an Exterior Project Request Form. The book would be kept in the NCA office. The Board supported the book. More work still needed to be done before the book is complete.

FINANCE

Write-offs. Due to another property foreclosure, the attorney has stated that NCA will be unable to recover \$480.19 in pre-foreclosure debt (assessments and legal fees). In 2008, the Board has had to write off \$3,024.17 in uncollectible fees. It was mentioned that this needs to be addressed in the next budget. Secretary Catherine made a motion to write-off \$480.19 as a loss to the Association. Director Oxendine seconded the motion. Vote: 6 yes.

MAINTENANCE

As mentioned earlier in the meeting, Blade Runners has been tasked with preparing a three year plan for common grounds improvements. If the CM does not hear back from them in the next week, she will let Vice President Roy know.

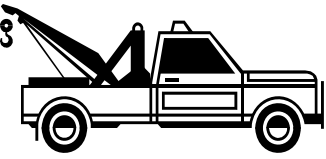
The NCA office received a letter asking for a change to the parking space assignment on Luce Court. The CM stated she could have done something if the request had come in before the painting was complete. The Board agreed that the resident would need to complete the necessary forms and if she has someone willing to switch places with her, the cost would be at the resident's expense.

At 8:47 pm, Vice President Roy made a motion to adjourn to Executive Session to discuss hearings. Secretary Catherine seconded the motion. Vote: 6 yes.

EXECUTIVE SESSION

At 8:55 pm, Director Oxendine made a motion to leave Executive Session and return to Open Session to vote on the hearing appeals. Director Nolan seconded the motion. Vote: 6 yes.

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| |
|---|
| <p>Towing Enforced on NCA Private Streets</p>  |
| <ul style="list-style-type: none">* 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. |

OPEN SESSION

Regarding Lot 383, Director Nagel made a motion to waive any assessment for the trash violation. Director Oxendine seconded the motion. Vote: 6 yes.

Regarding Lot 507, Director Nagel made a motion to waive any assessment for the trash violation. Secretary Catherine seconded the motion. Vote: 6 yes.

Regarding Lot 264, the CM read the letter the owner of the property sent regarding the trash violation. Vice President Roy made a motion to assess the owner \$50 for the trash violation. Director Nagel seconded the motion. Vote: 6 yes.

Regarding Lot 349, Vice President Roy made a motion to assess the owner \$50 for the trash violation. Director Oxendine seconded the motion. Vote: 6 yes.

Regarding Lot 490, Secretary Catherine made a motion to assess the owner \$50 for the trash violation. Director Nolan seconded the motion. Vote: 6 yes.

Regarding Lot 603, Director Nagel made a motion to assess the owner \$50 for the trash violation. Director Oxendine seconded the motion. Vote: 6 yes.

Regarding Lot 338, Director Nagel made a motion to assess the owner \$10 a day until the architectural violation is corrected, starting May 16, 2008. Director Oxendine asked that the letter specifically state what needed to be done to correct this violation, remove the tomato cages and soil. Vice President Roy seconded the motion. Vote: 6 yes.

Regarding Lot 6, Director Oxendine made a motion that probable cause exists and this resident should have a hearing on their architectural violation. Vice President Roy seconded the motion. Vote: 6 yes.

Regarding Lot 449, Vice President Roy made a motion that probable cause exists and this resident should have a hearing on their architectural violation regarding the gutter. Director Nagel seconded the motion. Vote: 6 yes.

Regarding Lot 516, Vice President Roy made a motion that probable cause exists and this resident should have a hearing on their architectural violation regarding the retaining wall. Director Oxendine seconded the motion. Vote: 6 yes.

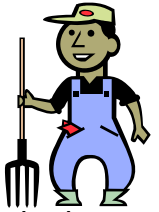
Regarding Lot 349, Director Nagel made a motion that probable cause exists and this resident should have a hearing on their architectural violation. Vice President Roy seconded the motion. Vote: 6 yes.

Vice President Roy made a motion to adjourn the meeting at 9:25 pm. Secretary Catherine seconded the motion. Vote: 6 yes.

NEXT BOARD MEETING: June 4, 2008 7:00pm, Pool House, open to all NCA residents.

* * * * *

FARMER'S MARKET



If you love fresh produce and home baked goods, we have some great news for you. Whether it's honey straight from the hive, fresh cut flowers, or pasture-raised meat, you will find it all at the open-air farmers markets of Fairfax County. This is much more than grocery shopping; this is a family outing, a wonderful warm-weather adventure and a healthy one too! The Office of Community Horticulture at Green Spring Gardens is pleased to announce that the Fairfax County Farmers Markets have opened for 2008. For more information go to <http://www.fairfaxcounty.gov/parks/farm-mkt.htm>.

Local Markets:

Tuesdays – 8 am to Noon May 6th to November 18th
Sherwood Regional Library, 2501 Sherwood Hall Lane

Wednesdays – 2 pm to 6 pm, May 7th to October 29th
Wakefield Park, 8100 Braddock Road, Annandale

Fridays – 4 pm to 7 pm, May 16th to October 24th
Kingstowne Town Center near the Sunoco gas station

Saturdays – 8am to noon, May 3rd to October 25th
Virginia Railway Express Parking Lot at 5671 Roberts Parkway

All markets products so

offer different try them all.



