



Inside Newington Station

The Monthly Newsletter of the Newington Community Association
September 2008

INSIDE THIS ISSUE:

Announcement.....	p. 6
Annual Meeting Minutes.....	p. 7-8
Addendum to Architectural Standards	p. 13
Ball Field Info.....	p. 1
Calendar.....	p. 12
Directory.....	p. 2
Fall Events	p.10
Invitation.....	p. 5
Notices	p. 6
Proposed Board Meeting Minutes	p. 3-4, 9-11
Q&A	p. 11
Robert E. Lee High.....	p. 11
Reminders.....	p. 6
Website	p. 5

NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, September 3, 2008

Wednesday, October 1, 2008

Wednesday, November 5, 2008

Wednesday, December 3, 2008

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

NCA BALL FIELD

It is that time again when Fall sports begin and the community office is frequently asked about reserving the ball field.

Eligible persons may reserve the ball field 15 days before the season begins. (Spring season begins April 1, Fall season begins September 1). Forms can be obtained from the Newington Station website or through the community office. Reservations are required for groups of 10 or more and must be made one week in advance of the reservation date. Exclusive field reservations are given to organized teams with an average age of 11 or older. If a team is 10 or under, the reserved time slot must be shared with another team. No single group may reserve more than three hours per week. After 30 days from the start of the season groups may reserve additional time, if it is available.

Members may use the ball field without a reservation. However, they must leave the field when a party with a reservation has arrived. When using the field without a reservation, a responsible person must be able to show proof of NCA residence either with a driver's license or NCA issued pool pass. Unreserved use is for nine persons or less.

In summary, only members in good standing and their guests are eligible to use the ball field. The ball field will be scheduled and used only during hours of full daylight. Use of the ball field shall be for athletic activities only. The ball field may not be used when the ground is frozen, soft or muddy. The ball field must always be left clean of any debris and equipment. As with any NCA amenities, these privileges can be revoked if improper use has occurred.

When reservations are made, a copy of the reservation is attached to the ball field fence and can be referred to as needed. As always, if there are any questions, please contact the community office. The complete policy and form can be found on the Newington Station website at www.newingtoncommunity.org.

QUARTERLY ASSESSMENTS DUE OCTOBER 1, 2008

Summit Management Services, P. O. Box 105007, Atlanta, GA 30348

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 - TBN ()

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 - Neil Oxendine (Aug '10)

Member - Roseanne McLafferty (Aug '11)

Member - Rita Steele (Aug '11)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison—Kimberly Nagel 703-919-2162

NEIGHBORHOOD WATCH

Liaison—TBN

PUBLICITY COMMITTEE

Liaison—TBN

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

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 202-625-3333

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
—	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	

**October Newsletter Deadline:
September 15, 2008**

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

August 6, 2008

Proposed Minutes of the Meeting

Meeting started at 7:00 pm. Vice President Al Roy presided. Board members in attendance included Treasurer Dave Rundgren, Director John Nolan, Director Kimberly Nagel and Director Oxendine. President Armand Boyd and Secretary Chip Catherine were not in attendance.

HEARINGS AND APPEALS

Lot 457 was in attendance for a hearing. The resident stated they were out of town and couldn't have put it out late Sunday or early Monday. There were diapers in the bag and her children are not in diapers. She does put her bills in the recycle bin but squirrels could have spread the trash. She was asked how long she has been in the neighborhood and responded 'one year'.

Lot 254 was in attendance for a hearing. She stated she had put it out early. She had a newborn at home and her husband was out of town.

Lot 148, 146, 59, 550, 471, 285 and 517 were not in attendance.

COMMUNITY FORUM

In summary, a resident wanted to speak to the Board about receiving a letter that she has black on her roof but didn't feel the Architectural Standard citation was accurate since her roof is not peeling or curling. She said a roofer has told her it is algae or fungus. She also stated that she felt the letters on violations were not consistently distributed throughout the street and wanted to know what standard was used for applying the rules. Additional comments were made by the residents in attendance regarding the cause associated with the black on the roofs, costs, frequency of which algae will need cleaning and questioned the reason their street was reviewed. One resident expected the letters to be rescinded. Additional comments made during the forum were regarding very tall trees in the woods that border the community.

Vice President Roy thanked everyone for coming and explained that the Board does the best they can. This Forum is an opportunity for residents to express their opinions. Some members will agree with the position presented to them and others will not. The Board takes comments into consideration and will discuss among themselves.

Director Nagel spoke to the attendees and informed everyone that she conducted the inspection on Brandeis

and made decisions based on what she saw. She is unable, from a distance, to tell if the shingles are deteriorating or have algae. Many who receive these letters simply fix their roofs. Her responsibility is to make sure architectural rules are enforced. She explained that letters can't be rescinded, that there is procedure that must be followed including the requirement that NCA send letters by certified mail. The street was reviewed because of complaints about certain homes and she went ahead and reviewed the whole street.

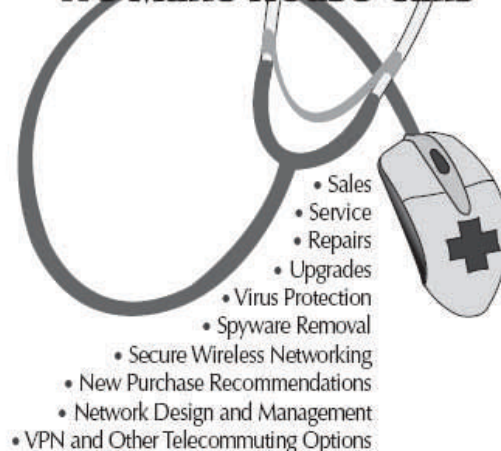
A resident concluded the roof discussion stating the Board should take the issue of black streaks under advisement and present a response at the annual meeting and letters should be rescinded. Vice President Roy said it was duly noted.

A resident stated they do not agree with the practice of going through trash to find out who put trash out early. Vice President Roy stated that this process of picking through garbage being put out early throughout the community has been productive and benefits the community.

A resident expressed a concern in the lack of outreach to the community and the lack of a welcoming committee. Vice President Roy said NCA doesn't have anyone step forward to volunteer and would like someone with such energy to help.

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A resident spoke to the Board because she had received a late fee that she would like waived. She said she did not receive the second quarter invoice. Summit told her to write a letter. She received a letter from NCA explaining she could come to a meeting to appeal to the Board. She was told the Board would consider her request and get back to her. Other residents mentioned the problems they have with mail taking several days, then having a full box and getting other's mail. The residents were told they should call the Post office when this occurs.

A resident suggested getting a parking light out on Delong right before Newington Glen and that we should call the County and request it.

A resident asked about when the curbs will be fixed. It was explained that the engineers are working on finalizing a report regarding all curbs and sidewalks in the community.

A resident asked if a house on Kitchener was County owned. There was concern about odd behavior from someone who lives in the house. Residents should call the police if they have a serious concern.

Lou Tobat stated that with the recent resurfacing of Rolling Road it is his opinion that we shouldn't expect Rolling Rd. to be widened for a very long time. The County Parkway ramp by I-95 is in the first phase of the Parkway construction, but not the ramp at Rolling Road.

A resident asked if the Board was aware of a new tax law on assessments that becomes effective July 1st. No one was aware of this tax.

Vice President Roy stated that was the longest Community Forum since he was on the Board and the Board would now move on to Board business per the agenda.

APPROVAL OF MINUTES

Director Nolan made a motion to accept the minutes of the July 2, 2008, Board of Directors meeting. Director Oxendine seconded the motion. Vote: 5 yes.

OLD BUSINESS

Email Votes that Occurred Since Last Meeting:

Lot 550 Probable Cause. 5 Votes, all Yes.

Lot 550 Probable Cause (grass). 5 Votes, all Yes.

Lot 517 Probable Cause. 5 Votes, all Yes.

Architectural Standards Update. 7 votes; 5 yes, 2 no.

FINANCE

Insurance – All forms have been completed and returned. NCA to receive \$11,865 from NCA's employee dishonesty policy

ARCHITECTURAL CONTROL

Architectural Updates – changes to Standards were previously presented and all were voted on except the Siding section. This is not complete and will be tabled.

Architectural Process – These recommendations had been presented to the Board awhile ago but no one was familiar with them at this point. The recommendations would be considered before the next monthly meeting.

A resident asked about the process for changing Architectural Standards. It was explained that recommended changes are presented to the Board then published in the newsletter. The following Board meeting is available for community comments and then the Board votes on the recommended changes. The resident felt that when big changes are being made to the Standards, such as not requiring mullions in windows, ballots should be sent to everyone to provide their opinion. Another resident felt all big changes should be discussed at the annual meeting.

NCA's attorney emailed the office wanting to know the status of the three properties that received letters on architectural violations and if NCA wants to proceed to filing lawsuits. Minor or no changes have occurred on these properties and a letter was sent to the joint owner of one of the properties who was not yet aware of the situation. Further discussion will be held in Executive Session.

GENERAL

President Boyd was not available to provide any information on the basketball court and the Community Manager has been on the phone several times trying to get two more contractors to provide quotes on the tennis courts. A resident said that they almost ran into a basketball pole that is on Moline Way.

The trash contract will go out for bid. American Disposal confirmed that they believe the current contract was for three years as well.

MAINTENANCE

Moline Pavement Restoration is complete.

A resident asked if we could convert our private streets to public streets. Two ex-board members were in the audience and explained that this possibility had

....Continued Page 9

CHECK IT OUT!!!

Check out the new NCA website ~ it has been reorganized with new features such as:

- Community Links
- Downloadable Community Forms
- Updated policies, rules and architectural guidelines in Adobe format for easy printing / reading
- And much more...

VISIT - www.newingtoncommunity.org

For comments/suggestions to the NCA website, please email webmaster@newingtoncommunity.org

Also, don't forget to add your email address to the **NCA Distribution List** for important community information and upcoming NCA activities.

EMAIL -
announcement@newingtoncommunity.org

INVITATION FOR NCA RESIDENTS

The **ZNA Potomac Koi Club** would like to invite the residents of the Newington Community to join us at our annual koi show. The show dates are **September 12-14, 2008**. The show will be held at **Meadowlark Botanical Gardens in Vienna, Va.** The event will feature koi judging (Sat.) raffles, seminars, a vendor fair, and the opportunity to experience the beauty of nature's living jewels. Watch as local hobbyists compete against others from across the mid Atlantic states and beyond for awards and trophies. Show hours are :

Fri. noon - 4 pm (vendors open for business)

Sat. 9 am -5 pm (full schedule with koi judging , seminars , raffles, etc.)

Sun 10 am -3 pm (full schedule with walk around with judges in the morning)

There is no admission fee for the show and all are encouraged to participate in any activity throughout the weekend. Meadowlark Gardens boast 90 acres of beautifully landscaped and planted areas with walk ways for you to enjoy also. During the show weekend Meadowlark will offer all a reduced admission to tour these grounds. For more info go to www.znapotomac.org or call 703-360-9142.



Pam Boe, CRS
703-503-1888

Pam Boe's Newington Station Update

Available for Sale:

Nine 3-level townhomes with list prices ranging from \$219,900 to \$409,900

Four 2-level townhomes with list prices ranging from \$205,000 to \$239,900

Under Contract:

Five 3-level townhomes with list prices ranging from \$234,900 to \$279,900

For Rent:

One 3-level townhome listed at \$1,650/month



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IMPORTANT ANNOUNCEMENT

As of August 14, 2008 the NCA Board has two new members. Please welcome:

**Rita Steele, and
Roseanne McLafferty**

Be sure to check out page 2 of this newsletter to see the current list of NCA Board Members.

*Also, a very special **THANK YOU** to Ev Byrd and his wife for their many years of volunteering in the Newington Community!!*

REMINDERS

- Yard / Garage Sales and Flea Markets are prohibited on NCA streets and common grounds
- Moving out? PODS (temporary on site storage containers) are not allowed on NCA's private streets
- Towing 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

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NOTICES

DISTRIBUTOR NEEDED: for Godolphin Drive circle to pass out 23 newsletters. Volunteering your time reduces costs to the association. If interested, call the community office at 703-455-3606 or email to manager@newingtoncommunity.org.

* * * * *

LOST AND FOUND:

- Another lost key found on Delong cul-de-sac in grass close to a covered car.
- A key was found by the mailboxes on Gwynedd Way.
- A single key was found on Northumberland possibly by someone from Moline who was parking out on the street during construction.
- Please Call NCA Office at 703-455-3606 to claim any of these keys.

* * * * *

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 14, 2008 - Pohick Church
Proposed Minutes of the Meeting**

Attendance - President Armand Boyd, Vice-President Albert Roy, Secretary Chip Catherine, Treasurer Dave Rundgren, Director John Nolan, Director Kimberly Nagel were present. Director Neil Oxendine was not present.

Call to Order - President Boyd called the NCA Board of Directors' Meeting to order at 7:30 p.m. President Boyd had all members of the Board introduce themselves to the audience.

Community Forum - Vice President Al Roy lead the discussion on black streaks on roofs in the community since he presided over the meeting that so many residents attended to express their concerns with this issue. Vice President Al Roy stated the origin of the black on roofs is not always clear and can be interpreted differently. The Board is responsible for making sure the Architectural Standards are followed. During the last monthly Board meeting, the Board could not come to a consensus on how to handle the matter. Two motions were made but both failed. There is a moratorium on future letters regarding black roofs. Letters will be forthcoming to residents who received notification to repair or clean the black streaks. At this time the black on roofs is not a violation until the Board decides what to do. This has not been an easy decision for the Board.

One resident felt that the individuals on her street had done enough research on this topic to conclude what the nature of the problem is and that no more letters should go to that street.

Vice President Roy explained that no one goes on the roofs to see what the black is and that our Architectural Standards state that a roof shows it's age when black shows through.

A resident wanted to know what the citation is. Director Nagel read verbatim Article VI, Section 15, Roof and shingle replacement, from the Architectural Standards.

Various residents continued to express their disagreement with the application of the Standards. It was agreed that consistency in applying the Standards is important.

A resident suggested a vote from the community on this. Vice President Roy asked the resident if the Board ruled in favor of

removing black on roofs from the Standards, would the request be different.

Director Nagel reminded the audience that all changes to the Architectural Standards are posted first in the newsletter and the community has an opportunity for comment. Rarely does NCA get community participation for this or other issues.

The resident wanted to know more information about office procedures such as the handling of emails to find out what issues are in the neighborhood. President Boyd explained how most information is routed through him and when necessary presented to the entire Board. He explained "There are many things that are not necessary or appropriate to bring to the meeting and include in the minutes". Vice President Roy said he receives multiple comments on trees and everything is handled without being discussed at a meeting. Another resident stated that if you read the newsletter, you know the issues in the neighborhood and that he believes everything is being handled very well.

With time still left before the annual meeting, President Boyd reviewed some accomplishments over the last year. The condition of Moline Place has been a topic before the board for three to five years and the work is finally done at a cost of \$270,000. He held a social event to thank the residents for their patience throughout this project and everyone was quite grateful and believes the project was extremely successful.

President Boyd stressed that NCA still is in need of volunteers. There are zero committees because no one offers to participate. The seven existing Board members run the community and it is not enough.

Call to Order — President Boyd called the Annual Meeting to order at 8:00 p.m.

The Community Manager confirmed that there was quorum for a meeting.

President Boyd explained that the Board was adding two Board positions from the existing seven to nine. Today's election is to fill those two new Board positions.

Rita Steele was not in attendance, but President Boyd spoke on her behalf as someone who has attended many monthly meetings and was interested in being on the Board.

.....Continued on Page 8

Roseanne McLafferty expressed interest in being considered for the Board of Directors.

Ballots were filled out and returned.

Treasurer's Report - Before beginning Treasurer Rundgren wanted to recognize and thank the Community Manager, Lori Randall.

2007 Year end net income of \$22,000.

2006 audit complete resulting in the filing of an insurance claim for discrepancies of \$11,800 in losses due to mismanagement of funds by previous accountant.

The 2007 audit has begun.

Total Reserves as of 6/30/08: \$690,329. However, just reduced by \$270,000 for renovation of Moline Place. 3 T-bills: \$100,000 expires 6/09; \$100,000 expires 10/08; and \$190,000 expires 2/10

Treasurer Rundgren had a handout with a draft of the 2009 budget. He started by telling everyone his biggest concern is the fact that quarterly assessments are not being paid. Approximately 14% of the community is behind in their assessments. The Manager provided the following statistics. As of 8/14/08, 110 residents were not current on their assessments for a total of \$49,000 of which \$21,000 is just the last quarter.

Residents asked questions about real estate closings, liens and foreclosures. It was explained that NCA pursues all avenues possible to collect money due until it no longer becomes financially worthwhile. Bad debt is a normal part of business and at this point NCA has written off \$5,000 in 2008.

NCA Accountant was introduced, Brenda Conway, she explained that even when a lien is put on a property, it is wiped out when it goes to foreclosure and only if a judgment has been placed, can the community proceed. However, if the previous owner moves and has no assets, pursuing the judgment is not worthwhile.

A resident asked about the percentage of units in Newington Station that are rentals and can these owners be pursued for not taking care of their homes. She asked if the County could be involved. It was explained that NCA has Architectural Standards to enforce and the County would only be involved in code violations.

A resident asked the impact of the losses under Koger and is NCA's auditor reliable. Because NCA recouped it's losses under Koger through the insurance claim, there is no impact and it was the auditor that brought the discrepancies to NCA's attention. The resident asked if reserve money is being deposited quarterly and Brenda confirmed that it was.

Another resident asked when NCA last had a reserve study done and was it fully funded. The last study is from 2007 and the reserves are not fully funded. Reserves were not raised to the recommended level because of concern with the adequacy of the study and the population of the community on a fixed income. Compared to other communities, NCA still has fairly low assessments.

A resident felt the community should do more to improve NCA's revenue.

A resident stated that if the community had anything to do with it, he was glad to see Godolphin and Northumberland repaved. At the suggestion that Moline could be converted to a County road, it was stated that Moline was not rebuilt to meet County code.

President Boyd thanked everyone for coming and repeated the need for residents to volunteer and participate in monthly meetings.

The ballots were counted and both Rita Steele and Roseanne McLafferty were voted in as new Board members.

The \$50 door prize drawing for all those who submitted proxies was held. The winner was Alicia Aramayo. The \$100 door prize drawing for all those who attended the meeting was held. The winner was John Nolan.

The Annual meeting adjourned at 8:35 pm.

* * * * *

REMEMBER TO TURN
YOUR FRONT PORCH
LIGHTS ON EACH
EVENING FOR SAFETY!



MAINTENANCE (continued)

been considered before but our streets aren't up to County code. They are not deep enough.

COMMON GROUNDS

Vice President Roy explained that he had asked *Blade Runners* for a three to five year plan for common grounds improvements. Vice President Roy will review it again and put together a recommendation of how to spend the \$7500 budgeted for common grounds improvements for the year.

NEW BUSINESS

ARCHITECTURAL CONTROL

With regard to black streaks on roofs, the Board will discuss this further and will come to a resolution.

CONTRACTS

Two yearly contracts need to be considered by the Board, Pool and Accounting. CM has asked Summit for an update of their cost schedule for 2009 but doesn't have it yet. There have been problems at the pool with regard to maintenance and disregard for the rules. President Boyd has spoke to the owner and stated he has four weeks to show he wants this contract. Further discussions on these contracts will occur at a later time.

A resident stated that NCA shouldn't give a company that is not giving their best performance in the first year, another chance.

FINANCE

The Board was asked if they want to reopen a closed delinquency case since it is believed the previous owners are now living in the community as renters. The Board asked the CM to ascertain the costs associated with the Interrogatories that the attorney recommends and whether the Board should contact these individuals directly.

Vice President Roy stated that the budget does not seem to be at a point to present at the annual meeting. There will not be a recommendation of an increase or decrease provided. The audit results could be presented.

MAINTENANCE

Painting of curbs is supposed to occur on the north side of the community one year, the south side

the next and then a year off. NCA went two years without painting addresses on curb. This year Woodmere, Luce Court and Newington Place were repainted. Moline was repainted after the renovation was complete. The CM will provide the Board with a quote to paint Euclid and Getty as well as the pool parking lot's yellow curb. Director Nolan made a motion to accept the painting contract at \$4066. Director Oxendine seconded the motion. Vote: 5 yes.

The CM explained that NCA does not have a maintenance plan for its streets. Streets should have crackfilling and there is debate about the usefulness/value of seal coating. However, before the engineers will provide a maintenance plan for the streets, they feel they need to get a better understanding of the construction of the streets and recommend doing test holes throughout the community. The CM was asked to get a quote for this project. A resident asked if they have puddling on their street, if it would be addressed in the street maintenance. Vice President Roy confirmed that it would.

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In the Spring, an arborist was asked to review all trees throughout the community and provide an assessment. He provided a list of trees that he considered at risk to the community and gave them a priority of 1, 2 or 3. The Priority 1 trees were removed. The board discussed if the Priority 2 trees should now be removed. Of the \$18,000 budget for tree removal, only \$5,700 is left. The cost to remove all Priority 2 trees is \$8,100. All Board members were in agreement to revisit again later in the year.

A resident asked why the very large trees were not taken down or at least topped. Because of the magnitude of this request, Vice President Roy stated there would need to be a plan and asked where it would even start. The trees outlined by the arborist would need to take first priority and there isn't enough money to remove all the trees that residents would like removed. There is a provision in the tree policy that allows a resident to pay to have a tree removed. The discussion included who was responsible if a tree falls on a home. A resident's homeowner's policy would cover all damage unless the tree was known to be unhealthy and the community did nothing about it.

Lot 517 was in attendance late for their architectural hearing. The resident said he made arrangements to take care of the lawn and that he has been mowing it but his lawn mower was stolen. He said it was not high again. He has made repeated calls to the office but no one is there.

At 9:22 pm, Director Nagel made a motion to adjourn to Executive Session to discuss hearings, legal response from attorneys and rules violations. Director Nolan seconded the motion. Vote: 5 yes.

After a brief break, the Board returned to open session at 9:28 pm

OPEN SESSION

There was discussion on how to handle the black streaks on roofs. There was consideration of having algae excluded and providing vouchers from the community to have the work done.

Director Nagel made a motion to keep the existing Standards on roofs that make black streaks a violation. Director Oxendine seconded the motion. Vote: 2 yes, 3 no. Motion failed.

Vice President Roy made a motion that black streaks on roofs not be considered a violation and create an incentive plan to have algae cleaned from roofs. Motion seconded by Treasurer Rundgren. Vote: 2 yes, 3 no. Motion failed.

Because there was not consensus on this issue, it was agreed that all residents who still have outstanding deadlines should get a letter informing them that this issue is suspended until further notice.

Regarding Lot 457, Director Nagel made a motion to waive any assessment for a trash violation. Director Nolan seconded the motion. Vote: 5 yes.

Regarding Lot 254, Treasurer Rundgren made a motion to waive any assessment for a trash violation. Director Nagel seconded the motion. Vote: 5 yes.

Regarding Lot 148, Vice President Roy made a motion to waive any assessment for the covenant violation since the violation no longer exists. Director Oxendine seconded the motion. Vote: 5 yes.

Regarding Lot 146, Director Nagel made a motion to waive any assessment for the covenant violation since the violation no longer exists. Director Oxendine seconded the motion. Vote: 5 yes.

Regarding Lot 59, Director Nagel made a motion to assess the owner \$10 a day until the architectural violation is corrected (yard not well maintained), starting August 20, 2008. Treasurer Rundgren seconded the motion. Vote: 5 yes.

Regarding Lot 550, Vice President Roy made a motion to assess the owner \$10 a day until the architectural violations are corrected (tall grass, missing gutter, house number sign and glass in door), starting August 20, 2008. Director Nolan seconded the motion. Vote: 5 yes.

....Continued on Page 11

Lake Accotink Park Fall Events

Please visit the Lake Accotink Park website for details on programs and events (e.g., canoe instructions, painting and a Halloween bonfire) offered this autumn. Don't wait too long - carousel, mini-golf and tour boats close October 14.

<http://www.fairfaxcounty.gov/parks/accotink/events.htm>

Regarding Lot 471, Treasurer Rundgren made a motion to assess the owner \$50 for the architectural violation (tall grass). Vice President Roy seconded the motion. Vote: 5 yes.

Regarding Lot 285, Vice President Roy made a motion to assess the owner \$50 for the architectural violation (tall grass). Director Nagel seconded the motion. Vote: 5 yes.

Regarding Lot 517, Vice President Roy made a motion to assess the owner \$50 for the architectural violation (tall grass). Director Oxendine seconded the motion. Vote: 4 yes, 1 no.

The Board discussed the outstanding architectural violations on three properties that received letters from the attorney. The next step is to proceed to filing a lawsuit. This was tabled for the next meeting.

All items under the Rule Violations portion of the agenda have been tabled.

Director Nolan made a motion to adjourn the meeting at 10:22 pm. Director Oxendine seconded the motion. Vote: 5 yes.

NEXT BOARD MEETING: September 3, 2008
7:00pm, Pool House, open to all NCA residents.

* * * * *

NCA Q&A

Q: Can anything be done about the cars that don't park in parallel spots properly? People park over the line blocking other cars in or making it impossible for larger cars to park in a spot.

A: Absolutely. Not parking entirely within a single marked parking space or parking more than 24 inches from the curb when parallel parking are cited in the NCA Parking Policy. The Community Managers don't have time or scheduled hours to drive or walk the community on any kind of regular basis. We count on residents keeping us informed. Please email or leave a message on the community voice mail. Provide the location as well of time of day when you see the greatest problems. The cars will be given an NCA Vehicle Ticket.

If you have a question that you would like to have answered, send an email to manager@newingtoncommunity.org.

R. E. Lee High School 50th Anniversary 1958 - 2008

Join Us for the
**Springfield Community
Celebration!**

*****October 10-12, 2008*****

All Neighbors, Parents,
Boosters, Students, Alumni,
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Newington Community Association September 2008

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 LABOR DAY HOLIDAY	2 School Starts  Trash & recycling pickup	3 Yard Debris pickup* 7:00 pm NCA Board Meeting (pool house)	4 White Goods Removal ¹	5 Trash & bulk pickup	6
7	8	9 Trash & recycling pickup	10 Yard Debris pickup*	11 White Goods Removal ¹	12 Trash & bulk pickup	13
14	15	16 Trash & recycling pickup	17 Yard Debris pickup*	18 White Goods Removal ¹	19 Trash & bulk pickup	20
21	22 First Day of Autumn 	23 Trash & recycling pickup	24 Yard Debris pickup*	25 White Goods Removal ¹	26 Trash & bulk pickup	27
28	29	30 Trash & recycling pickup				

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

*** For Single Family Homes Only**

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

Newington Community Association Architectural Standards (August 1, 2007)
Addendum - July 23, 2008

The following sections replace like sections of the current Architectural Standards. Keep for reference with your August 1, 2007 Architectural Standards.

Article II, Section 2. Maintenance.

Houses and detached structures must be maintained, in good repair, clean, professional looking, and in compliance with the Architectural Standards. Any 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 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 be professional looking so as not to 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 or grinding of tree or shrub stump to ground level 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.