



Inside Newington Station

Newington Community Association Monthly Newsletter January 2009

INSIDE THIS ISSUE:

Calendar.....	p. 14
Child Home Alone.....	p. 10
Classifieds.....	p. 5
Community News.....	p. 5
Complaints.....	p. 7
Directory.....	p. 2
Exterior Proj Request Form....	p. 12
Family Fun.....	p. 10
Holiday Party.....	p. 13
Meeting Minutes.....	p. 3-4, 8-9, 11
Paper or Plastic?	p.6
President's Corner	p. 1
Reminders.....	p. 7
Trash Info	p. 6

2009 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, January 7
Wednesday, February 4
Wednesday, March 4

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

PRESIDENT'S CORNER

By Kimberly Nagel

It is my pleasure to introduce to NCA our new Board Member. Mr. John Peirce has volunteered to fill one of the vacancies on the board. Mr. Peirce is a 20+ year resident of Newington Community. John, welcome to the Board and thanks for answering the call for volunteers.

I also must report that Mr. Neil Oxendine has resigned his position from the Board. His contributions to the community will be missed.

There has been a steady stream of complaints regarding visitor parking spaces – mainly cars being parked in the same place for weeks at a time. The Board is working to address this issue – stay tuned for updates. The Board is also working through a review of all of our vendors. Our goal is to make sure we are truly satisfied with the service we receive and the cost of that service. This is one of our steps ensuring fiscal responsibility.

As we move into winter, I'd like to remind everyone (townhomes too) to shovel your sidewalks. NCA has an "on-call" snow plow service. This type of service saves NCA hundreds of dollars, but also means we wait a little longer to be plowed out. So please be patient, the plow will come.

Until next month...

***Happy Holidays to all Newington Community Association
Residents and Families!***

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

V. President - David Rundgren (Aug '10) 571-238-7916

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

Secretary - TBD

Member - Roseanne McLafferty (Aug '11)

Member - Neil Oxendine (Aug '10)

Member - Rita Steele (Aug '11)

Member - John Peirce (Aug '09)

Member - Vacant (2)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - Rita Steele

NEIGHBORHOOD WATCH

Liaison—TBN

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - TBN

Liaison—Neil Oxendine

MAINTENANCE COMMITTEE

TBD (lawns, trees and paths)

Neil Oxendine (streets)

Chip Catherine (pool, ballfield, lights, tot lots)

WELCOMING COMMITTEE

Liaison - Roseanne McLafferty

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	

**February Newsletter Deadline:
January 15, 2009**

NEWINGTON COMMUNITY ASSOCIATION BOARD OF DIRECTORS' MEETING –

December 3, 2008
Proposed Minutes of the Meeting

At 7:00 pm the meeting was called to order. President Kimberly Nagel presided. Board members in attendance included Vice President Dave Rundgren, Secretary Chip Catherine, and Director Rita Steele. Director Roseanne McLafferty and Director Neil Oxendine were not in attendance.

PRESIDENT'S COMMENTS

President Nagel stated she had no comments.

APPROVAL OF MINUTES

Vice President Rundgren made a motion to accept the minutes of the November 5, 2008, Monthly Board Meeting. Secretary Chip Catherine seconded the motion.

HEARINGS AND APPEALS

Lot 130 was scheduled for a hearing but not in attendance.

COMMUNITY FORUM

Because of the significantly high number of assessment delinquencies, a resident suggested NCA consider prohibiting residents who are delinquent from using their NCA parking spaces. He saw this suggestion on a government website for HOAs. The Board stated that they have been considering this idea. There was discussion about NCAs Covenants relating to this subject.

There was a complaint about a home on Durer who has dead brush. This house has already received a door tag reminding them to clean the yard.

A resident complained about the gumball trees on her street. She has a neighbor who has hurt herself. She would like the tree removed. Brandeis Way seems to have most of these trees. It was explained that the Board cannot remove healthy trees when there is a list of trees being recommended for removal by an Arborist and this one is not on it. The cost to remove trees is just too high. There was discussion about the gumballs being cleaned when the leaf removal crew comes through in the next day or two. The Community Manager (CM) noted that she was on this street today and there were no gum balls around. It was stated that leaf removal was started on the North side of the community yesterday and they are doing a fantastic job.

EMAIL VOTES THAT OCCURRED SINCE LAST MEETING

- Lot 244. Does probable cause exist for a hearing on the architectural violation? 7 votes. 6 yes, 1 no.
- Lot 140. Does probable cause exist for a hearing on the architectural violation? 7 yes votes.
- Lot 338. Does probable cause exist for a hearing on the covenant violation? 7 yes votes.
- Lot 267. Does probable cause exist for a hearing on the architectural violation? 5 votes. 2 yes, 3 no.

COMMUNITY MANAGER'S REPORT (Discussion on the report is included in brackets)

OLD BUSINESS

Discrimination case – no update

- *Architectural Violations lawsuits.*
 - 1) *one correction effort – Board is being asked to temporarily reconsider pursuing lawsuit. Not discussed last month but Board will discuss in Executive Session.*
 - 2) *status from attorney on two outstanding architectural violation lawsuits will be discussed in Executive Session.*
- *Pool lines from skimmers to pump winterized. Last month only bathhouse fresh water lines were winterized, diving board taken down.*
- *Trash contract not yet signed. Hopefully this week.*
- *Snow contract signed.*
- *Fidelity insurance policy needs to be increased in accordance with new Virginia law. Law went into effect July 1, 2008. CM has a revised invoice for next year for this increased coverage but insurance company requires a Letter of Warranty. President Nagel wants to discuss with Board first. Carried over from last month. Very important the Board address this.*
- *Kinko's rates and discount policies have changed and I was searching for a new printer for the monthly newsletter. Quotes from Minuteman Press on Alban were excellent and will hold rate for at least six months. Prepared December's newsletter and it looked great.*

Tasks from last meeting:

- *Question on cost to remove broken tree branch on Delong. \$125.*
- *Advertised need for a new person to assist with door tags. Done but no interest to date.*

...Continued on Page 4

Tasks from last meeting, continued....

- *Engineers report on conditions of NCA sidewalks, curbs and community paths was completed and reviewed. CM had questions on priority of path maintenance. Does Board have questions? After speaking to engineers, the approach on reporting the maintenance of the paths will be different. Some of this will be highlighted in Executive Session.*
- *Graffiti. Called VDOT to clean up sidewalk. Done. Called street painter to power wash play ground equipment. Expensive but is done. CM spray painted all green utility boxes that had graffiti. Still some graffiti on barricade at end of Delong. Also asked VDOT to replace a missing no parking sign on Delong near pool parking lot entrance. Not done.*
[President Nagel asked how much the power washing cost. \$300. President Nagel asked the CM who authorized the power washing. The CM stated it was done because it needed to be done.]
- *Newsletter notice about residents being responsible for own leaves. Noticed residents are raking into piles on islands which could kill grass. Continue to get complaints about this activity.*
[The Board stated the we need to keep putting reminders in the newsletter that residents are responsible for the leaves in their yard]

NEW BUSINESS

- *General:*
 1. *Disclosure inspection(s): 7800 Marconi, 8327 Moline*
 2. *NCA is defendant on a legal complaint. Basically, NCA put a lien on the property for past debt and now the two owners are in litigation. Attorney has written a statement to the court to protect our interest. A response is required. I asked that it be a minimal response which it is since they only owe us \$400. Told there is no research so response would be quick and easy.*
 3. *Cold call from a pool contractor. Gave quotes to perform testing of lines for cracks, white coat and drain (Baker Act) replacement. Still need concrete deck repair and deck drain blockage quotes.*
[President Nagel asked if we have any quotes from current contract. No. She asked the CM

to call the contractor and ask them if the pool is now winterized. There is no deadline in the contract and the CM is to ask for the contract to be revised with such a date. She is concerned that they are not responsive to NCA.]

4. *Washington Post has put a paper box on NCA property at corner of Rolling and Northumberland. I've made calls trying to get this out. Have a call to return and then should be taken care of.*
[According to several people this box has been there for a while. The box is on private property and opens NCA up to other requests for signs and vending boxes.]

Resident Complaints/Issues

Resolved:

1. *Resident called about car on Kitchener not moved for months. Suspected that it is not a resident. Put note on car and got a call that it was their third car and not used much. Put another note on that I need this individual's name and address in our community and it was moved. Now they have moved to another blank spot around the corner and it never moves.*
[Discussion included that blank spaces should be used only for short term parking. Permits were considered. President Nagel asked for someone to lead this topic.]
2. *Unattended children. Nothing we can do but I am running article in newsletter on this subject.*
3. *Leaves on path. Was told by Blade Runners that second community leaf clean up is 2nd to 3rd week of December but they started on North side of community yesterday.*
4. *Dryer on Euclid. Flyered. Gone by Friday.*
5. *Tennis court net sagging. Called installer. O/S item.*
[Resident suggested finding out if the tension should be different in the Winter from the Summer.]
6. *Fairfax County Housing Development inspection. Noted some handrails that need repair (done), electrical boxes full of graffiti (done), and brush that needs to be removed (ordered). Brick wall deteriorating and peeling paint, small area of tilted sidewalk, and missing baluster on rail attached to brick*
.... Continued on Page 8

COMMUNITY NEWS AND INFORMATION

NCA WELCOMING COMMITTEE

Has someone new moved in on your street?

A Welcoming Committee is active in NCA again and community involvement would be a big help. NCA is not aware of new owners until long after they have moved in and is never informed when new renters join the community. Call the community office with an address and someone will try to meet with them or at the least, leave a package including information about the community and its rules.

Newsletter Distributor Wanted

Volunteering is a great way to help your community.

**NCA needs a volunteer to deliver monthly newsletters on Cushing Court. Please contact Community Manager for more information.
703-455-3606**

Thank you!!



TUTOR NEEDED



WANTED: Teenager to help tutor my 5th grader with guidance 2 to 4 days a week in evening. Potential back-up, occasional sitter position as well. \$6-10 negotiable with possible bonuses. If interested, call 703-942-8828. Please leave message if we're not home.

OFFICE ASSISTANT NEEDED

The community office currently pays someone to drive the community once a week looking for violations of NCA Covenants and some Architectural Violations (i.e. tall grass). Violations are cited with a door hanger. Follow up and tracking of these violations are included in the duties. If interested in working for the community office, call the Community Manager at 703-455-3606. More hours are needed in the Spring/Summer than Fall/Winter.

VANDALISM ALERT!

There seems to be an unusual increase in graffiti activity in the area between Durer Court and the Lemoyne tot lot. If you witness this activity, it should be reported immediately to the police non-emergency number and the community office. Because some of this activity seems to be with marker, it leads us to believe that some younger kids may also be involved. Please supervise you children's outdoor play! Parents are financially responsible and can be assessed if their children are found defacing common grounds property.

LEAVES

All residents are responsible for the leaves on their property. Restrictions in NCA's Covenants, Conditions and Restrictions prohibit 'offensive activity that may become a nuisance' and 'disturbing common grounds'. Piling leaves on the common grounds kills the grass. Blowing leaves into the streets is a safety hazard. Leaves should be bagged and put out with trash.

Paper or Plastic?

By Melissa Gaulding

Reprinted from ResOURces, courtesy of the Fairfax County Park Authority
www.fairfaxcounty.gov/parks/resources/printpub.htm

Which do you choose?

Neither is good for the planet. There is an alternative.

You're going to the grocery store, so you'll need bags. Paper may seem easier to recycle, but making paper bags uses four times the energy required to make plastic bags. Paper bags take up more room to ship and store, which uses fossil fuel energy. About 14 million trees are used annually to make paper bags in the United States. Paper bags generally are not recycled into more paper shopping bags because recycled paper fiber is less elastic and shorter than virgin fiber, resulting in weaker bags. So paper's not a good choice.

Making plastic bags uses non-renewable petroleum and natural gas, and only about two percent of plastic bags are recycled because it doesn't make economic sense. It costs \$4,000 to recycle one tone of plastic bags. The recycled material sells in the current market for about \$35. May 'recycled' plastic bags actually are shipped to China and India, where they are incinerated under much more lax environmental laws than those in the United States. Burning plastic bags produces a poison, dioxin. So plastic's not a good choice.

To make the best choice, remember the three R's of the environmental movement: reduce, reuse, recycle. Recycling comes last because it's the least effect method of the three for preserving our planet. However, we can reuse.

The right choice is reusable shopping bags. Many manufacturers use recycled plastic bottles to make the bags. Many stores sell them for under a dollar, or look around your home. You many already have beach bags, a souvenir bag or a fabric bag that will do the job. Reuse any paper or plastic ones you have. As a bonus, some grocery stores give refunds for using your own bags.



So when the grocery cashier asks if you want paper or plastic, respond with a resounding NEITHER! Bring your own.

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TRASH REMINDER

There are no disruptions to regular service due to the holidays.

Christmas tree pick up: Wednesday
January 7th and January 14th.

All decorations, tinsel, garland... must be removed from live trees. Do not place in plastic bags.





Pam Boe, CRS
703-503-1888

Pam Boe's Newington Station Update

Available for Sale:

- Eight 3-level townhomes with list prices ranging from \$169,900 to \$406,900
- Four 2-level townhomes with list prices ranging from \$143,900 to \$214,900

Under Contract:

Two 3-level townhomes listed from \$213,750 to \$274,900

For Rent:

Three rentals with rents from \$700/month to \$1,600/month



Rental Available

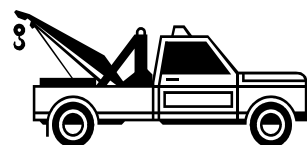
Nice three level end unit townhome with 4 bedrooms, 2 full and 2 half baths, updated carpet and windows, and large fenced yard. \$1,600/month

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



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.



#1 Complaint to the Community Office:

Many residents do not pick up dog poop when walking their dogs.

IT IS FAIRFAX COUNTY LAW. SCOOP THE POOP!

Report violators to the Fairfax County Police. Call 703-691-2131. They cannot fine someone unless they witness the activity themselves. Provide times and dates. Animal control will attempt to witness the activity. **Repetitive complaints** will result in a letter being sent to the owner. If you are tired of this activity, be persistent.

#2 Complaint to the Community Office:

Speeding!

SLOW DOWN. When a child is hit because you or your guest needed to save an extra minute or look cool, it is too late. Observe One Way signs and ask your visitors to respect our street signs as well.

From Meeting Minutes on Page 4

Resident Complaints/Issues, continued

wall were also noted but not addressed. The CM mentioned the County's attitude about these complaints and that they are being treated like any other resident. Some items can be immediately remedied and others cannot.

- 7. Abundance of political signs on residents lawns despite these signs being a violation of covenants – placed door hangers and signs are now removed.*

Outstanding:

- 1. Neighbor has teenagers that visit and hang out until early in the morning. Throwing trash, parking on yellow lines. Told them to call police if loud.*

[Board agreed there are nuisance and right of enjoyment clauses in the covenants and a letter should be drafted for addressing these situations. CM will send draft to the Board.]

Outstanding from prior month:

- 1. Kids playing in street*
- 2. Letter from one resident included people not cleaning up after pets, trash left in parking lots and sidewalks, kids hanging on NCA trees as they leave school. Recommend notices to residents on animals, installing signs about littering, talking to school principal, or denote problems in newsletter. (Board did say at last meeting not to call the school)*
- 3. Additional complaint on dog poop. Resident witnessed and was asked to pick up after dog on Gwynedd but ignored request. [The Board stated that pet owner's responsibilities with dog poop need to run in every newsletter]*
- 4. Question on NCA policy for out-of-state cars in parking lots. Laws require residents living in Virginia to have Virginia plates, unless they have DOD registration.*

FINANCE

Monthly Report – The CM provided the Board with some financial information that was requested including a report of the status of delinquencies, report on all line items that were either 10% above or below budget and a report of all line items to budget. As of 10/31/08, delinquencies are up from last month but this is a normal trend for the first month of a quarter. 33 accounts are with the attorneys for collection.

T-bill renewal - The CM stated that the 100,000 t-bill that was approved to be renewed for three years was not. When she was given the one year and three year rates, she informed the Treasurer who agreed this renewal should be discussed with the Board again. The one year rate quoted was 1.52% and the three year was 1.6%. There is no benefit right now to getting a three year t-bill. Vice President Rundgren made a motion to renew the \$100,000 t-bill for one year as long as the difference between one and three is not greater than 1%. Director Steele seconded it. Vote: 4 yes.

In October the Board discussed putting excess operating funds in a money market account versus a checking account because our operating accounts are non-interest bearing. It was agreed that when the next Treasurer is elected, that individual can decide to pursue this topic or not.

Reserve Study - There was an in depth discussion on the NCA reserve study. The cost to prepare the last one was \$3,295. Discussion included when NCA will suffer if it is not more fully funded, NCA Board's responsibility to the future, is it too late to add to the reserves, can special assessments be used to fund reserves, not following the current reserve plan, and taking all the maintenance information we are gathering and getting a new reserve study.

Treasurer – Al Roy has resigned from the NCA Board of Directors effective December 1, 2008. The Board will need someone to fill this position. Secretary Catherine said he would consider it but would not be both Secretary and Treasurer.

ARCHITECTURAL CONTROL

Director Steele reported on the Architectural Control Committee. She stated that there was one request for an Exterior Project approval and no complaints of architectural violations.

MAINTENANCE

Streets – There was discussion on the quote to perform test holes on NCA streets. The purpose is to give the engineers more information to prepare a street maintenance plan. Additional information was shared with the Board based on a conversation the CM had with the engineers. The Board wanted to know what is measured with the test, are there standards and are the quotes to perform the work still good.

....Continued on Page 9

Maintenance, continued...

Trees – The CM was asked if there was any room in the budget to remove trees from the arborists priority tree removal list. Of the \$18,000 line only about \$1,000 is left but CM has been told there are some trees across the community paths and she needs to go find them. If there is any money left, the CM will email the Board by December 20th so that one more tree can be removed.

GENERAL BUSINESS

OLD

Street Light on Lodge - Secretary Catherine stated that the previous contact at Dominion Power is in a different position now and he doesn't have a good contact for this matter. Will continue to pursue this matter.

Board Responsibilities List is tabled for next month.

NEW

Contract Review – Towing. President Nagel explained that she would like the Board to review contracts every month and has asked the CM to provide the contract list to the Board with the addition of the CM's opinion on the contractor's performance. The next contract to expire is the towing contract, on 2/28/09. The CM explained that the Board just explored changing tow companies earlier this year. There are no complaints since speaking to Dominion Towing last year about treatment of customers and fixing the appearance of lurking at expiration. They are in a good location and attendants are there 24 hours a day. Secretary Catherine made a motion to renew the towing contract with Dominion. Director Steele seconded it. Vote: 4 yes. Because there are no contract that renew for the next six months or more, President Nagel will look into getting visitors and NCA consultants to come to the meetings to provide the Board with pertinent information.

Fidelity Insurance - Fidelity insurance policy needs to be increased in accordance with new Virginia law. Law went into effect July 1, 2008. The CM's gotten a revised invoice for next year for this increased coverage but they won't increase without a Letter of Warranty. President Nagel wanted to discuss with Board before signing letter. President Nagel wanted to make sure our policy

included legal coverage for board members in case they are brought before the CIC board on a complaint. The CM explained that the fidelity policy is for Board, employee, or management company theft and dishonesty. NCA's liability policy would address legal assistance in the case of a complaint or lawsuit. President Nagel stated she would sign the letter.

Two Board Meetings per Month - The Board discussed the necessity of this. They agreed that two Board meetings per month might not be necessary but they could have special meetings to discuss current topics that do not have a vote. Dates are not yet set.

At 9:06 pm, Director Steele made a motion to adjourn to Executive Session to discuss hearings, a Board member nomination, architectural violation lawsuits, legal aspects of concrete and path report, and legal aspects of Rules Violation Policy. Vice President Rundgren seconded the motion. Vote: 4 yes.

At 9:15 pm, Director Steele made a motion return to open session. Vice President Rundgren seconded the motion. Vote: 4 yes.

Secretary Chip Catherine resigned from the Board position of Secretary. Vice President Rundgren made a motion to nominate Chip Catherine as Treasurer. Director Steele seconded it. Vote: 4 yes.

.... Continued on Page 11



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When Is It Safe to Leave a Child Home Alone?

Printed from the Fairfax County Government website,
Department of Family Services

www.fairfaxcounty.gov/dfs/Childrenyouth/homealone.htm

For most parents, answering this question can be difficult. Fortunately, here in Fairfax County, social work and community professionals have developed guidelines to help parents decide when it might be safe to leave a child unsupervised.

Child Supervision Guidelines

Lack of supervision is one of the most prevalent child neglect problems in Fairfax County. The following represent minimally acceptable standards for the supervision of children.

These guidelines have been developed by social work professionals in collaboration with the community. Remember, they are guidelines only. There may be situations, even within these guidelines, when it is not safe to leave a child unsupervised. Parents are ultimately responsible for making decisions about their child's safety.

Age Guidelines

7 years and under: Should not be left alone for any period of time. This may include leaving children unattended in cars, playgrounds and backyards. The determining consideration would be the dangers in the environment and the ability of the caretaker to intervene.

8 to 10 years: Should not be left alone for more than 1 ½ hours and only during daylight and early evening hours.

11 to 12 years: May be left alone for up to 3 hours but not late at night or in circumstances requiring inappropriate responsibility.

13 to 15 years: May be left unsupervised, but not overnight.

For any questions, contact Child Protective Services Hotline at 703-324-7400.

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NCA WEBSITE

- Latest information and community news
- Updated policies, rules and regulations
- Forms

Don't forget to sign up for the NCA distribution list for important community updates (email: announcement@newingtoncommunity.org)

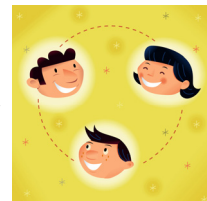
FAMILY FUN

Looking for something fun to do with the family, check out the following resources for special events, activities and other ideas:

Washington Family Magazine
<http://www.washingtonfamily.com/>

Go City Kids
<http://gocitykids.parentsconnect.com/region/washington-dc-usa>

Going Out Guide—Kid Friendly
<http://www.washingtonpost.com/gog/dc-kids-activities.html>



From Meeting Minutes on Page 9

General Business, continued...

President Nagel made a motion to accept John Peirce as a Board Member. Treasurer Catherine seconded it. Vote: 4 yes.

The Board thanked John for his willingness to join the Board. It would become effective tomorrow and he will be caught up on all the outstanding issues before the Board.

Regarding Lot 130, Director Steele made a motion to assess the owner \$50 for the trash violation. Treasurer Catherine seconded the motion. Vote: 4 yes.

Regarding Lot 285, President Nagel made a motion that probable cause exists and this resident should have a hearing on their architectural violation. Director Steele seconded the motion. Vote: 4 yes.

Regarding Lot 88, Treasurer Catherine made a motion that probable cause exists and this resident should have a hearing on their architectural violation regarding the gutter. President Nagel seconded the motion. Vote: 4 yes.

Regarding Lot 548, Vice President Rundgren made a motion that the architectural violation on this property has been corrected. Treasurer Catherine seconded the motion. Vote: 4 yes.

Regarding Lot 59, President Nagel made a motion that after 90 days, the architectural violation still exists and the maximum fine of \$900 should be assessed. Vice President Rundgren seconded the motion. Vote: 4 yes.

Regarding Lot 550, Vice President Rundgren made a motion that after 90 days, the architectural violations still exist and the maximum fine of \$900 should be assessed. Director Steele seconded the motion. Vote: 4 yes.

Regarding Lot 468, because some attempt has been made to fix the architectural violations on this property, President Nagel made a motion to hold off on filing the lawsuit until another letter is sent to the resident. Director Steele seconded the motion. Vote: 4 yes.

After considerable discussion, the Board approved holiday bonuses for NCA's two employees, Lori Randall and Rosemary Gil.

Write-offs – The CM reviewed with the Board that NCA's collection attorney has recommended NCA write off assessments for two properties. Vice President Rundgren made a motion to write off \$1,126.01 in assessment debt. Treasurer Catherine seconded the motion. Vote: 4 yes. The attorneys

have another property that is in a delinquency status, have no indication of a foreclosure, and cannot ascertain if the individuals are living in the property. There are two judgments on the property already. The attorney's recommendation is to hire a private investigator to get more information. President Nagel made a motion to spend up to \$500 for an investigator. Treasurer Catherine seconded it. Vote: 4 yes.

The Board discussed the recommended revisions to the NCA Violations Procedures Policy that were provided by general counsel. The Board will review the recommendation and will vote by email on this matter.

The CM provided a detailed report on her discussion with the engineers regarding NCA's path maintenance plan and the new direction they intend to go with regard to a recommendation.

At 10:40 pm, Vice President Rundgren made a motion to adjourn. Treasurer Catherine seconded it. Vote: 4 yes.

NEXT MEETING: Wednesday, January 7, 2009 at 7:00 p.m. - NCA Pool House. All NCA residents welcome.

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NEWINGTON COMMUNITY ASSOCIATION

*** At Newington Station ***

P.O. Box 351, Springfield, VA 22150
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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: _____

NCA 2008 Holiday Party, Friday, December 12th

The NCA annual holiday party was again another fun and exciting evening – we had visits from Jingles the Elf and Santa! The kids, and some adults, enjoyed having their pictures taken with Santa and letting him know what they would like this year. This event wouldn't have been a success without the volunteers who stepped up including the Austin Family, Boyd Family, Randall Family, Liz Carroll, John Nolan and the Nedrow Family.

Thank you for all your help and time and thank you to everyone who stayed to help with clean up. All NCA recreation events are free and we hope to see more residents at future events! It is a great way to meet your neighbors and participate in the community. See you this spring at the Egg Hunt!!



Newington Community Association

January 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1  New Year's Day Winter Break NO SCHOOL	2 Trash & bulk pickup Winter Break NO SCHOOL	3
4	5	6 Trash & recycling pickup	7 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	8 White Goods Removal ¹	9 Trash & bulk pickup	10
11	12	13 Trash & recycling pickup	14 Yard Debris pickup*	15 White Goods Removal ¹	16 Trash & bulk pickup	17
18	19 Martin Luther King, Jr. Holiday NO SCHOOL	20 Trash & recycling pickup Inauguration Day NO SCHOOL 	21 Yard Debris pickup*	22 White Goods Removal ¹	23 Trash & bulk pickup	24
25	26 Student Holiday NO SCHOOL	27 Trash & recycling pickup Student Holiday NO SCHOOL	28 Yard Debris pickup*	29	30	31

* For Single Family Homes Only

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

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