



# Inside Newington Station

## Newington Community Association Monthly Newsletter August 2009

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### 2009 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, August 5  
Wednesday, September 2  
Wednesday, October 7

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

#### ANNUAL BOARD MEETING

Thursday, August 13, 2009  
(see details on page 3)

*All residents encouraged to attend!!!*

### PRESIDENT'S CORNER

By David Rundgren

The Annual Meeting is Thursday, August 13, 2009 (see page 3 for all the details). Unfortunately, I won't be able to make it to the meeting this year and as President of NCA I sincerely regret that. However, this is a meeting of the Members. Your attendance is what matters and this is your chance to vote for who you want to represent your community on the Board of Directors.

I hope you are able to attend.



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

*A special thank you to ALL our generous patrons  
who regularly advertise in our newsletter.*

#### For NCA's,

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

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

# NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

## NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

### Summer Hours:

Monday / Wednesday / Friday

10:00 a.m. to 3:00 pm

Tuesday and Thursday (call first)

Community Manager:

Lori Randall

Email: [manager@newingtoncommunity.org](mailto:manager@newingtoncommunity.org)

## BOARD OF DIRECTORS

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

V. President - John Peirce (Aug '09)

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

Secretary - Rita Steele (Aug '11)

Member - Liz Fernandez (Aug '09)

Member - Nestor Fernandez (Aug '10)

Member - John Nolan (Aug '10) 703-569-0531

Member - Vacant (Aug '10)

Member - Vacant (Aug '11)

## ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - Rita Steele

## BUDGET COMMITTEE

Chair—Liz Fernandez

Liaison—Chip Catherine

## NEIGHBORHOOD WATCH

Liaison—David Rundgren

## PLANNING AND DEVELOPMENT

Chair—Lou Tobat

## RECREATION COMMITTEE

Chair - TBN

Liaison—TBN

## MAINTENANCE COMMITTEE

David Rundgren (lawns, trees and paths)

John Peirce (streets)

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

## TOT LOT COMMITTEE

Chair — Stephanie Curb

## USEFUL TELEPHONE NUMBERS

Emergency	911
Non-Emergency (Police & Fire)	703-691-2131
American Disposal Services	703-368-0500
Animal Control/Shelter	703-830-1100
Cox Cable	703-378-8422
Domestic Violence Hotline	800-838-8238
Dominion Towing	703-730-1177
Dominion Virginia Power	1-888-667-3000
Fairfax Connector	703-339-7200

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

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

Fairfax County Housing Authority

Selena Davis 703-704-6758

Fairfax County Storm Water

Management (not State streets) 703-934-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lee High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 202-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management 703-360-0904

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-383-8368

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
Tina Guthrie	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		

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

**July 1, 2009**

Summary of Minutes of the Meeting

At 7:02 pm the meeting was called to order by Treasurer Chip Catherine. Board members in attendance included Vice President John Peirce, Secretary Rita Steele, Director Liz Fernandez, Director Nestor Fernandez, and Director John Nolan. President Dave Rundgren was not in attendance.

One resident was in attendance for their hearing on a rule violation.

During Community Forum, A resident asked the Board for permission to remove a large oak tree, at his expense, from community property. Another resident commented on the published minutes and another resident inquired as to why a cargo van was not being towed from Euclid.

Email votes that occurred since the last meeting included voting on the removal of three dying trees at a cost of \$2300. Vote: 5 yes, 1 no, 1 abstain.

Committee and Management reports were presented to the Board.

Votes by the Board included approving the June 2009 minutes, allowing the resident on Durer to remove an oak tree as long as neighbors consent, replacing the pool house hot water heater at a cost of \$995, pursuing the violation charge from Lot 392, and writing off uncollectable debit of \$704.49. Other votes included assessing Lot 295 the cost to repair damaged shrubs, waiving an architectural violation for Lot 116 and requesting Lots 502, 501 and 305 to attend hearings on architectural violations.

Old business discussed included the Board's walk of the community, community trees, the reserve study, changes to the Architectural Standards, architectural inspection fees for disclosure packets, a TGIF, and NCA governing documents.

New business discussed included retainer fees for legal services, email voting policy, formats for future contracts, and alternate pool pass systems.

Meeting adjourned at 10:25 pm.

Comprehensive Minutes of the Meeting can be found on the NCA website at [www.newingtoncommunity.org](http://www.newingtoncommunity.org).

Next Monthly Board Meeting - Wednesday, August 5, 2009 - all residents welcome to attend.

\* \* \* \* \*

**Newington Community Association Annual Meeting**

**Thursday, August 13, 2009**

Pohick Church Meeting Room

9301 Richmond Highway

Lorton, Virginia 22079

8:00 P.M. (Regular meeting starts at 7:30 pm)

The annual meeting will include elections for three positions on the Board of Directors. Three candidates include:

**1) Mr. Carl Catherine, Gwynedd Way**

Chip has been a member of the NCA Board of Directors for three years.

**2) John Peirce, Durer Court**

John joined the NCA Board in January.

**3) Ms. Liz Fernandez, Godolphin Drive**

Liz joined the NCA Board in March.

**Nominations will continue to be accepted at the community office or by any Board member. Nominations may also be made from the floor at the annual meeting.**

Your attendance is valued at these meetings.

**DOOR PRIZES AT MEETING**

**\$50 cash!**

You are eligible to win *only* if you complete and return your proxy to the community office before 12:00 PM Wednesday, August 13<sup>th</sup>  
(*limit of one proxy per NCA owner*)

**\$100 cash!**

You are eligible only if you attend the annual meeting on Thursday, August 14<sup>th</sup>.  
(*limit of one per NCA owner*)

*You must be a member in good standing to win either prize.*

## POOL PARKING LOT POLICIES AND PROCEDURES REMINDER

The new term for assigned spaces will run from October 1 through September 30. In order to ensure fair application for use of the fenced enclosure and the additional 20 non-fenced spaces, anyone interested in placing their boats, campers, or trailers at the pool parking lot must submit an application. One application will be accepted per property. All owners are eligible or they may assign that eligibility to the current resident. Documentation that shows proof of ownership of the designated vehicle in the name and address of the applicant will be required. All vehicles must fit entirely into the parking space assigned. No commercial vehicles or vehicles in excess of 10,000 pounds will be allowed. All vehicles must conform to the current NCA parking policies including current government required licenses and stickers and being in good running condition. Watercraft must have current stickers required for watercraft operation.

**THIS APPLICATION PROCESS IS REQUIRED EVEN FOR THOSE INDIVIDUALS WHO ALREADY HAVE A VEHICLE OR TRAILER PARKED IN THE POOL PARKING LOT, BOTH INSIDE AND OUTSIDE THE FENCED ENCLOSURE.** All spaces both inside and outside the fence will be assigned by a lottery held during the first business week of the month prior to the beginning of the term. Spaces will be assigned in the order drawn. If there are more applications than spaces, these will be designated alternates based on the order drawn. There will be a \$50 service fee for all vehicles assigned to a space inside the fenced enclosure. If an assigned space is not being used, the space will be forfeited and reassigned. For all interested persons, an application (see page 11) is included in this newsletter that needs to be returned to the community office by September 1, 2009.



**Pam Boe, CRS**  
**703-503-1888**



### Pam Boe's Newington Station Update

#### Available for Sale:

- Two 3-level townhomes with list prices of \$245,000 & \$229,000
- One 2-level townhome listed at \$143,100

#### Under Contract:

- Five 3-level townhomes listed from \$169,900 to \$315,000
- Three 2-level townhomes listed from \$142,500 to \$178,950

#### For Rent:

- Two townhomes w/rents of \$1,399/month \$1,700/month

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

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

## NCA NOTICES

**LOST AND FOUND:** Keys found on Moline Place, please contact Community Manager for details 703-455-3606

**AUGUST POOL HOURS:** 11:00 a.m.—9:00 p.m.  
Daily

**LANDSCAPING COMMITTEE MEMBERS WANTED** - A Chairman has stepped forward and is looking for others interested in working on this committee. Members would meet and discuss improvements needed throughout the community and present a recommendation to the Board based on the existing budget line. If interested, contact the community office. Planting season is only a few months away!

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*Enjoy* **ICE CREAM**  
*in Occoquan*




*Now Open!*

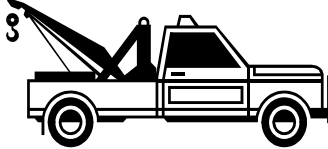
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Open 7 days a week 11am-10 pm

**Towing Enforced  
on NCA  
Private Streets**



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



**REMEMBER TO SCOOP THE POOP!  
IT'S THE LAW!!!**

## REVISED ARCHITECTURAL STANDARDS

From time to time various sections of the Architectural Standards are revised. In accordance with the Architectural Standards, revisions will be presented to the community in the newsletter at least 30 days prior to being presented at a Board meeting and voted on. The following revisions are proposed. New wording is highlighted and bolded and wording that will be removed is noted with a star (\*). ***Please provide your comment on these revisions by email or by attending the next monthly Board meeting on August 5<sup>th</sup> at 7 pm at the Pool Meeting Room or the annual meeting at Pohick Church on August 13<sup>th</sup> at 7:30 pm.***

**Section 8. Light Fixtures** (1/90, 11/93, 6/95, 8/07, 8/09) All \* ***light fixtures (porch lights)*** must be black, white, or brass. Light fixtures attached to a townhouse/single family home must be maintained in good repair. Bulbs must be ***white in color*** and must be covered (i.e. no bare bulbs). Lamp posts are considered on a case by case basis and must have prior approval.

\*\*

***Porch light/motion sensor combinations may be used on the front of a townhouse/detached home provided they are in compliance with the design allowed for their particular style of townhouse and placed in the area normally used for porch lights. The light socket must not be exposed and prior approval is required prior to installation for design and location. Flood lights are not allowed on the front of townhouses or detached homes.***

***Flood lights/motion sensors/security lights are allowed in the rear of a townhouse/single family home (with prior approval) provided they are at least 7' high and the arc of the light does not extend into the adjoining neighbor's yard. End townhouses may have a security/motion sensor placed on the corner of the townhouse pending approval of location and design.***

\* ***Removed – lamp posts***

\*\* ***Removed – Lamp posts will be approved for townhouses needing additional lighting. These electrical lights must be installed on the owner's property and must be colonial (or contemporary in Newington Glen) in design.***

**Section 16. Sheds:** (9/74, 11/93, 8/07, 8/09) For single family homes, sheds must not exceed 8' in height ***from base to highest point of roof.*** For townhouses, ***sheds must not exceed 6'2" in height from base to highest point of roof and be no wider than 5 ½'.*** Dimensions and color are subject to approval. Only one shed is allowed per lot ***and must not obstruct the view from a neighbors' lot.*** An Exterior Project Request Form must be submitted and approved prior to erecting.

Sheds must be erected in the rear yard only and must be placed next to a 6' fence. The sidewall of the shed adjoining the fence should be completely screened by the fence. A sturdy foundation to support the shed is required, i.e. concrete, gravel, weather resistant wood.

The rain runoff must be directed away from the house and not into the neighbor's yard.

Sheds in disrepair must be removed, replaced, or repaired.

... Continued on Page 7

.... Continued from Architectural Standards article on page 6

**Section 9. Landscaping, ground cover, and yards:** (9/74, 4/89, 4/96, 8/07, 8/09) The yards of all townhouses and detached houses must have some type of ground cover, i.e. no bare ground, and be well maintained \* so as not to detract from the overall appearance of the community. **Religious statues are acceptable provided they are placed in the back yard and are no taller than 4 feet high.** Grass height must not exceed 6 inches. This does not pertain to ornamental grasses used in landscaping gardens. 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. **Garden bed edging must not be more than 8 inches in height and does not require prior approval.**

**An Exterior Project Request Form must be completed when landscaping in the front or back yards will involve any type of materials (i.e. fencing, patios, walls, structures, lattice work, fountains, etc.) or when the topography of the land will be altered.**

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 stumps to ground level is required.

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

**\* Removed – landscaping and appearance of all yards must be professional looking**

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### 16th Annual ZNA Potomac Koi Show September 11 - 13, 2009 Meadowlark Botanical Gardens Vienna, VA

Friday: 12 noon - 4pm  
Vendors open for business.  
(show registration will be taking place during the day)

Saturday: 9am - 5pm  
Koi judging during the day  
along with informational seminars, raffles and auction.  
All vendors open for business.

Sunday: 10am - 3pm  
Judges walk around in the morning, all vendors open for business, seminars, and raffle throughout the day.

There is no charge to attend the koi show, and again this year Meadowlark will offer reduced admission to tour the 90 acres of gardens.

For more info : [www.znapotomac.org](http://www.znapotomac.org) or call 703-360-9142



**NEWINGTON COMMUNITY ASSOCIATION  
POOL LOT PARKING – APPLICATION FOR 10/1/09 THROUGH 9/30/10  
\$10 Non-refundable Fee**

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

CHECK ONE:

\_\_\_\_\_ I would like to apply for a space inside the pool parking lot fenced enclosure. I understand there will be a \$50 service fee if I am awarded one.

\_\_\_\_\_ I would like to apply for a space outside the pool parking lot fenced enclosure.

Lot Number: \_\_\_\_\_

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

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

Telephone Number: Home \_\_\_\_\_ Cell \_\_\_\_\_  
Work \_\_\_\_\_

VEHICLE DESCRIPTION:

Type of Vehicle: \_\_\_\_\_ Color: \_\_\_\_\_

Manufacturer: \_\_\_\_\_ Make: \_\_\_\_\_

Vehicle License Number and Vehicle ID Number (including State): \_\_\_\_\_

Trailer License Number (including State): \_\_\_\_\_

Transfer of Use: I assign the use of the NCA Pool Parking Lot to the resident occupant of my lot.

\_\_\_\_\_  
Owner's Signature Date

**Instructions:**

Complete this form.

**Enclose** a check payable to NCA for \$10 for the application.

**Enclose** copies of documents that show proof of ownership of vehicle.

Ensure your vehicle is in good running condition and has all current tags, licenses, and stickers.

This form must be received by **September 1, 2009** to:

NCA  
P.O. Box 351  
Springfield, VA 22150

I have read the NCA Pool Lot Parking Policies and Procedures and agree to abide by them.

\_\_\_\_\_  
Signature Date

-----  
For Office Use: Date received \_\_\_\_\_ Check # \_\_\_\_\_ Proof of Ownership (Y/N)  
Vehicle Qualified (Y/N) \_\_\_\_\_ Space Assignment \_\_\_\_\_



# Newington Community Association

# August 2009

							POOL HOURS
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	August Hours Everyday: 11 am to 9 pm
						1	
2	3	4 Trash & recycling pickup	5 Yard Debris pickup* 7:00 pm NCA Board Mtg (pool house)**	6 White Goods Removal <sup>1</sup>	7 Trash & bulk pickup	8	
9	10	11 Trash & recycling pickup	12 Yard Debris pickup*	13 White Goods Removal <sup>1</sup> 7:30pm Annual Board Meeting (see page 1)	14 Trash & bulk pickup	15 Newsletter Articles / Ads Due to CM	
16	17	18 Trash & recycling pickup	19 Yard Debris pickup*	20 White Goods Removal <sup>1</sup>	21 Trash & bulk pickup	22	
23	24	25 Trash & recycling pickup	26 Yard Debris pickup*	27 White Goods Removal <sup>1</sup>	28 Trash & bulk pickup	29	
	30						
	31						

\* For Single Family Homes Only

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

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

# PROXY

## For Election of NCA Board of Directors August 13, 2009

I, \_\_\_\_\_ of \_\_\_\_\_,  
(name) (Newington address)

Lot # \_\_\_\_\_, being (a) member(s) in good standing of the

Newington Community Association, under the provisions of the duly

recorded legal instruments governing said Association, do hereby grant (my)

(our) proxy to \_\_\_\_\_ of \_\_\_\_\_.  
(name) (address)

This proxy, which is executed for the Annual Meeting scheduled for August

13, 2009, gives full rights to the proxy holder to cast his/her vote(s) as he or

she sees fit regarding Board of Directors Elections, unless other instructions

are specified:

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\_\_\_\_\_  
(signature, member)

\_\_\_\_\_  
(signature, proxy)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(date)

All proxies that are designated to "Board Member" or left blank will be distributed equally to all current Board members to vote. Odd numbers of proxies will be distributed to Board Members by seniority. All other proxies will be voted by the person designated above. You may give this proxy to a neighbor who will be attending the meeting or to a Board Member.