



Inside Newington Station

Newington Community Association Monthly Newsletter January 2011

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2011 NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, January 5
Wednesday, February 2
Wednesday, March 2

*All meetings begin 7pm at NCA Pool
House and all residents encouraged
to attend!*

NCA 2010 Holiday Party Friday, December 3rd

The NCA annual holiday party was again another fun and exciting evening with many different arts and crafts. We had visits from Frosty the Snowman 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 so a special thanks to Liz Carroll, John Nolan, Amy Painter, Sue and Craig Nedrow, Cheryl Austin, Anika Peterson, Kristina and AJ Randall, and Neil Oxendine.

Pictures from the holiday party have been posted to the NCA website under [Events](#). For a preview, go to page 8.

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!!

REMINDER
Quarterly Assessments Due
January 1, 2011

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Fax: 703-455-0013

Hours:

Monday / Wednesday /Thursday

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

Tuesday / Friday

9:00 a.m. to 2:00 p.m.

Community Manager: Lori Randall

Assistant Community Manager: Tina Queen

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - Sarah Jernigan (Aug '13)

Email: Sarah.jernigan@gmail.com

V. President - John Nolan (Aug '11)

Secretary - Mike Smith (Aug '13)

Treasurer - Louise Whitt (Aug '11)

Member - Kirk Brustman (Aug '13)

Member - Vacant (Aug '12)

Member - Vacant (Aug '12)

ARCHITECTURAL CONTROL COMMITTEE

Board Liaison - John Nolan

FINANCE COMMITTEE

Chair—Louise Whitt

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

RECREATION COMMITTEE

Chair - Volunteer Needed

Liaison—TBN

MAINTENANCE COMMITTEE

Chairs—Sarah Jernigan
and Lori Randall

USEFUL TELEPHONE NUMBERS

Emergency 911

Non-Emergency (Police & Fire) 703-691-2131

Including barking dog complaints

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

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 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

Newsletter Distributors

Kathy Anderson	Peggy Fields	Lori Randall
Amanda Baird	Jennifer Firman	Roche Family
Tina Guthrie	Arthur Kanakis	Mike Smith
Karen Chauvin	William & Mary Loy	Spinelli Family
Stephanie Curb	Richard Neimeyer	Regina Watson
Gladys Diaz	Al Owens	
Robbie Douthwaite	Liz Pelletier	

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' SPECIAL
MEETING – November 18, 2010**
Minutes of the Meeting—Pending Approval

At 7:07 pm President Sarah Jernigan called the meeting to order. Other board members in attendance included Vice President John Nolan, Secretary Mike Smith, Treasurer Louise Whitt, and Director Kirk Brustman. The Community Manager, Lori Randall, was also in attendance.

GENERAL BUSINESS – OLD

Legal Counsel for Collections – The purpose of the meeting was to discuss how the Board wants to proceed on the assessment delinquency process and if they want to switch legal counsel. The Board reviewed the pro/con list provided to them which was prepared based initial letters, interviews and follow up Q&A.

President Jernigan expressed to the Board some of her concerns with the existing collections counsel.

The Community Manager put a suggestion to the Board. She recommends the Board use Rees Broome for all new collections work. They are NCA's existing general counsel and have provided quality service. It would be good to have all legal business with one law firm. They are familiar with our governing documents and management structure. Rees, Broome will report delinquencies to national credit bureaus. Collections are handled by a collections department. Treasurer Whitt liked that there is a fixed fee on moving old cases over to their law firm as opposed to an hourly fee. The Board wanted to know if there was a time constraint for turning over new cases to an attorney. The CM will contact both Segan, Mason and Rees, Broome with that question.

A transfer process was discussed which included three steps: 1) pick a new law firm, 2) send all new cases to the law firm, 3) Board meets and reviews status report of all cases currently with the existing collections counsel to decide how each shall be handled. Director Whitt felt it needed to be stressed that NCA needs to be better informed and receive more information on delinquencies during the collections process.

Vice President John Nolan made a motion to invite Rees, Broome back for a final discussion on a collection process that the Board would like implemented. Treasurer Whitt seconded the motion.

Each Board member was asked to express if they had any concerns with inviting Rees, Broome back. Vote: 5 yes.

To move forward on this, the Board will put together a final list of questions for the attorney as well as a proposed process to be discussed. Questions include:

1. how much is escrow for expense outlay?
2. Cost clarifications:
 - Exactly what are fees for certain services?
 - Are there other costs that aren't in fee schedule?
 - Do they charge for copies and postage in addition to flat fees?
3. Can NCA modify the process for collections?
4. Would the assigned attorney and paralegal be available to meet with the Board?
5. Do they follow up with credit bureau when residents pay all balances due?

The Board will prepare a proposed delinquency process for discussion with Rees, Broome. The CM will prepare a draft for the Board by Wednesday, November 24th. The Board will provide their comments to the draft by Wednesday, December 1st. This will be an agenda item at the next Board meeting, in hopes of meeting with Rees, Broome around December 8th. Everyone was asked to read all materials provided to them prior to the meeting in hopes of making the meeting go quicker and be sure to always confirm attendance for meetings.

Vice President Nolan made a motion to adjourn at 8:40 pm. Secretary Smith seconded the motion. Vote: 5 yes.

Reminders

- ♦ **Snow shovels should not be left on front porches**
- ♦ **Do not put trash out before 5pm the night prior to pick-up**
- ♦ **Vehicles with expired registration, safety stickers or parked on yellow curbs will be towed**

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS'**

MEETING – December 1, 2010

Draft Minutes of the Meeting – Pending Approval

At 7:00 pm President Jernigan called the meeting to order. Other board members in attendance included Vice President John Nolan, Secretary Mike Smith, Treasurer Louise Whitt, and Director Kirk Brustman.

APPROVAL OF MINUTES

Vice President Nolan made a motion to accept the minutes of the November 3, 2010, monthly Board Meeting. Treasurer Whitt seconded the motion. Vote: 4 yes, 1 abstain.

HEARINGS

Lots 97, 129, 457, and 505 were not in attendance for hearings. Lot 479 was in attendance.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report

All topics will be covered in the agenda.

Planning and Development, Lou Tobat

Mr. Lou Tobat provided dates of upcoming openings on the parkway project. The Fullerton Road underpass is open again, the ramps to Fullerton/Boudinot from the parkway are scheduled for July, 2011. The ramp from 95 to the parkway is scheduled for this month. Barta Road is on an Army construction timeline, not VDOT. Geospatial has moved people in and they will continue moving in throughout 2011. Additional information can be found at www.fairfaxcountyparkway.org.

Community Manager Report, Lori Randall

General

NCA Vehicle Tickets: 0

*Disclosure inspection(s): 7824 Marconi,
7760 Brandeis*

*New Violation letters: TRASH (3), RULES
(1), ARCHITECTURAL (0).*

*Exterior Project Requests: 2 - Getty, 3 -
Durer*

Updated reallocated budget is attached.

*Budget lines of concern (usually over
83%) have been highlighted.*

*Current printer (newsletter) is closing business,
looking into prices from other print-*

ers.

Completed CIC Annual Report.

Completed Notary application.

*Response from Fairfax County regarding widening
of Rolling Road.*

*Still need to open 2nd bank account for reserve
funds.*

*Finished RV lot application and space assignment
for the year. Fees collected.*

Complaints/Issues

*Large rat in back yard – Durer. Resident
called Health Department.*

*Request for a tree removal. (see email, response
and questions).*

*Second tree removal request. (Adding to
agenda)*

*Response to letter regarding sign in front yard
questioned constitutionality of NCA requiring
sign be removed.*

*Neighbor doesn't follow leash or dog poop
scoop rules (Brandeis)*

The CM shared an email she received from a specialist with the Virginia Megaprojects. The email stated that the recent surveying on Rolling Road was funded by a DOD grant for design and that there is no money for construction of the widening of Rolling Road at this time.

Treasurer Whitt and President Jernigan expressed concern that the reserve accounts had not been opened this month at Burke and Herbert.

The resident that wanted to discuss removal of a tree with the Board was not available to attend tonight's meeting. The Board would like him to bring a plat showing how much property he owns on the side of his house. The CM will pass this information on.

The CM also wanted the Board to know that she received a gift of a candle from a contractor.

GENERAL BUSINESS – OLD

Investment Strategy – Treasurer Whitt shared a draft with the Board. Comments were provided and the policy will be presented again next month.

Drainage Concern – Vice President Nolan met with the owner of the property. The owner suggested an

Continued on page 5 ...

.... Continued from Page 4

outdoor sump pump but has not provided any quotes for the work to date. There was discussion on whether this topic should continue to be on the agenda. A note will be added to the file. Vice President Nolan will try to reach her again.

Board Goals – President Jernigan will rewrite the goals for discussion at the next meeting.

GENERAL BUSINESS – NEW

Number of Board Members (5 or 7) – There was discussion on whether the Board wanted to reduce to a 5 member Board or stay at 7 with two vacancies. There was concern about getting the best persons on the Board and sitting at an even number if only one could be found. Additionally, if the two vacant positions were eliminated then there would be no elections in 2012 or the terms of the existing Board members would have to be changed. The CM will draft a process for vetting Board members.

Reserve Maintenance Plan – The Board reviewed the Maintenance Plan for reserve spending in 2010 and 2011. The 2010 path work was approved and completed. Treasurer Whitt made a motion to spend \$1800 in tot lot bench work. Secretary Smith seconded the motion. Vote: 5 yes. Vice President Nolan made a motion to continue with recommended path replacement in 2011. Secretary Smith seconded the motion. Vote: 5 yes. All pool related maintenance including the fence will be discussed at the January meeting. Vice President Nolan made a motion to start the proposal and bid process for asphalt and concrete work on Durer Court. Secretary Smith seconded the motion. Vote: 5 yes.

Legal Counsel for Collections – The Board did a detailed review of the draft delinquency process which will be updated and reviewed with legal counsel. Some items were more policy than process. The CM will prepare a redline draft of proposed changes to the Delinquency Policy. The CM will contact the attorney regarding a meeting with the Board on either December 14th or 16th.

The Board adjourned to Executive Session to discuss hearings and a personnel item at 9:16 pm. The Board returned to open session at 9:20 pm.

Regarding Lots 97, 129, 457 and 505 President Jernigan made a motion to assess a \$50 charge for

early trash. Vice President Nolan seconded the motion. Vote: 5 yes.

Regarding Lot 479, Secretary Smith made a motion to assess a \$50 charge for early trash. Treasurer Whitt seconded the motion. Vote: 2 yes, 3 no. Motion did not pass.

The CM expressed her concerns to the Board that several trees given a number one priority by the arborist have not been taken down due to a shortage of funds. Two trees costing \$2040 were her biggest concern. Vice President Nolan made a motion to remove the two trees. Secretary Smith seconded the motion. Vote: 5 yes.

The meeting adjourned at 9:40 pm.

NEXT MEETING: Wednesday, January 5, 2011 at 7:00 pm NCA Pool House—all residents welcome to attend.



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REALTOR

COMMUNITY NEWS AND INFORMATION

**** TWO ** NEWSLETTER DISTRIBUTORS NEEDED**

One distributor for Dampier, Eucalyptus and part of Matisse.

Another distributor is needed for Marconi Court.

All or part is needed. Please volunteer your time of just a few minutes each month.

For more information, contact the Community Manager:

manager@newingtoncommunity.org

Or

703-455-3606

Winter Trash Service Schedule

NCA will NOT be effected by Christmas or New Year's holidays

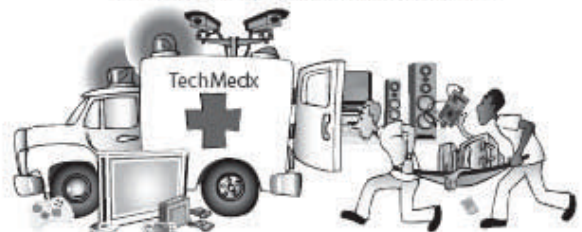
Yard Debris Collection in single family homes ends effective December 29th. Yard debris will be collected with Friday pick up. Yard debris season begins again the first week of March.

Christmas Tree Collection: Christmas trees will be collected the first two Wednesdays in January (5th and 12th). All tinsel and decorations must be removed. Please do not place trees in a plastic bag.

Inclement weather – Roads and/or areas which are deemed unsafe due to snow or ice will be suspended for collection. Services will resume on next regularly scheduled collection day. If trash is not picked up due to weather, resident must bring their trash back in or risk incurring an early trash violation.



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Pam Boe's Newington Station Update

Available for Sale

- Three 3-level townhomes with list prices ranging from \$259,000 to \$300,000

Under Contract:

Four 3-level townhomes with list prices ranging from \$259,900 to \$289,990

Available for Rent:

- One single family home listed at \$2,400/month

New Listings!

Burke Centre - 3-level townhome with hardwood floors, updated kitchen, fireplace, deck and fenced yard. \$359,000

Springfield / Daventry - Top floor 2 bedroom, 2 bath unit with vaulted ceiling, skylight and fireplace. \$209,000

See pictures at pamboe.com

NCA HOLIDAY PARTY

December 3, 2010

All the pictures from the NCA Holiday party can be found on the NCA website on the EVENTS page.

Thank you.



NEWINGTON COMMUNITY ASSOCIATION

*** At Newington Station ***

P.O. Box 351, Springfield, VA 22150

703-455-3606; Fax 703-455-0013; www.newingtoncommunity.org

EXTERIOR PROJECT REQUEST FORM

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

Name: _____ Date: _____

Address: _____

Property Address: _____ Lot #: _____

Telephone #: Home: _____ Work: _____ Cell: _____

Owner's Signature (or authorized agent): _____

Type of Project (check one)

- | | | |
|---|--|--------------------------------|
| ☐ Addition | ☐ Gutters/Downspouts | ☐ Shutters |
| ☐ Deck or Patio Enclosure | ☐ Landscaping | ☐ Siding |
| ☐ Door | ☐ Other | ☐ Walkway |
| ☐ Exterior Painting Project | ☐ Roof | ☐ Windows |
| ☐ Fence | ☐ Shed | |

Description of Above Project:

Colors _____ (sample required for all requests)

Size _____

Style _____ (pictures preferred)

Materials _____

Area of house/yard where project is being done. If necessary, include a sketch or site plan with home location and indicate where the alteration will be located on the property.

NOTE: Deck Projects/Additions - Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Estimated Start Date: _____ Estimated Completion Date: _____

Consult NCA Architectural Standards for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits and adhering to Fairfax County codes as they relate to drainage, etc.

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: _____

Comments: _____

Control Committee:

Date received: _____

Date of action: _____

Date returned: _____

Request is: Approved/Disapproved*

Comments: _____

(NCA Board President) (date)

(NCA Board Vice Pres.) (date)

(NCA Board Secretary) (date)

Newington Community Association January 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 New Year's Day 
2	3	4 Trash & recycling pickup	5 Xmas Tree Pick-up <i>7:00 pm NCA Board Mtg (pool house) **</i>	6 White Good Re-moval ¹	7 Trash & bulk pickup	8
9	10	11 Trash & recycling pickup	12 Xmas Tree Pick-up	13 White Goods Re-moval ¹	14 Trash & bulk pickup <i>Newsletter Articles Due</i>	15
16	17 Martin Luther King Jr's Birthday - No School	18 Trash & recycling pickup	19	20 White Goods Re-moval ¹	21 Trash & bulk pickup	22
23 30	24 Student Holiday - No School 31	25 Trash & recycling pickup	26	27 White Goods Re-moval ¹	28 Trash & bulk pickup	29

**** 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