



Inside Newington Station

Newington Community Association Monthly Newsletter December 2014

INSIDE THIS ISSUE:

President's Corner	p. 1
Directory	p. 2
NCA Holiday Party	p. 3
Minutes 10/22	p. 4
Tiny Tots Concert.....	p. 4
Minutes 11/5.....	p. 5-6, 8
Community News.....	p. 7
Leaf Removal	p. 8
Calendar.....	p. 10

NCA BOARD OF DIRECTORS MEETINGS

December 3

2015

January 7

February 4

March 4

PRESIDENT'S CORNER By Mike Smith, NCA President

This will be my last president's corner. After very careful deliberation I have decided to resign from the NCA board of directors. This was not an easy decision to make. It has been fun being president but there is more to it than having fun. HOA law continues to become more and more complex. I believe that in order to be an effective leader I need to spend at least ten hours a week working on community business. I also really need to take some courses in HOA law. I don't have the time to do that.

I work part time as a per diem and could be terminated without notice at any time. I am preparing my house in Newington Station for sale and also spending time at my central Virginia property getting it ready so I can live there. I want to spend as much of my spare time as possible doing this work. I have also factored some personal reasons into my decision.

I believe we have a good board of directors. It is probably one of the best during the thirty-one years that I have lived here. I have a great deal of respect for each of the board members and wish them the best. I hope that others within the community will come forward and serve on the board. Finally, it has been an honor and a privilege to serve the owners of Newington Station.

BOARD MEMBERS NEEDED

Consider joining the NCA Board! For a few hours a month, you can be involved in important decisions that effect our entire community.
Contact [Community Manager](#) for more information.

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 - Mike Smith (Aug '16)

Email: NCAPresident@cox.net

Vice President - Beth Rodriguez (Aug '15)

Treasurer - Louise Whitt (Aug '17)

Secretary - Chris Hammel (Aug '16)

Member - Kevin Benore (Aug '17)

Member - Vacant (Aug '15)

Member - Vacant (Aug '16)

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

ARCHITECTURAL CONTROL COMMITTEE

Chair - Cameron Mulloy

FINANCE COMMITTEE

Chair—Louise Whitt

PLANNING AND DEVELOPMENT

Chair—Lou Tobat

Liaison - TBN

RECREATION COMMITTEE

Chair - Volunteer Needed

Liaison—TBN

MAINTENANCE COMMITTEE

Chairs—Sarah Jernigan
and Lori Randall

Newsletter Distributors

Kathy Anderson	Donna Kellam	Lori Randall
Amanda Baird	Pat Levister & Sandra	Roche Family
Abdul Berlas	Wolford	Mike Smith
Karen Chauvin	William & Mary Loy	Spinelli Family
Gladys Diaz	Roseanne McLafferty	Regina Watson
Carolina Falaiye	Sharoyne Marshall	
Ethan	Richard Neimeyer	
Jennifer Firman	Al Owens	

NCA's Annual Holiday Party Friday, December 19, 2013

7:00 pm - 8:30 pm

Saratoga Elementary School

- Food and drinks
- Face Painting
- Craft kits for kids
- Games & Pictures
- Door Prizes
- F-U-N!

*If you are interested in volunteering (especially teenagers needing service hours),
please contact: Lori Randall, Community Manager (703-455-3606)*

Newington Station Update - Pam Boe & Jim Fox

Available for Sale:

- Five townhomes with list prices ranging from \$229,888 to \$355,900
- One single family home listed at \$479,900

Under Contract:

- One townhome with listed at \$335,000

For Rent:

- Six townhomes with rents ranging from \$1,650/mo to \$2,150/mo



Pam Boe
703-909-1663 (cell)
Life Member,
NVAR Top Producer
Email: boe.pam@gmail.com



Jim Fox
ABR, CRS, GRI
703-755-0296 (cell)
800-382-2345 (toll-free & fax)
Email: jim@masongroup.com

Joining forces with 50+ years of experience!

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – October 22, 2014
Draft Minutes of the Meeting – NCA Pool House Meeting Room**

At 7:30 pm Vice President Beth Rodriguez called the meeting to order. Other board members present were Treasurer Louise Whitt, Secretary Chris Hammel, and President Mike Smith. Director Kevin Benore was not in attendance.

GENERAL BUSINESS -- New

Contract Review for Repair and Replacement on Brandeis Way – The Board held a special meeting to discuss bids submitted in response to an RFP sent to nine contractors for asphalt and concrete repair on Brandeis Way. Five contractors submitted bids. The Board reviewed a summary of the costs and options for the Brandeis repairs. Option 1 is less milling of the asphalt than Option 2. NCA contracted for Option 2 on both Moline and Durer when those streets were repaired. Less milling may be needed on Brandeis since Fairfax Water recently replaced underground pipes and replaced a significant amount of asphalt on the street.

Fairfax Paving had the lowest bid. Other considerations for contracting with Fairfax Paving were Fairfax's ability to perform all the work without subcontracting, their bid on NCA's last project, and the engineer's experience with this contractor. While it was the Board's goal to have the work done before the end of the year, the weather will have an impact on that ability. Fairfax Paving will honor the pricing of their bid through May of 2015 if a contract is signed before the end of 2014.

Secretary Hammel made a motion to award the Brandeis Way Asphalt and Concrete Repair contract to Fairfax Paving to perform Option 1 of the RFP at a cost of \$140,000 on both long and short Brandeis. President Smith seconded the motion. Vote: 4 yes.

Secretary Hammel made a motion to budget \$178,000 to perform Option 2 of the RFP in the event that the asphalt replacement made by Fairfax Water was at an insufficient depth for the proper replacement of that street. President Smith seconded the motion. Vote: 4 yes.

President Smith made a motion to adjourn at 8:01 pm. Vice President Rodriguez seconded the motion. Vote: 4 yes.

* * * * *

2014 Tiny Tots Annual Holiday Concert

*Performed by
Robert E Lee Band and Drama*

Featuring favorite characters and seasonal selections.

Tuesday, December 2, 2014

*10:00 am and 7:00 pm

Wednesday, December 3, 2014

*10:00 am

Admission: \$2.00/person

**Reservations required for the morning performances*

**NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – November 5, 2014
Draft Minutes of the Meeting – NCA Pool House Meeting Room**

At 7:00 pm Vice President Beth Rodriguez called the meeting to order. Board members present were President Mike Smith, Treasurer Louise Whitt, and Secretary Chris Hammel (after Approval of the Minutes). Director Kevin Benore was not in attendance.

APPROVAL OF MINUTES

Vice President Rodriguez made a motion to accept the September special board meeting to discuss the 2014 draft budget with changes including adding the words 'will' and 'total' to the sixth bulleted paragraph and changing 1.84% to 1.8% in the last paragraph. Treasurer Whitt seconded the motion. Vote: 2 yes, 1 abstain. President Smith made a motion to accept the October 1st monthly board meeting minutes, including Executive Session minutes, as written. Vice President Rodriguez seconded the motion. Vote: 2 yes, 1 abstain.

HEARINGS

Lots 101, 52 and 259 were in attendance to discuss their violations. Lot 189 was not in attendance.

COMMITTEE/BUSINESS REPORTS

Treasurer's Report, Louise Whitt

Treasurer Whitt provided the board members with a Reserve Fund Status report.

Community Manager (CM) Report, Lori Randall

General

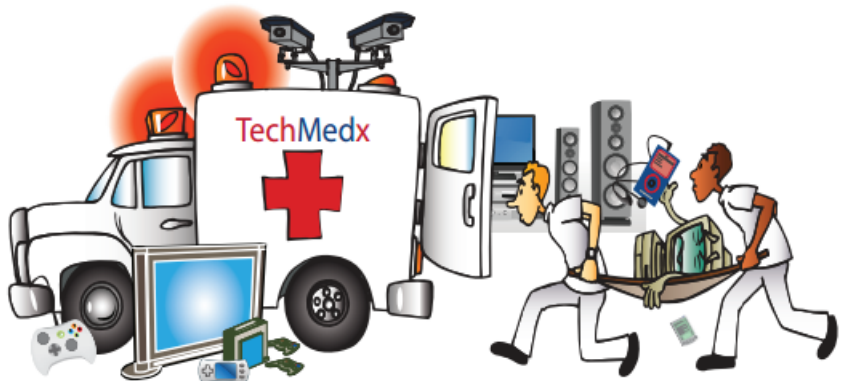
- *Disclosure Packets: 7836 Marconi*
- *Asphalt paths/stream crossing update: waiting for county to approve bridge design that rebid path work and both stream crossings*
- *Brandeis Way renovation: bids due 10/15*
- *RV lot renewals.*
- *Pool cover installed. Will need a cart for spring storage and heavy duty straps. Cost approximately \$350.*
- *Spoke to collections attorney about costs of collections. Discussed potential write offs.*
- *Cracks in deck at pool noted by Titan at a cost to repair of \$950.*
- *Laptop needs repair. Ordered new a/c adapter but still not working. Staples states bad motherboard and \$300 to fix. Sending to Toshiba to see what warranty covers and quote of repairs.*
- *Tree removal that was approved at a max of \$3600 was completed at a cost of \$3500 and included an additional pear branch removed, small tree dropped in wooded area and free mulch for an area of common ground that is being renovated into a garden.*

Continued on Page 6 ...



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... Continued from Page 5

- *An architectural violation has reached maximum charge of \$900. CM reached out to owner, who would like to discuss with the Board.*
- *Special Board meeting to discuss bids on Brandeis street replacement and repair. Agreement to award contract by end of year as costs will be fixed through 5/31/15.*
- *Reserve Study final received.*
- *Reviewed pool phone bill. Starting a new plan that should save us almost \$700 a year.*

Resident Complaints/Issues/Comments

- *RV on Brandeis*
- *Car towed and extremely upset with policy. Feels he is being targeted.*
- *Information on "Neighborhood Slow Down" program.*
- *Compliments on pool cover*
- *Can something be done about unoccupied homes? They are not maintained well and neighbors end up taking care of the property more than the owners. Can there be a requirement for frequent visits?*
- *Car broken into on Luce. Called police. People are parking and hanging out on Luce Court that do not live there. Often walk down to woods/playground area.*
- *Resident on Luce is feeding stray cats. Can we run article in newsletter on how this attracts rats and raccoons?*
- *Tree down on path*
- *Cars parking in unmarked spaces for weeks at a time*
- *Non-residents are hanging out on Luce Court early in the morning*
- *Resident would like to see maple trees installed where trees were recently removed on Gwynedd*
- *Cars are people choke the intersection of Godolphin and Northumberland dropping their kids off for bus pick up. [Note: resident will call the police on this matter]*
- *Resident believes our commercial vehicle policy changes are inaccurate regarding length and height because they are discriminatory and the County does not enforce the criteria. [Note: I suggested we could move size limitations from commercial policy to NCA parking and towing policy]*
- *Light post on Matisse is out*
- *Trash is put out in plastic bags and cats in area tear them open and leave mess everywhere.*

Treasurer Whitt asked the CM the outcome of her conversation with the attorney about reducing collection costs. The CM did not have her notes with her on that topic and will update the board next month.

GENERAL BUSINESS – Old

Architectural Standards, Article VI, Section 22, Windows (include egress) – The board reviewed drafted changes to this section of the Architectural Standards. There was discussion on defining a window as opposed to window pane. The CM will provide new language in the policy for the Board to consider.

2015 Budget – Treasurer Whitt stated the CPI-U was at 1.9% based on September data. Treasurer Whitt made a motion to accept the draft budget as the final for 2015. Vice President Rodriguez seconded the motion. Vote: 4 yes.

RFP for repair and replacement of asphalt and concrete on Brandeis Way – At the October 22nd Special Board meeting the Board voted to award Fairfax Paving the Brandeis Paving contract. The CM is in contact with Fairfax to get a contract signed by the end of the year.

GENERAL BUSINESS – New

Doubtful Accounts Analysis – Treasurer Whitt provided the Board with an analysis that highlights the loss risk of delinquent accounts. NCA has an \$18,000 balance in doubtful accounts. Write offs for the year totaled \$1,000. Based on currently delinquencies, the analysis shows a recommendation of \$18,000 being set aside for doubtful accounts. Secretary Hammel made a motion to set the Doubtful Account balance at \$18,000 for 2015. Vice President Rodriguez seconded the motion. Vote: 4 yes.

Snow Contract – NCA's contract with Springfield Lawn is in effect until May of 2016. There is a thirty day termination clause. The board agreed the services provided by Springfield Lawn for snow removal are good and should be continued.

Financial Management Contract – NCA's contract with Summit Management has a 60 day termination clause. The board agreed the cost and services provided by Summit were good and there was no reason to change financial management contractors.

Preparing Minutes – President Smith said he did not have time to read some of the material provided on the subject of minute preparation and unless someone else could take the lead on researching this topic, he recommended tabling the topic indefinitely.

- Community News -



NEW FINANCIAL INFO

The financial page of the NCA website has been updated with a new online payment processing link. For the new payment link go to:

<http://www.newingtoncommunity.org/Financial.html>.

Shoveling, Raking and Lawn Mowing



Do you have lots of leaves, snow, or untamed grass? Do you not have the time or energy to take care of it? Hire us--two responsible, able-bodied teens looking for some work. We have experience with yard work, and contribute to the community regularly. Prices: (negotiable) town house: \$15 per yard; single family: \$30 per yard. Joseph and John Paul Spinelli 703-451-1779.



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Winter Trash Schedule

For Christmas and New Years — regular scheduled collection days 12/24, 12/26, 12/31 and 1/2 will not change.

Inclement Weather – If roads are deemed unsafe due to snow or ice, trash collection will be suspended until next regularly scheduled collection day. Trash **MUST** be brought back in!

REMINDER
Quarterly Assessments Due
January 1, 2015

Employee Compensation Committee
Development – This topic is being tabled until next month.

At 8:22 pm President Smith made a motion to convene to executive session to discuss hearings, an appeal, if there is probable cause for hearings, a write off, and the status of a court case. Treasurer Whitt seconded the motion. Vote: 4 yes.

At 8:50 pm President Smith made a motion to reconvene to the regular meeting. Vice President Rodriguez seconded the motion. Vote: 4 yes.

President Smith stated that due to the travel and time spent on both of his properties, the lack of time needed to properly research topics being discussed by the board, and other personal issues. He will be resigning from the NCA Board of Directors effective 12/31/14.

Regarding Lot 189, Vice President Rodriguez made a motion to waive any charges for an architectural violation since the dead tree has been removed. President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 101, Vice President Rodriguez made a motion to waive any charges for an architectural violation since the fence has been fixed. President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 52, Vice President Rodriguez made a motion to assess \$10 for up to 90 days for an architectural violation starting April 1, 2015. President Smith seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 259, President Smith made a motion to reduce the architectural violation that had reached the maximum \$900 to a single offense charge of \$50 since the paint had been removed from the stoop. Vice President Rodriguez seconded the motion. Vote: 3 yes, 1 no.

Regarding Lot 96, President Smith made a motion that probable cause exists for a hearing. Secretary Hammel seconded the motion. Vote: 4 yes.

Regarding Lot 119, Vice President Rodriguez made a motion that probable cause exists for a hearing. President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 400, Vice President Rodriguez made a motion that probable cause exists for a hearing. President Smith seconded the motion. Vote: 4 yes.

Regarding Lot 488, President Smith made a mo-

tion to write off \$665.66 in bad debt from a previous owner, per the attorney's recommendation. Vice President Rodriguez seconded the motion. Vote: 4 yes.

At 8:56 pm Secretary Hammel made a motion to adjourn. Vice President Rodriguez seconded the motion. Vote: 4 yes.

NEXT MEETING: Wednesday, December 3, 2014 at 7:00 PM—NCA Pool House. All residents encouraged to attend.

LEAF REMOVAL

NCA's grounds contract includes two leaf removals. The first will be completed by November 30th and the second before December 30th. The contractor removes leaves from common ground turf areas only.

As a reminder, **please do NOT pile the leaves from your yard onto common grounds.** Piles of leaves left for days will kill the grass. **Please do not blow or rake your leaves into the street.** The leaves get wet and slippery or can clog storm drains. All residents should bag the leaves from their property and place them out for trash removal. Townhouse residents may place their leaves out with regular trash pick up. Single family residents have a yard debris pick up every Wednesday through the end of the year. Placing bags of leaves out on the curb prior to scheduled pick up is considered early trash!



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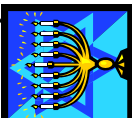



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- ⇒ Laura "cherry-picks" potential properties, serving clients' interests and facilitating the process
- ⇒ Laura is diligent in ensuring that the many concurrent action items do not fall through the cracks, as they easily may
- ⇒ Laura is solution-oriented; she is forward thinking when obstacles arise
- ⇒ Laura offers her support beyond the typical constraints of an agent

Resident of "our" Newington community for 20+ years!

HABLO ESPAÑOL

Newington Community Association December 2014

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Trash & Recycling	3 <i>7:00pm NCA Board Mtg (pool house)**</i>	4 White Good Removal ¹	5 Trash & Bulk pick-up	6
7	8	9 Trash & Recycling	10	11 White Good Removal ¹	12 Trash & Bulk pick-up	13
14	15 <i>NCA Newsletter Article Deadline</i>	16 Trash & Recycling  <i>Hanukkah Begins</i>	17	18 White Good Removal ¹	19 Trash & Bulk pick-up 2-Hour Early Dismissal (FCPS) 7:00 PM NCA Holiday Party Saratoga E.S.	20
21 	22	23 Trash & Recycling	24	25 	26 Trash & Bulk Pick-Up  <i>Happy Kwanzaa</i>	27
28	29	30 Trash & Recycling	31		<div>Trash Timing Monday & Thursday – Placed out for pick up NO EARLIER than 5PM Tuesday & Friday – Placed out for pick up NO LATER than 6AM</div>	
Winter Break Fairfax County Public Schools December 22, 2014 - January 2, 2015						

**** 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. There is an additional cost to resident for this service.