

# Newington Heights Home Owners Association



April, 2010

## NEW MANAGEMENT COMPANY

National Realty Partners (“NRP”) took over the management of Newington Heights as of April 1, 2010. Our community manager is April Ludtke, who can be reached at 703-673-9181 or you can email April at [ALudtke@NRPartners.com](mailto:ALudtke@NRPartners.com). April has extensive experience as a community manager and we have high hopes that our community will be well served by her. Jim Foley, President of NRP, assured the Board that we can expect excellent service and that all calls/emails will be responded to within 24 hours. This was a major selling point for the Board as we know many residents have been frustrated with a lack of communication from management.

While it is regrettable that the Board found it necessary to terminate the services of Richter Management, the Board would like to thank Nancy Ade at Richter who gallantly stepped into the breach and took on the task of acting as our property manager with great fortitude and aplomb. Although most residents likely did not get a chance to meet Nancy in person, she was our point person behind the scenes who slogged away diligently and kept us running. We would not have made it without her and we owe her a big thank you.

One note – you received in your introductory letter from NRP several forms pertaining to resident/tenant information which you were requested to fill out and return. These forms do not need to be filled out. Your current information is on file with NRP and you may be asked to update that same information at a

later date but the additional forms are unnecessary.

## “THE BIG ONE”

A very big thank you to all those residents who helped out their neighbors and their courts during the “Big One” of 2010. Countless hours of shoveling went on day and night and no sooner did residents make headway with the first storm then they got socked with the second. Some residents were not happy with the speed of the snow removal process and it should be pointed out that the approximately three feet of snow received was more than the plows could cope with. Nevertheless we did get plowed, unlike many of the area’s residents who had to wait a week for the State to get to them. One thing the Board did learn is that with such large amounts of snow the bobcat should be brought in much earlier. It is far more efficient at maneuvering in our narrow courts and at dumping snow than any number of larger vehicles. A big thank you to Bernevia McCalip who came up with the idea of engaging a bobcat and who followed through with a lot of personal attention to the problem. Also a big thank you to Tim Rine and Brian Orth who dug out the parking spot of a handicapped resident who had been unable to obtain help through management.

For your information the total bill for plowing and sand in 2010 came to \$8,280 somewhat in excess of our budgeted \$3,800. That figure does not include the sum of \$1,460 for plowing and sand services during December, 2009. Also please note that Golden Ridge Road is state

property and we have to wait for the state to plow same.

### COMMUNITY CLEANUP DAY

Community cleanup day will be held on Saturday, April 10 this year. Meet at our sign by Red Eagle Court at 9:00 a.m. and wear waterproof shoes and gloves.

### ANNUAL INSPECTIONS

Annual inspections begin by May 1. Now is a good time to take a walk around your property and look at what needs to be done. Quite a few properties received roof damage this year so it is a good idea to inspect roofs also to see if there are missing shingles etc.

### GROUNDS MAINTENANCE

There are a lot of disturbed grass areas that need attention following the extensive cable laying work done by FIOS last fall. Hopefully Springfield Nursery will be working to rectify same in the near future. Meantime, it would be appreciated if residents could avoid walking on such areas as much as possible. If you have bare areas near your home please notify management of same.

### FURTHER PROPOSED CUTS TO FAIRFAX COUNTY LIBRARIES

This month's edition of the South County Chronicle contained an article by Friends of Fairfax County Public Libraries. Following already reduced library hours, the proposed cuts would close libraries an *additional* two mornings and two evenings a week. If you would like to add your voice to the Friends petition go to <http://tiny.cc/fcpl>. They are aiming for 50,000 signatures. In addition you can call your supervisor to protest these additional cuts. For our district - Mount Vernon - contact Gerald Hyland, 703-7890-7518 or [mtvernon@fairfaxcounty.gov](mailto:mtvernon@fairfaxcounty.gov).

### NEWINGTON HEIGHTS WEBSITE

Brian Orth is working diligently on setting up a website for our community. This site is long overdue and we will keep you updated on its progress. Brian is committed to getting the community online as quickly as possible.

### BOARD MEMBERS

A new member has been appointed to the Board to fill the vacancy left by Lisa Munck who had to resign due to work commitments. Thank you Lisa for all your efforts and welcome to Rebecca Wright.

### BOARD MEETINGS

Board meetings are held on the second Thursday of the month with the exception of July, August and December. The next Board meeting will be held at 7:30 p.m. on Thursday, May 13, 2010 in Room B110 at South County Secondary School on Silverbrook Road. All are welcome and encouraged to attend.

#### National Realty Partners Community Manager

- April Ludtke: 703-673-9181  
[ALudtke@NRPartners.com](mailto:ALudtke@NRPartners.com)

#### HOA Board of Directors

- Pres: Bernevia McCalip
- V.P. Brian Orth
- Sec: Maureen Conheaney
- Tres: John Anderson
- Member: Tim Rine
- Member: J. Scott, Sr.
- Member: Rebecca Wright
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