

NEWBERRY NEWS

Asphalt Is Coming Soon **June 2015** Ceiling Collapses Can Be Serious

It's hard not to notice how harsh the last few winters' have been on asphalt everywhere. Add in some plow damage to speed bumps and suffice it to say, our roads and parking lots have seen better days. The good news is unusually low oil prices have combined with previous estimates set by our reserve study to make this an especially good time to perform this necessary evil. Evil comes to mind when you consider how intrusive this project will be for everyone involved. Milling machines will need to remove old asphalt, pavers will have to re-apply a new coat and paint stripers will need to finish the parking lines. This involved process will require roads be inaccessible for several days from 8-5pm. It will also be important for residents to be extra mindful of notices advising them of when work is scheduled for individual streets. The whole project is expected to start about July 7th (weather permitting) and take almost a month to complete. Scheduling this during the peak of summer is necessary for best results. Since this work has to be done regardless, deviating from posted times cars cannot be parked on the property will not be possible. Vehicles that don't get moved will be **towed without warning**. Please be sure to look for notices due to arrive on doors in the upcoming weeks. We regret any inconvenience this may cause but trust the final product will be worth it.



Everyone should've received the recent reminder urging all owners to carefully inspect drywall ceilings (especially in upstairs bedrooms with attics). Signs of bowing, seam separation and nails popping out, could all be indications of a potential problem. Storing too much in attics and installing things like ceiling fans incorrectly can increase the likelihood of a problem, but in more recent cases, just the age of the original construction seems to be all to blame. Re-securing ceilings with additional drywall screws can sometimes fix the problem, but this should be performed by an experienced drywall professional that can brace the area appropriately when performing this type of work. If you'd like a referral for an engineer or qualified drywall professional, please contact our office for more info.

OFFICE HOURS: 8:00-4:30 Monday-Friday /Closed 12-1 Phone: 703 430-3099/ E-mail ncaass@aol.com
Emergency pager: 703 282-8859/ Newberrycondominium.com Road Runner Towing: 703 450-7555

Pool's Open



Memorial Day weekend kicked off the start to the 2015 pool season with some exceptionally nice weather and ideal swimming conditions. If you didn't get your pool passes yet, please remember to come by the office and bring proof of residence for anyone still wanting a pass. Pool hours are 2-8 Monday/Fridays and 12-8 on weekends and holidays. Please remember that you must wear appropriate swim attire and will not be allowed entry into the pool in street cloths such as tee-shirts and shorts. Also keep in mind that smoking or eating on the pool deck is not permitted and that absolutely no glass containers maybe brought inside the pool area. Kids should be reminded not to run or conduct in horse play and adults with young swimmers should remain focused on there whereabouts at all times. Rules also require bathers shower before entering the pool and please inform the guards if kids are playing and wasting water in the showers. For a complete list of pool rules, please see the large sign at the pool entrance area. Guards have been instructed to enforce the rules and have the authority to have problem patrons removed. With one of the largest and best maintained facilities in the area, this summer staple is one you won't want to miss.

**Board Meetings
Third Tuesday of the
Month 7:00pm at
The Clubhouse
(No Meeting in July)**

Adult & Kids Pool Party Saturday 7/11

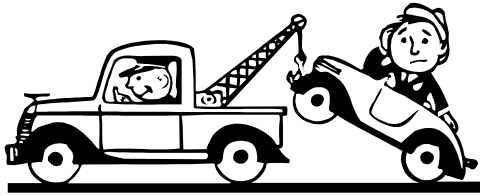
Remember to mark your calendars for this summers' kids and adult pool party set for Saturday July 11th, rain or shine. Kids party starts at 3 till 5:00, adult only from 6 till 11pm. Expect food and drinks for both events, with toys for the kids and attractive door prizes (such as a DC lunch Cruise) for adults (courtesy of Comcast). As in previous years, beer and wine will accompany a DJ from 7-11pm (courtesy of Comcast). Anyone interested in helping out with this event can contact the office for more information. Please remember that up to (4) tickets per household may be obtained in advance at the clubhouse and no one will be granted access at the adult party without a ticket.

Driving On Lawns Strictly Prohibited



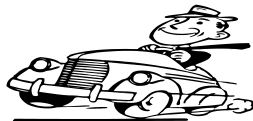
“Got a Green thumb?”

The newly formed landscape committee is looking for some energetic “green-thumbs” with an eye for curb appeal and a knack for anything that grows from the ground. Anyone interested in beautifying the community should join the groups vision of organizing with other volunteers and adopting selected common areas for sprucing up with trees and flowers. Please contact our office to learn more about future planned events.



The \$100 Dollar “Oops”

Please remember that “emergency handwritten passes” are **no longer valid** to use as guest passes. Guest passes may only be obtained from the office and are good for 3-day intervals. Overflow passes may also be requested to temporarily accommodate up to a third or fourth vehicle and are valid for 90 days and can only be used in the overflow parking areas (current vehicle registration with Newberry address required). Vehicles that park in fire lanes, double park or park in others reserved spots (even briefly) are likely to get towed at owners risk and expense. Guest spots are only for use by bonafide visitors with valid parking passes. Owners should clearly inform guests and tenants about the parking rules to insure no one gets towed accidentally.



Please Give The Kids A Brake!

Friendly Pet Reminder

1. Always leash dogs securely when walking outside.
 2. Pick-up and dispose of waste responsibly.
 3. License and vaccinate your pets.
- Failure to adhere to Loudoun Counties pet ordinance may result in \$250 violation fine per occurrence.

Recycling Reminder

Recycling must be placed in a CLEAR sealed plastic bag or recycle bin with a secured lid. Please do not dispose of lithium ion batteries in the recycle bin as they can heat up and ignites paper products.

Inspect Dryer Vents

Everyone should periodically inspect exterior dryer vents for lint build-up or signs of wildlife nesting. Clogged vents can prolong the drying process and waste energy unnecessarily as well as increase the risk of fire.

A/C Leaks Cause Serious Damage

Unlike copper supply leaks, a/c systems can leak slowly and cause extensive damage. When a supply line blows, it's usually easy to spot as water sprays everywhere under pressure. That may not be the case when an a/c condensate line leaks quietly, saturating the surrounding area, often for days unnoticed. This can ruin flooring and damage drywall the same as any other plumbing leak, just more gradually. Contact a plumber or a/c specialist to have you're a/c supply line cleaned out every summer.

Insurance Alert

Still don't have insurance? For about \$20 bucks a month, you can have peace of mind in the event of a leak, fire, loss of use of unit, theft, liability from a fall and the master policy **deductible of \$ 2,500 dollars** every owner owes when filing a claim. Don't let another day go by worrying about this expense by calling Nationwide @ (703) 779-0111 or your preferred insurance agent.