



NEWBERRY NEWS

También En Español

Parking Changes Coming Soon

Blame VDOT, the economic downturn or a variety of other reasons, but parking around Newberry has become a challenge of late. Fair to say that much of this resulted when swaths of parking were taken from Greenthorn by VDOT hoping to improve intersection visibility. This resulted in overflow parking areas within the community quickly maxing out to capacity and frustrated residents resorting to hand-written passes getting towed over not following the rules or simple technicalities. The Board listened and is acting by implementing new changes intended to improve availability in "overflow" areas and eliminating guest parking abuse. Beginning January 1st, 2015, anyone requesting overflow passes will need to provide current vehicle registration with a Newberry address and passes will now have the tag number of the vehicle, insuring spots are only used by bonafide residents. Hand-written passes, often abused and the source of many tows will no longer be an option. Guests will be defined as visitors residing at a unit for a maximum of two weeks in any calendar year and only up to four guest passes will be issued to a unit on any given month. For more information on the complete parking rules and recent changes, please review the revised parking rules arriving by mail soon.

December
2014



Kids Holiday Party, Saturday Dec 13th 12-2

Kids are invited to attend Newberry's annual holiday party on Saturday December 13th at the Newberry Clubhouse from 12-2. There will be crafts, food, refreshments and maybe even a visit from Santa. Anyone interested in helping should call the office for more information.

LCSO Holiday Tips

The Sheriffs office would like to remind residents to make sure that doors, windows and sheds are kept locked at all times and to leave front porch lights on for extra safety. Don't place high ticket item boxes for TV's and other pricy purchases out in front for all to see. It's also not a good idea to store presents inside vehicles that can easily be broken into. Try to recruit a friend or trusted neighbor to watch your place while you're traveling and never post your travel plans on social media for others to see. Finally, if you do suspect you may be a victim of a burglary, never enter the home alone (wait on a deputy) and don't touch anything until they arrive.

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

Minimum Heat Policy

As a result of substantial freeze damage from empty units left without heat, the Board adopted a minimum heat policy requiring everyone to keep units at a minimum of 60F. It's also a good idea to open cabinet doors under sinks of exterior walls for extra warmth during exceptionally cold days.

Condo Payments

Next year's payments will be \$270/mo and must be received by the 14th to be eligible for the \$30 early payment discount credit, or \$240/mo. Payments can be dropped at the clubhouse office, put in the depository at the entrance or mailed to our 1701W. Greenthorn Ave. address. All payments must include the monthly coupon stub to avoid a \$5 dollar admin fee. Anyone using bill pay or electronic payments must return your payment book to our office.

Holiday Trash Pick-up

This year's holiday season will feature no service on Christmas or New Year's day. Missed pick-up's will not be made-up the following day. Trash service will resume again on following Monday's.

No Dishes On Roofs

Please remember that the roofs are association property and cannot have satellite dishes mounted on them. Before contacting a service provider over a tempting dish offer, be sure to call our office for detailed instructions on where to mount them. Dishes mounted on roofs or siding will be removed at owners risk and expense.

Water Conservation Is Everyone's Job

Despite several folks taking advantage of water incentives (\$25 credit) for toilets and appliances, more still needs to be done to turn the tide of annual consumption increases of nearly 10%. The staff has ramped up inspections of high usage rows and will probably exceed a hundred units checked by end of year. If you receive a notice in the mail about high water consumption in your row, please contact our office asap to schedule a brief inspection. Water leaks never rest, so let's stay after them before more money flows down the drain.

Insurance Deductible Now \$2,500

You may be surprised to learn how inexpensive H06 unit owner's insurance policy are (less than \$20/mo). They can provide coverage for deductibles, loss of use and upgrades or personal belongings. If you'd like more information on a customized policy contact your agent or Nationwide @ 703 779-0111.

Scoop the Poop

What's the scoop on poop? Clean it up or pay the fine. Loudoun's ordinance calls for fines of up to \$200 dollars per occurrence. Pet owners can no longer stand idly by watching dogs relieve themselves on the property with complete disregard of the mess it leaves behind. Please avoid the embarrassment and unnecessary expense of an expensive fine by always utilizing one of many dog stations around the property to clean up after your pet. Everyone (including your pet) will appreciate it.

Going out of Town?

No one ever thinks about going out of town and returning home to a massive flood after a long trip. One way to help avoid this is by always shutting off your main water valve whenever you go on travel. Newberry homes are now almost 40 years old and copper pin holes can spring a leak at any time. This relatively simple fix can be easily repaired unless the problem is left unattended and soaks multiple floors. A recent leak in a vacant town home resulted in over \$50,000 dollars in damages and that's with no belongings inside. After you've shut-off the main, make sure it holds properly by opening a faucet until it stops running. Also remember to turn-off outside spigots and let them drain fully to avoid unexpected freeze damage.

Holiday Decorations

Residents may not attach decorations to the exterior of buildings with nails or screws that can damage facades. All decorations need to be removed (30) days after a holiday event.

Exterior Alterations Require Approval

The Board would like to remind owners that exterior changes require prior approval. This includes doors, windows and painting. Interior structural alterations such as adding/removing bathrooms and walls also need prior approval. If you decide to remodel, remember you or your contractor must remove all construction debris as the trash company will not take it.

**Board Meetings, Third
Tuesday of the Month
At the Clubhouse 7 pm**

Snow And Ice

Please remember that owners are required to clear stairs, patios and sidewalks of snow and ice. Maintenance plows are only effective pushing snow when two or more inches accumulate on streets and pushing snow may result in piles that can often be unintentional and block a parking area. If a snow pile is causing problems, please call our office so we may utilize additional resources to relocate it. Do not shovel snow back out into clean streets as it only creates additional obstacles for drivers to get stuck in. Please keep in mind snow plows have limited visibility and should not be followed closely. Plow drivers have been instructed not to stop and plow individual parking spots during snow events until all streets are thoroughly cleared. Remind kids not to play in or near snow piles while plow trucks are still out. This is a good time to stock-up on ice melt and shovels since they'll probably be hard to find after a snow event. Ice melt or salt should be used sparingly as excessive amounts damage concrete and can pollute streams. Consider keeping kitty litter in the trunk of your car for added traction and always fill your gas tank in case your stuck on the road for prolonged periods. Be sure to clear snow from head/tail lights, roofs and exhaust areas in the rear of vehicles and remember that with a little preparation and some extra patience, we'll all make it to our destination safely.

Snow Helpers

Interested in shoveling snow during major storms? We can put you in touch with others requesting help, so call our office and give us your contact information for the next big event.

**Have a Safe and
Wonderful Holiday
Season!**