

# NEWBERRY NEWS



September  
2015

Pool Season

## Annual Owner's Meeting, Tuesday October 27th, 7:00 Pm

Please be sure to mark your calendars for this year's annual owners meeting on Tuesday, October 27th at the Newberry Clubhouse. Voter registration will begin at 7:00pm with the meeting held shortly after. If you cannot attend this year's meeting, you will need to drop off or mail your proxies to our clubhouse location at 1701 W. Greenthorn ave. The first 150 owners to return their proxies will automatically be entered for a drawing of a \$75 dollar gift card. Among items on the agenda will be the election of two (2) Board Members, an overview of Association accomplishment and or challenges and an opportunity for owners to discuss important issues with their Board. Any owner in good standing (current on fees) is eligible to run for the Board and interested candidates should remember that Board positions come with fiduciary responsibilities that often require several hours a month of routine business. Light food & refreshments will be served during intermission, so be sure not to miss this opportunity to meet your Board & neighbors in a casual and informative setting.

A "changing of the guards" proved to be a pleasant surprise with great feedback about the guards all season. "Polite, well-staffed and cleanly kept" were among the resounding comments heard from many swimmers. A special thanks to Premiere aquatics for doing a great job on their first year at our facility. Pool patrons should remember to keep their passes in a safe location where they can be found next year and guest passes should also be stored nearby since they don't expire. If you'd like to continue swimming a little longer, consider Claude Moore nearby for some year-round swimming recreation.

## Yearly Fireplace Inspections Required!

Our insurance carrier requires that fireplaces be inspected every year **before they are used**. If you plan on using yours, you must get it inspected before November 1st. Inspections are very affordable and cleanings can be done at the same time. If you fail to inspect your fireplace and flue and have a resulting chimney fire, insurance companies could raise a negligence claim. Don't take unnecessary chances, contact our office for a referral of a reasonably priced contractor today. **Proof of inspection must be submitted to our office before using your fireplace.**

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

## **Landscape Committee Sensible Reminders**

The Landscape committee has been working hard beautifying common areas and wanted to share some sensible planting tips for others that may have similar interests. If you're thinking about planting a tree or shrub, be sure to consider how big it will grow over it's lifetime and plant a safe distance from buildings, foundations, fences, utilities, so it doesn't become a liability or obstacle for maintenance. Remember the amount of green you see above ground is usually matched by roots underground that can become a problem if they press against foundations and utilities such as water/sewer lines. Also remember that along with the fun of planting comes the responsibility of pulling weeds from beds and pruning trees and shrubs away from side/lead walks. Please remove and dispose of any dead material in appropriate places and don't dump piles of excessive brush behind your house leaving an eyesore, hazard and unwanted attraction for wildlife. Invasive plants such as vines should always be avoided as they can become a real menace when they grow out of control and damage exteriors or provide a path for insects to invade your home. It's also important to note that any plantings such as shrubs or trees in common or limited common areas still require prior Board approval to be on "solid soil." Anyone interested keeping perennials healthy and happy should periodically thin them and consider swapping them with others in the committee. If you'd like more information on committee meetings and a future planting event set for Saturday 19th at 10:00 am, contact the office for more info.

## **Newberryonline.com**

After weeks of careful revamping, the old web site (Newberrycondominium.com) got a new look and some nice upgrades. Everything you need to know is now back in one location with additional helpful and interesting links. Forms, maintenance requests, rules and numbers for contractors like trash and towing can now be obtained online anytime, day or night. Please remember this site is strictly informational and that all rules/policies and recorded documents still take precedence.

## **Another Ceiling Collapse**

Our office received another report of a ceiling failure on Holborn ct. and a second one in the same row needing urgent attention. The second that was shored- up cost less than a \$1,000 dollars to address and only took a day to correct. If you're concerned about the condition of your ceiling, contact our office for a drywall specialist referral.

## **Skunk Battle Continues**

We can keep trapping these smelly little scavengers, but if folks don't stop putting food out in unprotected bags, they'll keep coming for the buffet. Shopping bags flimsily tied with last night's left-overs, are not appropriate containers to discard trash and will result in birds and wildlife tearing them open and spreading the garbage everywhere, insuring their continual return. Anyone who sees folks doing this repeatedly can report them to our office for further reprimand.

## **Parking Reminder**

Please remember the new parking policy does not allow residents to switch overflow passes from one vehicle to another. Passes have vehicle tag numbers that have to match the car parked in the spot. Guest spots require office issued parking passes when overnighting. No handwritten notes or passes can be used for any reason. As always, residents may call Road Runner towing if a vehicle is parked in their reserved parking spot, but are encouraged to provide neighbors a courtesy warning.

## **No Satellite Dishes Permitted on Roofs or Siding**

## **Dogs— Please Train Your Owners!**

If you're like all dogs, it's tough to go for a walk without "having to go". We understand this and it's ok as long as you train your owners to please clean-up after you. Make sure they always secure you properly on a leash and remind them to keep you up to date with rabies vaccine and license to make sure you don't get into big trouble!

## **Schedule a Courtesy Dryer Vent Cleaning Today**

## **Holiday & Snow Trash Pick-up**

Thanksgiving will be the only holiday service interruption for trash pick-up this year. If inclement weather results in a missed pick-up, please store trash back at your unit until the next scheduled pick-up day. Please remember that recycling must be contained in a closed container or clear bag and loose trash bags set out at night will result in rules violation charges.

## **New Asphalt**

Thanks to everyone for your cooperation in moving vehicles and assisting us in making this massive project a little less painful. Credit also goes to our contractor who did a masterful job of orchestrating the operation and keeping it on track, despite some difficult hurdles. Now that the hard work is done and the roads and parking lots look great, it's up to all residents to keep them looking that way. Please do not discard trash from vehicles in parking areas and avoid using jacks or stands that can damage the surface. Vehicles that leak fluids will be given a warning and an opportunity to repair the leaks, or will need to be moved off the property.

## **Budget Meeting, Tuesday October 6th**

The budget committee has planned a meeting for Tuesday October 6th, 7 pm @ the clubhouse. The purpose of the meeting is to see how the current budget compares with the actual numbers and how expected increases in large line items like insurance, water/sewer and future reserve contributions will affect monthly fees. The reserve contribution is an important part of this equation since it has a big impact on monthly fees and it's also how large scale projects are funded. When communities are first developed, Boards are often reluctant to budget for reserves since it's not popular when things are new. But as communities age (like ours) and things inevitably start to break or need replacement, insufficient reserves can create a heavier burden on present owners. This can lead to deferred maintenance or repair, borrowing of funds with high interest implications or worse, large special assessments. So what's a Board to do? The good news is recent boards have become more diligent about budgeting needed reserves. The previous asphalt project was done 15 years ago and largely financed with a loan at an interest rate of 9%. This asphalt project cost about \$570,000 dollars and was paid strictly from reserves. While this deserves some standing applause, more large projects still loom ahead and with things like siding not yet funded, fees will undoubtedly need to adjust up to avoid future special assessments. These are tough decisions that require careful consideration and strategic planning. Any way you look at it, the work has to get done and it's the Board's unenviable job to figure out how to do it. If you'd like to join in with this challenging effort, please plan to attend.

## **“Got Insurance?!”**

It can't be stressed enough how important it is to have homeowners (HO6) insurance. For less than a dollar a day, you could have peace of mind from unexpected expenses like a \$ 2,500 dollar deductible or worse. Think about all the things you might need to replace if your home suffers a leak while you're away? Tv's, appliances, lap tops, cabinets (to name a few) could all be ruined in the short time you're away at work. Don't kid yourself! These units are nearly 40 years old and if you don't have someone "on your side," or acting "like a good neighbor," you might not make it another "15 minutes" to call the Gecko.