

# NEWBERRY NEWS

También En Español



**Pet Policy Change  
Coming Soon**

**December  
2016**

**Villa Decks**

Recent statistics show a majority of homeowners own either a dog, a cat or some combination of both. The last time the Association passed a pet policy was back when Apple computer was first incorporated. A lot has changed over the past 40 years and so has the idea that residents should only house one dog or cat but not both, 15lbs or less. It's hard to imagine that even back in the 70's someone thought this was a good rule, especially given that most cats and nearly all dogs exceed this narrow margin. As is often the case with questionable rules, Boards are forced to ignore them when enforcing proves unpopular. Unfortunately, it stays on the books and festers like a splinter that hurts too much to remove. Alas, the time has come to tackle this once and for all and adopt something sensible that a majority of prospective purchasers and owners will embrace alike. Everyone knows there's no such thing as a perfect pet policy, but by soliciting feedback and getting input from the community, the likelihood of crafting something more sensible that promotes responsible pet ownership and provides a mechanism for consistent enforcement is much greater. The alternative to passing a new rule, means the Board will have to revert back to the 70's way of thinking and begin enforcement of this unpopular policy. Stay tuned for a special meeting planned in the upcoming months to provide a convenient opportunity for everyone to speak-up and give constructive input on this important issue.

Villa deck replacements will be starting soon and take the better part of a year to complete. Please be sure to look for notices arriving on doors with special instructions about removing personal belongings kept in sheds to allow contractor access. Also important is to understand that if you have a satellite dish mounted on a deck or handrail, **it will need to be removed and may no longer be reinstalled in the same location.** Residents are strongly encouraged to contact service providers for possible alternatives now before service interruption results from dish removals. Anyone with questions about the project can call the office for information.

## **Condo fee "simplified"**

It seems quite a few folks are a little confused when first opening coupon books and seeing \$310 due. Please remember the early payment discount of \$40 dollars applies when paid by the 14th, so the actual amount is \$270. Also note we no longer accept cash and if you elect to use bill pay, we need your coupon book at our office. All payments require a payment coupon or will incur a \$5 dollar admin fee. The Board would like to thank everyone for making timely payments faithfully!

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/ newberryonline.com Road Runner Towing: 703 450-7555

## **Minimum Heat Policy 60F—keep your heat on**

### **Save Water save \$\$\$**

Water savings incentives are still in effect, so be sure to cash in on the \$25 dollar credit for each water saving toilet or washing machine you install. Don't have the money for costly replacements, you can still participate by installing a plastic water-filled gallon jug (remove labels) inside the toilet tank away from moving parts. Do this in all your toilets and you'll earn a free pool guest pass. There's no difference in the way it flushes and each time you'll save a gallon of water. That can add up to thousands of gallons a year!

### **No Satellite Dishes On Roofs**



### **Trash Day “Buffet”**

Leaving unprotected bags out for pick-up only draws buzzards, skunks and a number of other ungrateful Newberry “free loaders.” Besides being a menace, these trash-day frequenters tear-open bags and leave a mess for everyone to clean-up. Always use trash and recycle containers with lids and avoid placing plastic bags. \*Reminder\* There's no recycling on Thursday's and violators will be charged per occurrence.



### **Frozen is Coming...**

Don't get caught out in the cold- prepare for what lies ahead. Drain and shut-off all outside faucets since they usually freeze and break first. If your unit has plumbing inside the shed, open the heat register to your air handler and properly insulate all pipes. Opening cabinet doors on exterior walls can also be a good way to avoid freeze-ups. Remember that space heaters are cozy, but they shouldn't be plugged into power strips or extension chords. Also be sure to keep them at a safe distance from ignitable objects and keep in mind it's suggested not to leave them on “high” settings for prolonged periods. Checking their power chords for excessive heat is also a good habit. If you're thinking about possibly using your fireplace, make sure you get it inspected by a professional first. Storm windows should be properly installed or removed so that their frames don't trap snow which can melt and result in extensive interior damage. Stock-up now on snow shovels and ice melt before it's all gone. On the same note, ice melt goes a long way, so dumping large amounts excessively only pollutes waterways and damages concrete. Finally, if snow does blanket our area, please clean it off responsibly. Throwing snow back into the street after plows have been through, only creates more hazards for everyone and defeats the work already done. Remind kids to avoid playing in snow piles where plows may not see them. Double parking with flashers during a snow storm is a sure way get towed without warning. If plows can't get by your car, they cannot plow the street. Lastly, don't forget to stock-up on milk, toilet paper and bread. Not really sure why you would need these so badly, except everybody likes to hoard them at the very mention of “snow.”

## **Holiday/snow Trash Service**

Christmas and New years fall on Sunday this year, so there will be **no** service interruption during the holidays. Please put trees out for pick-up on Thursdays and make sure they're free from tinsel or garland. Also note that there is never trash service if roads are snow covered, so do not put trash out for pick-up until roads are completely clean.

## **Safety Alert**

Car break-ins continue to dominate the headlines on the daily Loudoun alerts and they don't seem to discriminate in any area of the county. It's always a good idea to lock your vehicle, but a better idea is not to leave anything inside or insight. Also more common these days are phone scams including folks pretending to work for Dominion Power threatening to shut-off power, IRS agents that claim you owe back taxes, and a variety of other creative schemes that include sending cashier's checks for more than the agreed purchase price of an internet sale and demanding the extra money back. These checks are typically fraudulent and may take several days to detect. Whatever the case, do not be fooled by something too good to be true since it almost always is.

## **Holiday Decorations**

Decorations may not be attached to exteriors with nails, screws or anything that may damage surfaces. All decorations must be removed (30) days after the holiday event.

**Newberryonline.com**  
**“Anytime”**

## **Going away for the Holidays, shut-off main water valve**

## **Winter Remodeling Tips**

Got some remodeling ideas— be considerate. Quiet hours are from 9pm to 7am, so roll that paint all night long if you like, but put away the hammer and drill after quiet time. Please inform your contractor they must remove all construction debris off site. The trash company will only haul up to 50lbs of household waste, so don't put construction debris curbside. Also be mindful of containing spills on affected areas. If you're installing a new fixture like a toilet and water spills below, including possibly in your own unit, remember you're responsible for the first \$2,500 of damages. Don't have \$2,500 dollars lying around, call your insurance agent or Nationwide (703 779-0111) for an inexpensive HO6 policy that costs about \$20 dollars a month for peace of mind from these types of mishaps. Make sure your main water valve holds before attempting a repair that could end in a flooding disaster. Don't forget to inspect and replace old washing machine and refrigerator hoses. Finally, if your remodeling gets major like a bathroom addition, remember to get prior Board approval first.

## **Snow Helpers Wanted**

Please contact our office if you'd like to be considered for snow help during storms and we'll pass the information to others looking for help, or keep in on hand when we need it.

**All Our Best TO YOU &**  
**Yours for a Safe &**  
**Happy Holiday Season!**