

NEWBERRY NEWS



September
2016

Pool Season

Annual Owner's Meeting, Tuesday October 25th, 7:00 Pm

Please be sure to mark your calendars for this year's annual owners meeting Tuesday, October 25th at 7 pm. @ the Newberry Clubhouse. Even if you plan to attend, please be sure to drop off or mail your proxies to our clubhouse location at 1701 W. Greenthorn ave. asap. The first 150 proxies received in our office will automatically be entered to win a \$75 dollar gift card to be raffled at the meeting. Achieving the quorum requirement in advance of the meeting insures our ability to hold the meeting without delay for a technicality. Items on the agenda will include a brief presentation from Loudoun's community policing officer, the election of two (2) Board Members and a detailed summary of the year's accomplishments and challenges ahead. Any owner in good standing (current with dues) interested in running for the Board should submit a paragraph size resume to our office no later than Monday September 26th to be added to this year's ballot.

Light food & refreshments will be served during intermission, so be sure to take advantage of this once a year opportunity to meet your Board & neighbors in a casual and informative setting. Meeting notices to arrive by mail first week in October.

The \$ 200,000 dollar interior pool renovation completed this spring did wonders for a bright and inviting new look that was hard to resist all summer long. Thanks also in part to a hard working guard staff that kept things squeaky clean and the water crystal clear. Not only did they do a nice job with the "house-keeping," but their polite and diligent style of guarding was comforting and reassuring to watch. We hope everyone got a chance to enjoy this magnificent amenity and please remember to keep your pool passes in a safe and convenient location where they can be found again next year.

Fireplace Inspections Required!

Please remember that insurance regulations require fireplaces be inspected every year **before they're used**. If you plan on using yours, you must get it inspected before November 1st. Inspections are reasonably priced and cleanings can be done at the same time. If you fail to inspect your fireplace and should experience a chimney fire, the insurance company could take issue with negligence when considering claim coverage. Don't take chances, contact "The Chimney Expert (703 999-4505). **Proof of inspection must be submitted to our office before using your fireplace.**

OFFICE HOURS:8:00-4:30 Monday-Friday closed 12-1for 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



“More Trash Talk”

Guess what happens when you throw-out last night's left-overs in unprotected plastic bags? The crows, vultures, **skunks**, dogs and cats have a feast. Only problem with this is the disastrous mess left behind! Folks, it happens every trash day. Animals are smarter than we think and have a much better sense of smell. They can spot those unprotected bags from up high and down low. Even worse are those simple minds that think they can skirt the system by using Safeway bags. Are you kidding me?!! Anyone caught putting trash out in violation of the rules can expect to pay for it. The many hours our crew spends picking-up these hideous piles left behind are ridiculous and has to stop. On a similar note, folks also have to stop comingling recycling with food, or the trash people won't pick-it up. Recycling is not an option, it's the law. This means you don't get to choose if you want to recycle, it's mandatory!

Recycling material is only picked up on Mondays, so if you purchase a big screen tv and put your box out on Thursday, it will not get picked-up. That goes for our crew hauling it away as well. This means that when you arrive home in the evening, you will still find the same cardboard box lying on the lawn and so will the whole neighborhood which as you may know from law enforcement, can attract criminals. It's always a small minority that can ruin it for the rest and no one should have to live around these inconsiderate beings. If you see your neighbor repeatedly violating the rules, report them or they won't stop. Let's rehash the key points one more time:

Store trash in containers and put out Monday's & Thursdays. Recycling should be stored in closed clear bags or containers and put out Monday's **only**. Trash containers may not be set out before 6pm the eve prior to pick-up and returned to their place of storage by 8am the morning after pick-up.

Bicycle Path Bridge?

A special thanks to Koran Saines & Matt Leslie (county supervisor & staff) for attending last months meeting and providing a brief update on proposed improvements at the library, firehouse and bike path intersection. As many of you heard, the proposed improvements at the W&O trail and Sterling Blvd are not an adequate long term fix and would be better served with a new bridge over or under-pass. Unfortunately, there's currently no funding for the approximate 6 million dollars required for such an improvement. One owner voiced interest in helping to push this along by possibly soliciting for donations for this important project. If you would like to join him with this effort, please email Robert @ latham.robert@gmail.com for more info.

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. **You may only obtain two overflow passes per unit for a 90 day period.** 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 when possible. Towing rates have now increased to \$160 dollars (plus storage) so avoid this costly mistake. Please remember that any vehicle parked on the property must be legal (tags-county sticker-safety inspection) and operational.

No Satellite Dishes Permitted on Roofs or Siding

“Security Alert”

An observant resident recently witnessed a vehicle suspiciously cruising around the neighborhood when someone got out of the car and retrieved delivered packages off a neighbors doorstep. This incident was reported to the police and highlights the importance for folks to avoid having items shipped to your door unless someone is home to retrieve them .

Loudoun Pet Law

1. Control your dog in public on a leash with a secure collar or harness if necessary.
 2. Pick-up and dispose of pet waste
 3. License and vaccinate your pets
- The penalty for violating the law is a \$250 fine per offense.

Villa Decks This Fall

The engineer wrapped-up the Villa deck designs that feature solid construction and maintenance free synthetic decking and rails designed to be longer lasting and less maintenance than original construction. Work is expected to start middle of October and will last nearly a year to complete all 84 decks. Affected units will be notified in advance of scheduled work so residents can prepare by removing personal belongings from storage sheds that will need accessed during the process. The total cost of the project will run more than a half million dollars, but will insure that deteriorating decks don't pose a hazard to residents or the crew attempting temporary repairs. We apologize for any noise or inconvenience this will cause, but trust the improved design with maintenance free features will be worth the wait.

Budget Meeting, Tuesday October 4th

Ever wonder how a community as large as ours comes up with the condo-fee amount? The process is quite simple at first glance, but admittedly a little more complicated as you go along. The first step is to review the previous year and see how well actual numbers stacked-up. As you track variances in each account, you can adjust next years numbers to reflect the difference. This is usually what's referred to as the operating side of the budget and tends to be pretty simple. Things get a little more complicated when we look at the reserve side. How much is really enough? Budget too much and fees skyrocket– budget too little and there's not enough money, often forcing Board's to consider special assessments. These can be a jagged pill to swallow when after all, who's got thousands of dollars lying around often due in only (30) days? The engineering “reserve study” is the gold standard that Boards rely on for determining reserve contributions, but what happens when repairs are necessary that are not included in the reserves? A good example of this is roof shingles needing replaced (in the reserves), but deteriorating FRT plywood necessary at the same time (not in the reserves). These large sums can often be huge burdens on older communities and they have to be made-up somehow. It's a delicate dance that can quickly lose its rhythm (pardon the analogy), but you're starting to see how complicated this can be. The basic rule of thumb is as communities age, fees increase– but how much is a difficult question. Wanna be a part of the process, attend the budget meeting. And if by chance you can't make it, at least now you'll better understand how much careful thought and consideration is given to determine that illusive exact amount needed to cover expenses and not break the wallet.