

NEWBERRY NEWS

June
2017



Villa Decks completed ahead of schedule

The county inspector just finalized approval of all 64 Villa decks that were expected to take nearly a year and completed ahead of schedule in just six months. The new design features more solid construction with 6x6 beams and synthetic materials expected to provide years of maintenance free use. A special thanks to all residents for your patience and cooperation during this trying process.



Pool is now open weekdays from 2-8 and weekends from 12-8. Please remember to get your pool passes validated at the clubhouse during normal hours. NO glass may be brought inside the pool area and no street cloths may be worn in the water. Parents must keep a close eye over young swimmers especially if the pool is crowded. Guest passes only available at the office.

Recycling Reminder

Recycling (bottles, card-board-boxes, cans etc.) may only be put curbside MONDAYS, **not** Thursdays. The trash company will not pick-up cardboard or recycling on Thursdays and residents who litter the property by putting out recycling may be subject to rules violation charges. Please remember that trash bags cannot be placed out at night, cans must be returned to place of storage by next morning and nothing should be left curbside loose or not secured.

Pet Amendment

Thanks to everyone who provided valuable feedback on the preliminary pet amendment language recently mailed to all owners. Most of the comments received were constructive with several good suggestions on avoiding ambiguous terms that could be hard to enforce. The attorney was forwarded a summary of these and should hopefully reply promptly with some of the proposed changes. Please remember that you must license & vaccinate dogs and cats against rabies (required by law), always secure dogs properly with a leash or harness and be sure to keep a bag on hand (available at our many stations) to clean-up waste in a timely manner. We love responsible pet owners!

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

Insurance Losses

Everyone's probably familiar with the reality that too many insurance losses often result in rate increases or worse, getting dropped by your carrier altogether. Condominium insurance is no different. If our association has too many claims, it's not long before rates increase or we get cancelled by our current provider. Condominiums in general, are not attractive as a market for insurers due to their inherent high risks, particularly as they age. An example of this is a recent incident of a toilet supply line leak that occurred during an owners absence resulting in nearly \$30,000 dollars of damage to a two-bedroom condo, not including personal belongings. Flexible supply lines are a great invention and convenient, but their shorter lifespans need periodic replacement. Even the newer stainless steel braided ones utilize internal rubber that doesn't last forever. It's also important not to forget those washing machine hoses that are out of sight and out of mind. Speaking of out of sight, ever check that refrigerator ice maker line? Please be sure to take few a minutes and survey all your flexible lines/hoses that could be a ticking time-bomb waiting to happen. Most can be easily replaced by the "do-it-yourselfer" and are penny's on the dollar compared to the damage they can cause. If you do suffer a leak, remember that owners are responsible for the first \$2,500 dollar deductible which by comparison, makes a \$5 dollar supply line look pretty cheap. Be sure to also check that your shut-off valve is holding properly before attempting any repairs and if it's not, replace it now before an unexpected emergency results in a water hemorrhage that may also drain the wallet.

Got questions-get answers!
newberryonline.com

No Grilling On Balconies

Please remember that **grilling with open flame or storing propane tanks on balconies is prohibited.** Maintain at least 11 feet from any building structure when grilling with an open flame.

Pool Party Saturday, July 15th

Kids prepare to attend the annual pool party set from 1 to 3pm with food and drinks for kids of all ages. A brief intermission will be followed by the adult (only) party to start around 5pm. Favorites like door prizes, music, food and drinks along with water-volleyball are sure to heat things up. Up to (4) tickets for the event are now available at the clubhouse. Anyone interested in helping out should contact the office for more information.



No Satellite Dishes on Roofs, Brick or Siding

Board Candidate?

Association business is tough work, with long hours and little reward. Difficult decisions can require lively debates that don't always have easy solutions, but if you've got what it takes, send us your resume and plan to attend meetings the third Tuesday of every month. Well informed and active owners, are well positioned for leadership vacancies as they occur. Board elections are held in October, but everyone is welcomed to attend monthly meetings.

*** Note: No meeting in July***

The Importance of a Reserve Study

It's not uncommon for Board candidates to run on a promise of "keeping fees low" in hopes of getting elected, but this flawed approach, more popular with communities in the 80's & 90's often left them with no funds when it came time to do important repairs such as streets and roofs. The usual remedy of special assessments, substantial fee increases, or both is never popular among those same owners that like the idea of low fees.

Reserve studies are not just a good planning tool for future repairs, they're also a requirement by law. Our engineering firm just completed a recent site inspection and initial indications suggest we're right on track with what they recommend should be set aside for future reserve projects. While no one can completely predict everything older communities will face as they age, it's reassuring to know that the experts tasked with this important role, agree with our financial strategy and see no need to deviate from our current budgetary contributions.

No Backyard Pools!

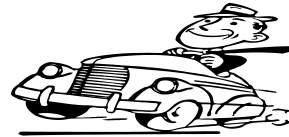
It takes more than 300,000 gallons of water to fill our pool(s), which means we can't fill yours. Sorry, no backyard pools allowed.

Mulch Fire Awareness

Each year the fire dept. gets multiple calls for mulch fires during spring and summer. These fires often smolder and start small, but can grow quickly into a devastating fire, and since there's usually no smoke detector outside, they often go undetected. Be sure not to discard cigarette butts or other flammable material near mulch beds.

Roofs

Roof replacements continue on pace to be completed in the next few years. The oldest (Triminiums) are now all new and about 1/4 of the townhomes were finished this year. More town homes are expected to get done next year and the Villas should follow soon after.



Slow Down & Turn It Down!

A/C Needs Routine Service

It's getting hot, so a/c's are working extra hard to keep up. Remember that they also sweat (a lot) when it's hot, so they need to have their drain lines blown-out or cleaned every year. Leaks that result from back-ups can be damaging and costly.

Thanks to Loudoun County !

Thanks to Loudoun county for completing the north portion of sidewalk from Sherwood Ct. to Sterling Blvd. This project has been in the plans for several years and finally came to fruition thanks to the cooperation of Newberry I & Newberry II. Not only will it now be easier for kids to walk to Sterling Middle and Guilford Elementary, but it will also be safer by eliminating the need to cross a busy street like Greenthorn. Special thanks to Supervisor Koran Saines for staying on this and making sure it got done!