

NEWBERRY NEWS

También En Español

Amendments “Passed”

Almost exactly a year after the first pet committee meeting was held in the clubhouse to discuss a change to the pet policy, the amendment(s) proposed at the annual meeting “passed” by the necessary 2/3rds majority required to adopt them to the governing documents. Specifics about when they will be filed, grandfathering existing pets, and the registration process are still being worked out, but expect more on this in the upcoming months.

Buzzards are Back!

Our office continues to receive calls on trash days about crows and buzzards tearing open trash bags and leaving an unsightly mess in their wake. This results when residents refuse to use sealed containers when discarding trash curbside, and often comingle trash & recycling in inadequate small plastic shopping bags. Initial hopes that residents might be spared the inconvenience of transporting plastic containers to and from storage locations to the curb may now need to be revisited. The Board is currently looking at possible options to issue all residents a dedicated trash container to help stem this worsening problem. Stay tuned for more on this.

MARCH 2018 Insurance market Is Tightening

Everyone by now should be aware that owners insurance deductible went from \$2,500 to \$5,000 this year. For those who may still be unclear what that means, the following examples should help:

1. Your water heater leaks, or you have a plumbing break flooding your unit, or worse a unit below yours and the damages are less than \$5,000 dollars, our master insurance will **not pay a single penny towards repairs.**
2. A kitchen fire results in major damage to yours and possibly other units costing \$50,000 or more, our insurance will pay to restore all the damage to the units, but only replace original fixtures and flooring such as carpet and linoleum, and **you'll have to pay \$5,000 dollars and replace your personal belongings and upgrades.**

Don't want to pay \$ 5,000 dollars, get an H06 unit owners policy. For about \$20 dollars a month, you'll have peace of mind that not only will you save the \$5,000 deductible, you will also have personal belongings coverage, improvement and betterments protection for expensive upgrades such as hardwood floors, and loss of use allowance in case you can't stay in your unit for an extended period while repairs are underway. For more info, talk to your agent or call Nationwide @ 703 779-0111.

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

Yard Sale, Saturday May 5th

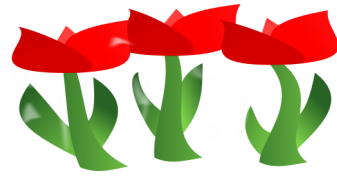
This year's yard sale will be held Saturday, May 5th from 7-12:00 at the clubhouse parking lot. Anyone interested in reserving a table should call the office on a first-come first-served basis.

No chaining Or Storing bikes in front yards or Common Areas



Pool Registration forms attached

Please review and complete the attached pool registration form for the 2018 summer pool season. The clubhouse office will be open daily from 8-4 (starting April 1st) for pool pass renewals and (2) Tuesday evenings before and after Memorial day until 7 pm for additional convenience. Everyone must renew pool passes every year and there's a \$5 dollars fee for replacement passes. You must provide proof of residence for all residents in your unit to obtain passes every year. Owners who elect to rent your unit to tenants must choose between retaining pool privileges or conveying them to your tenant(s) **but not both**. Anyone who does not have a current valid pass, will not be permitted access to the pool area. Pool hours are M-F 4-8 pm during school session, 2-8 after school and 12-8 weekends and holidays. Guest passes (\$30 for 10) may only be purchased at the office. Please remember that there's no glass or alcohol allowed in the pool area and you may only smoke and eat in designated locations. Please see our pool rules for more information about using the pool.



Flower Bed Tips

Expect landscapers to start edging, weeding and mulching flower beds in the weeks ahead. If you're a "do-it-yourselfer" and would rather maintain your own bed, please install reflector(s) in an obvious location signaling the landscapers you'd like your flower bed skipped. Keep in mind that if you elect to maintain your own bed, it will be necessary for you to weed and mulch at your expense. We'd also like to take this opportunity to remind folks to **plant sensibly**. Consider how large plants and trees will grow over their lifetime before planting near buildings, foundations, fences and utilities. Remember the amount of canopy you see above is a good indication of the roots that will form below. Tree roots can also be a big issue for sewer lines if they find their way and create an obstruction. With so many mature trees, the association does not have resources budgeted for routine pruning of personal trees, so keep this in mind when making selections. Lastly, be sure to always get prior Board approval before planting anything permanent in the ground.

Grills Not Permitted On Balconies

Please remember that Loudoun County's fire prevention code does not allow use of open flame grills on balconies or within (15) feet of any combustible construction. This rule is not only intended for safety reasons, it also serves as a courtesy for upper level units who may have open windows and not want smoke infiltrating their unit. Grills may only be used in back of units (where possible).



Saving Water saves Money!

Did you know that if you replace your old toilet with a new water saving one, you can earn an instant \$ 25 credit on your account? Not only does saving water save you money right away, it also saves everyone money by reducing one of our largest common expenses. The following are more helpful tips to save on this important resource:

1. Always use a spray nozzle on hoses when washing cars and do not leave unattended hoses running water down the drain.
2. It's ok to wash your own car from time to time, but it's **not ok** to wash cars as a business or for guests routinely.
3. Consider shutting off your shower while soaping up or shampooing, not only are you saving water, but you're also saving money on reduced electric bills with less hot water consumption.
4. Please remember that backyard or kiddie pools are **not allowed**.
5. Try to avoid leaving running faucets while brushing teeth or cleaning dishes.
6. Lastly, don't put off replacing a leaky faucet or running toilet. Not only is it wasting water, but it's also eroding your fixtures .

Greenthorn Parking

It's no secret that parking on Greenthorn has become increasingly more congested and it's problematic when vehicles encroach into turn lanes or intersections creating blind spots. If you see vehicles that have out of state tags parked permanently, park too close to intersections or encroach into turn lanes, contact the Sheriff's office non emergency # 703 777-1021 or email our deputy @ dawn.s.taylor@loudoun.gov



Put it out, all the way out, every time!

Too often cigarette butts, other smoking materials, or left over charcoal get discarded in a variety of ways that create a fire hazard. Folks don't realize that the burning end of a cigarette or cigar, despite being small, generates enough heat to start a fire on nearby materials such as mulch or cardboard. If you are a smoker or know someone that is, follow these simple safety tips to ensure you don't put yourself, your family or others at risk:

1. If you smoke, smoke outside.
2. Put out your cigarette/cigar butts in metal or ceramic container filled with sand.
3. Soak butts or ashes in water before putting them in the trash.
4. Never smoke where oxygen is being used.
5. Don't smoke if you're sleepy, drinking, or on medication.
6. Keep matches and lighters out of reach of children.

In 2016 there were **3,390 reported fire deaths** in the US, with **10.6 billion dollars** worth of property damage.

Play ball, but only in Appropriate Areas

Please remind kids that playing ball can be lots of fun as long as it's **not in the streets, parking lots, front yards, or closer than 30 feet to buildings**. This common sense rule was adopted to insure the safety of kids and to protect vehicles and buildings from incidental damage. It also helps protect the lawns from developing unsightly and ugly bare spots that no one likes. Thanks to all the parents for helping us reinforce this with the kids.