

NEWBERRY NEWS

June
2018



Board adopts Pet Policy

Effective July 1st, all residents will need to register their dogs/cats at the office within thirty (30) days and provide verification of rabies vaccine and or license as required. Residents that have more than the two pets allowed, must register their pets within the same period to be "grandfather" for them to remain. Please look for more information on this arriving in the mail shortly.



Pool is open weekdays from 2-8 pm and weekends from 12-8pm. Please remember to validate all pool passes at the clubhouse during normal hours. **NO glass** may be carried inside pool area and no street cloths may be worn in the water. Parents must keep a close eye on young swimmers, especially if the pool is crowded or at the wading pool. Guest passes (10 for \$30) only available for purchase at the office.

Trash /Recycling Change!

State law requires **everyone separate trash from recycling**. In other words, no cardboard, cans or bottles can be mixed in with trash and no styrofoam, food or other household waste with recycling. Loudoun county ordinance states the following: **"All trash and recycling must be stored and placed curbside in a container with a tight fitting lid."** As a result of mounting pressure from several residents, the Board has addressed the issue in the language of it's trash/recycle policy to more properly align with the county ordinance . In other words, previous loose bags acceptable for trash and recycling, **but in conflict with the county ordinance may no longer be used** for storage or disposal of trash and recycling. Residents who fail to comply with the ordinance, or set out recycling on wrong days (Thursday's with no pick-up), will be identified and issued rules violation charges assessed to their accounts. It's blatantly unfair for the many responsible residents doing a nice job with trash and recycling to pay more as a result of landfill increases because others feel they are above the effort of properly recycling reusable materials. Everyone needs to do their part to manage trash responsibly. **Note: Containers not retrieved by 9 am the morning after pick-up will be hauled back to the office and can be retrieved during normal hours for a \$ 10 fee.**

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



Local Bus Stop Coming Soon

Starting in July, Loudoun county transit buses will now better serve our area with route 985 from Sterling to Reston offering a new stop between Newberry and Chase Heritage. For more information, checkout the link:<https://www.loudoun.gov/buschanges>



Please remember vegetables may not be planted in front flower beds

Ceiling Collapses

They say an “ounce of prevention is worth a pound of cure.” The same can also be said for a box of screws vs. a room full of drywall and dirty insulation. There have been several reported incidents of upper ceiling collapses or impending ones, particularly in the three story townhomes. This potentially hazardous issue is a result of 70’s construction that used smooth shank nails instead of screws that get loose over time and eventually let go. If you’re handy, reinforce ceilings with additional screws and if you’d rather call a contractor, contact our office for a referral.

Got questions-get answers!
newberryonline.com

No Grilling On Balconies

Please remember that **grilling with open flame or storing propane tanks on balconies or in sheds is prohibited.** Fire code requires everyone to maintain at least 11 feet from any building structure when grilling with an open flame.

Pool Party Saturday, July 28th

Kids prepare to attend the annual pool party planned 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. Old familiar favorites like door prizes, music, food and drinks along with water-volleyball are sure to heat things up. Four tickets per household may be obtained at the clubhouse, but not at the door. Volunteers are needed, so anyone interested in helping should contact the office for more information.



No Satellite Dishes on Roofs, Brick or Siding

Board Candidate?

Association business is hard work, often with long hours and little reward. Tough decisions can be demanding and don’t always have simple 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 owners are better positioned for leadership vacancies that may occur. Board elections are held in October, but everyone is welcomed to attend monthly meetings.

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

Summertime Common sense reminders

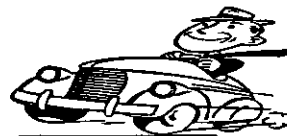
Everyone's favorite time of year only lasts a short time, so let's make the most of it and practice some sensible behavior while outdoors. Parents, please remind kids to always wear a helmet when riding bikes and to never dart in and out of cars where they may not be visible. Drivers feeling the groove from their favorite music need to remember to turn it down as not everyone may be feeling that festive mood late at night. Let's be respectful of our neighbors by wearing appropriate cloths and not "cat calling," an offensive gesture that's rude and not permitted. Please refrain from smoking, but if you must, discard your cigarette butts in a designated container to minimize the trashy appearance and potential fire hazard. Kids are encouraged to play outside, but hitting or kicking balls in common areas close to buildings where glass windows are no match is not allowed. Finally, let's be safe and considerate when playing with fireworks. Nothing is worth a trip to a crowded emergency room over a brief fun time. Explosive fireworks are not permitted anywhere in the state and all other types should be used with caution, have adult supervision, and be responsibly cleaned up afterwards. Our staff and Board wish you and your family and festive and happy fourth of July!

No Backyard Pools!

It takes 300,000 gallons of water to fill our pools, which means we have nothing leftover to fill yours. Sorry, no backyard pools allowed.

Roofs

All Triminium and town home roofs have now been replaced and Villa apartments will be the last remaining ones scheduled for next year. Now's a good time to check your attic insulation and consider adding more if levels are below roof trusses.



Slow Down, speed limit 10mph

A/C Needs Routine Service

It's getting hot, so a/c's are working extra hard. They also sweat like humans (a lot) when it's hot, so drain lines need serviced, blown-out or cleaned every year. Leaks that result from back-ups can be damaging and costly, especially to lower level units.

Insurance Deductible \$5,000

As a result of the recent uptick in natural disasters, insurance rates are on the rise and so are deductibles. **The master policy deductible is now \$ 5,000.** The association has already had two incidents where owners did not have adequate or any coverage for the deductible and needed to come out of pocket to cover a loss. Don't add to the misery of finding a catastrophe like a flood or fire and then realize you don't have the financial resources to perform repairs or repay the \$ 5,000 dollar invoice you may receive for damages you caused to another unit. Call your agent today and get the right coverage to make sure "you're in good hands," or try our agent at (703) 779-0111 for an inexpensive quote.