

NEWBERRY NEWS



September
2021

2021 Pool season

Annual “virtual” Owner’s Meeting, Tuesday October 26th @ 7:00 pm

It’s hard to believe that more than a year after the start of the pandemic, precautions are still recommended when holding large indoor gatherings due to the highly transmissible Delta variant. As a result, the Board has elected to hold the annual meeting virtually again, so please be on the lookout for notices and information on accessing the meeting arriving in that mail shortly. This year there are (2) three-year terms, and (1) one-year term up for election, so anyone interested in running for these positions, needs to provide a one paragraph biography no later than Wednesday September 29th to be included on this year’s proxy/ballot.

As in previous years, the first 150 proxy’s returned to our office will automatically be entered for a \$100 dollar gift card drawing the night of the meeting, so be sure to return yours right away. It’s also very important that we can communicate with all owners electronically, so if we don’t have your current email or mobile phone on file, please contact our office and update your information promptly. The office remains open by appointment only and anyone entering the office needs to wear a face covering for everyone’s safety. This too shall pass, but we’re not quite there-yet.

The staffing shortages that have plagued so many industries this year, were particularly hard on area pool contractors that rely heavily on an international work force unable to travel again. This resulted in a delayed start to the season, but thankfully allowed us to still open the pools in time for many to enjoy the remainder of the summer season. We hope everyone got a chance to visit one of the areas largest pools and wanted to remind folks to be sure and keep your passes in a convenient location where they’ll be easily located next year. A special thanks to the friendly guard staff for hanging in through a tough year and making it to the finish line on Labor Day!

Insurance rate increases expected

Anyone who’s gotten a recent insurance renewal has probably noticed considerable rate increases, even without claims. This is not unique to individual auto and homeowners policies, but also the case with condominium association master insurance policies. The costly losses from fires, hurricanes and an increase in serious automobile accidents has forced the insurance industry to pass costs down to consumers - in a big way. We’ve already been notified that many carriers are no longer interested in insuring older communities like ours, so rate increases will be unavoidable and deductibles for new communities now start at \$10,000 dollars. The Board will be looking at this carefully in the months ahead and wants to remind everyone to be sure and have an H06 policy that provides coverage for these deductibles.

OFFICE HOURS:8:00-4:30 Monday-Friday (currently open by appointment only) Phone:703 430-3099/ E-mail ncaass@aol.com-emergency pager: 703 282-8859-newberryonline.com Road Runner Towing: 703 450-7555

Fireplace Inspections

Please remember to have your fire place inspected every year **before it's used**. 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 may take issue with negligence when considering a claim. Don't take chances, contact a chimney sweep for an inspection before it gets cold. **Proof of inspection must be submitted to our office before using your fireplace.**

Nuisance crimes are increasing

The office is getting more reports about vehicle tampering's and nuisance thefts. Thieves have gotten so resourceful, that they've even gone to removing old parts like catalytic converters for scrap. It's hard to imagine that someone could manage to cut-off an exhaust system undetected, but it's happening, and more often than you think. What can you do to protect yourself from becoming a victim? Most importantly, leave nothing of value in your vehicle, especially in plain sight. Lock doors and windows, leave lights on, and consider installing a ring type camera. If you do see or hear something suspicious, call the sheriff's none emergency number at 703 777-1021. Better to report something that may not be an issue, than not report something that is.

Backyard fences

Our office gets a lot of questions about who own's the fences and who's responsible for what? The developer initially installed the side partitions (the association's) and most owners have since installed the enclosures with gates (the owners). Our intent was to replace the sides in the upcoming year or two, but that may hinge on lumber prices that have gone through the roof, returning to more normal rates. Owners will be given an opportunity to get enclosures done at the same time at a reduced contracted rate, so stay tuned to see how material costs do to avoid overpaying during peak a period.

Budget analysis

The Board still expects to hold an in person budget meeting in the months ahead to allow owners an opportunity to review budgetary numbers and see how we faired with budgeted amounts versus actual income & expenses. This gives owners a unique view as to what goes into determining how much condo fees will be for the upcoming year. The basic formula is to estimate what will be needed for the operation of the community such as water, trash, landscaping, staffing and insurance to name a few in addition to what our engineer estimates future reserves like roads and roofs will require. Once all numbers are tallied, we simply divide them by twelve months and 595 owners to come up with the monthly fee. This is not some arbitrary number that can be easily manipulated, but an exact amount based on actual figures and educated estimates. While it's not an exact science that can take absolutely everything in consideration, it is the best tool Boards have to make informed decisions about their communities financial future. Proposed date for the meeting to be announced on the marquis sign in the weeks to come.

No satellite dishes on roofs brick or siding!

Office remains open by appointment only at this time

In order to minimize the spread of the virus and the substantial costs associated with professionally sanitizing the clubhouse, the office remains closed for walk-ins but otherwise operating as usual. Parking passes can still be obtained during normal hours and will be taped to the front door. Payments can be dropped in the parking lot depository (no cash), phoned in, or mailed as usual. Please bear with us as we continue to insure the best way to maintain an uninterrupted office operation with the safety of all involved.

Home sales & the basic rules that apply

The marathon sales that transpired this summer finally appear to be cooling off a bit. Prices hit record high's with most sellers enjoying substantial gains over previous years. High demand and low interest rates combined to make this one of the most active sellers markets in recent history. As a result, several new owners have moved into the community, so it's a good time to review the usual hot-button topics faced by most communities, pets-parking & trash. If you've recently made Newberry your home and you have pets, please remember that they must be licensed, vaccinated and registered with our office (30) days after arrival. Pets may not be left unattended on balconies, or tied to common areas. Pet owners must always leash and clean-up after their pets and can utilize one of the many convenient pet stations to discard waste. We would also like to remind folks that feeding animals in common areas is prohibited.

Reserved parking spots don't require special permits, but guest spots require an office issued 3-day pass when overnighting and are only for bonafide guests. Overflow parking areas allow for up to two additional vehicles registered to your Newberry address and require an office issued 90-day overflow parking pass. These spots are on a first come first served basis, and demand for them exceeds availability, so residents should plan around parking vehicles in spots during the day when demand is low. Overflow passes have vehicle tags on passes, so can't be swapped and are enforced at all times.

Trash collection is on Mondays and Thursdays, but **recycling** (required by law) can only go curbside on **Mondays** (this includes **beer bottles and cardboard**). You must place your trash and recycling curbside in a sealed container with lid. Mattresses, furniture and other special pick-up items must be scheduled in advance with American by calling 703 368-0500. Trash violations litter the landscape and will be pursued aggressively with violation charges.

Committees

Got some extra time and think you want to volunteer? How about joining a committee to help with community issues. Several residents did just that when they participated in our Spring stream clean-up day collecting nearly a dozen bags of trash and even removing a mattress from the creek. The change made a huge difference in an area that was looking terribly neglected. We'd like to continue building on this by organizing another event to remove some of the overgrowth to create more visibility and discourage people from loitering in the woods. Give us a call and we'll put you on the list for this or other community issues you'd like to pursue.

Newberry is hiring

The competitive labor market has not only affected other industries, but also our ability to retain & recruit qualified maintenance staff. If you no someone who's got a "can do" attitude, strong work ethic, likes working outdoors, dependable and works well with others, tell them to call our office and consider joining our team.

Town home painting

Crews are starting their next paint phase on the town homes located on Marsden, Salisbury and Temple courts in the weeks ahead. They will be painting wood trim, windows (non-vinyl) doors and rails. Owners need to remove screens on original wood windows (vinyl not necessary) to insure window frames are painted. Future notices will also go out for front door painting that will require someone to open doors so that the contractor can paint the entire door, without leaving the border unfinished. Your cooperation with this is greatly appreciated.

**Dryer vents need
routine cleaning,
check yours today!**

DID YOU KNOW?

The 'Three Rs' are in order of importance. Think about how you can help the environment by reducing, reusing and recycling.

REDUCE.

The best way to manage your waste is to not produce it in the first place.

REUSE.

Goods and items that you have already purchased can be used more than once.

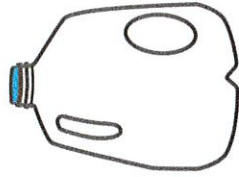
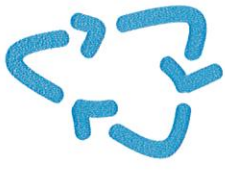
RECYCLE.

Your old things can be reprocessed and made into something new!

Printed on post-consumer paper

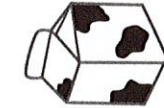
Recycling is easy.

Just think before you throw®.



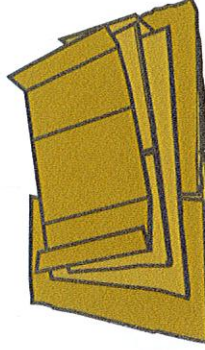
RIGID CONTAINERS

Jugs
Bottles
Cartons
Tubs
Trays
Buckets
Bins



CANS

Aluminum
Steel
Aerosol



CARDBOARD

Shipping / Moving
(flattened)
Cereal
Paperboard
Frozen food



PAPER

Office
Magazines
Newspaper
Books
Mail
Shredded
(bagged)



Bags



Phones



Diapers



Food



Foam



Clothes



Cables/Lights



Wrappers

ALWAYS put in your bin.

NEVER put in your bin.