



Annual Meeting Update

December
2021

The mild Winter not likely to last

We hope everyone got a chance to attend this year's "virtual" annual meeting, but for those who couldn't make it, here's a brief summary of what took place. The meeting was called to order by Jason Kitzmiller at 7:11pm, with 167 owners by proxy, in addition to those attending. Items discussed in the agenda included meeting notice, approval of previous minutes and the gift card drawing won by an owner on Temple Ct. Management reviewed the years events including a main water line repair among other routine work, and some interior plumbing leaks that resulted in several insurance losses. A large claim in the amount of \$57,000 dollars was successfully charged to a renters policy, helping to avoid what could've been another bad year of losses. Pictures were shown of the Spring creek clean-up with Tina Tomlin and other volunteers picking up dozens of trash bags, and assorted items. There were several favorable comments about the new pump house deck made from all synthetic materials that should be long lasting and maintenance free. The election results were provided with Jason Kitzmiller, Paul Jeffers and Linda Berend elected for another term. Residents were also reminded to use sealed containers for trash and recycling, to call American for special pick-ups of unwanted furniture and mattresses, to be respectful of reserved, guest, and overflow parking, and to report violators to our office whenever possible. Questions were answered about crime, siding, bill-pay, parking numbers and overcrowding, just to name a few. We appreciate all the great input during the chat session, and hope that next year we can once again resume meetings with everyone close and in person.

It's hard to ignore global warming when it's almost end of December and we've not had our first encounter with frozen precipitation. It would be nice if this mild pattern continued, but long range forecasts are suggesting things will likely turn considerably colder. With that in mind, the following are some seasonal reminders that will have you be better prepared should things turn for the worse.

If you have a garden hose, drain it, reel it up and put it away. While at it, turn off outside faucets from inside, and open them so the water will drain and not freeze or break a pipe. If an interior shut-off valve is not an option, consider installing an insulating cover that attaches to the exterior to help keep it from freezing. It may not be enough in extreme cold, especially with strong winds, but it can't hurt. For Villas and two-story town homes (with plumbing in the sheds), keep them warm and pipes insulated to avoid possible freeze damage. Make sure you check and periodically exercise your main water shut-off valve to insure it will work in the event something should break unexpectedly. On that note, take a look at your insurance policy and check to see if you've got coverage for the master policy \$5,000 deductible. For more information on this, call Nationwide at 703 779-0111 and get a quote on an H06 policy that's customized for you, so you only pay for what you need.

OFFICE HOURS: 8:00-4:30 Monday-Friday closed 12-1 Phone: 703 430-3099/ E-mail ncaass@aol
After hours emergency pager: 703 282-8859/ newberryonline.com Road Runner Towing: 703 450-7555

Gutter Cleaning

The crew has been wrapping-up routine gutter cleaning, but with the large number of trees in our area, sometimes downspouts end up clogged again. If you notice your gutter spilling over excessively, give us a call so we can take another look and see what may be backing up.

Snow and Ice Policy

In the event of a snow emergency, snow plows will start clearing snow after 2" inches have accumulated on the streets. Please remember that owners are responsible for clearing their own lead walks, steps and parking spaces, and if you choose to use ice melt, do so in moderation. Too much can damage concrete, kill grass and pollute waterways. Also please clean snow responsibly and don't simply throw it back in the street where cars get stuck in it. This only creates a vicious cycle of plows clearing snow and residents throwing it back. The plows will eventually win, but avoiding this unproductive habit is more efficient and less frustrating for all. Finally, do not double park vehicles during a snow storm where they get in the way of plowing, or they will be towed immediately and without warning.

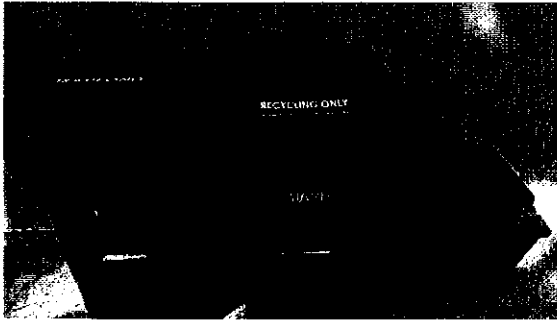
Leash-Clean-License, Vaccinate & Register your Pets!

There is a "zero tolerance" for irresponsible pet owners that refuse to leash or clean-up after their pets in our community. Expect a first-time warning and fines to follow from Loudoun Animal control and our office. The number of pet complaints received by our office is increasing and our patience is dwindling. There are plenty of convenient dog stations all around the property to make it easy for pet owners to do the right thing. Allowing your pets to simply relieve themselves in common areas is illegal, disrespectful and rude to your surrounding neighbors. If you see someone doing this in your area, call animal control at 703 777-0406. Please remember that all pets need to be registered with our office within 30 days.

Condo Fee \$300/mo next year

As many of you know, the Board does not take fee increases lightly, especially since they have to pay them as well. After conducting a thorough review of next year's expenses, it became obvious that a \$5 dollar increase would be necessary, just to cover higher costs of insurance, water and contracted services. Unfortunately, more disappointing was to learn that recent budgetary estimates for siding were considerably more than originally expected. As previously discussed, siding replacement is not in our reserve study and has only been budgeted over the last 4 years. We had hoped that the current amount (\$700,000) would go a long way towards its eventual replacement, but have since learned it may only be enough to do the Triminiums, and that town homes may require (3) times that amount! The front of units vary considerably in siding area, but if these estimates are even remotely close, the current amount being set aside, will not be nearly enough for a large scale replacement project anytime soon. With that in mind, the Board elected to go with a \$10/month increase which will increase the siding budget from \$120,000 last year to \$155,000 this year. While this may still not be enough to start replacements soon, it's a step in the right direction towards achieving this ambitious goal. The hope is to increase fees gradually, over time, so as not to overburden everyone at once. The only other option to progressive increases is a large special assessment, something no one likes or wants.

**Board meetings 3rd
Tuesdays 7pm @
Clubhouse
"No December mtg"**



Trash container etiquette

It should be obvious to everyone that trash and recycling need to be separated into appropriately marked containers-with lids. Our office is receiving several complaints about residents that don't think this applies to them and are routinely placing their trash and recycling in **other peoples containers?** What's even worse, is when they put their dog poop bags, not always closed properly into someone else's can- really?? Put your pet waste into your own container and if you don't have a container, consider purchasing one from us. We have two sizes (64 & 20 gallon), with wheels and lids that run \$55/ \$25 each. It's rude and inconsiderate to put your trash or recycling in someone else's container. Anyone caught doing this can expect to receive a trash rules violation charge assessed to your account without warning.

Committee volunteers

Got a passion for volunteering? Why not do it in your own community. Anyone who would like to organize social events, community clean-ups or donate time to a passionate cause can contact our office about networking with others who may have similar interest. Provide us your contact information and we'll pass it on to others.

Vehicles with ladders and hitches

If your vehicle has ladder racks or rear hitches, make sure they don't extend into sidewalks where someone could be walking in the dark and run into them. Anything sticking out of a vehicle should be well marked and not a hazard for pedestrians.

Vehicle missing from Guest or Overflow Parking?

Getting towed is expensive and inconvenient. Everyone should understand that guest spots require parking passes that must match your assigned parking number. If you steal someone's pass that's been issued by our office, you will be towed without warning if that pass is identified in the parking areas. Towing is enforced 24 hours a day in overflow parking areas and passes must match tag numbers issued to that pass. Swapping overflow passes with other vehicles will result in vehicles getting towed without warning or notice of tow. Road runner has recently moved their storage location to Leesburg, so retrieving vehicles from there will likely be hassle. Please avoid this unpleasant experience by always complying with the parking policy, respecting reserved parking spots, and not double parking-even briefly.

No Satellite dishes on roofs, brick or siding

Send us your email and get added to our email blasts for important real-time updates



Going out of town For the Holidays?

Please remember to turn-off your main water shut-off valve while away to protect your home from an unexpected leak. Save yourself the headache, expense and insurance increase by doing this simple step anytime you'll be away for any length of time.

Emergencies

If someone calls our office to inform us your unit is hemorrhaging water, or worse, and we can't reach you, the next options may not be pretty. Often when these things happen, the fire department will simply break the door in, something no one likes to come home to. Make sure we have updated phone numbers for you or your family, and if you're a landlord, it's especially important to update your tenants numbers. It may be something simple or more serious, but being able to reach folks quickly can be the difference between an easy fix, or a major, costly hassle.

Parking Reminder

Along with the Holidays come guests, so remembering the parking rules is an important part of being a good host. **Never allow visitors to park in anyone's reserved spot, even briefly.** Guest parking does not require a pass unless overnighting, but is only for bonafide guests, not residents. Overflow parking areas require office issued passes good for 90 days with a two-pass maximum and enforced 24 hours a day. It's best to call the office in advance for guest passes to make sure we can provide a replacement if one is lost or stolen. Note: **Do not contact the maintenance emergency pager for parking issues, call Road Runner towing. Maintenance staff cannot help with parking or tow issues.**

Snow Help

Anyone interested in helping with snow removal can contact the office to have your name added to our list for folks who often call looking for help.

The Holiday Season

Decorating for the holidays can be fun, but don't over do it. Older outlets/circuits are only able to handle up to 15amps (about an average hair dryer), so putting too many decorations on one circuit, especially with a power strip, can result in an overload with a potential fire risk if older breakers should fail. This also goes for holiday cooking with toaster ovens, slow cookers, hot plates, coffee pots and other high usage appliances all running at the same time. Never plug space heaters into power strips or use chords with multiple outlets for the same reason. Please remember that you must have your fire place inspected and verification sent to our office to use it, and only burn hard woods, not pine. There is no scheduled trash service interruption for Christmas and New Years, but winter weather and well documented labor shortages could still be cause for some unexpected delays. If conditions get hazardous due to snow or ice, check with our office or look for our email blasts for real-time updates on service changes. Please remember that holiday decorations may only be put out 30 days before **and must be removed 30 days after the event.** Decorations may not be nailed or screwed in roofing wood or siding. Please discard all Christmas trees (without decorations) by the second week of New Year.

**Best wishes to all for a
safe & happy Holiday
Season!**