

NEWBERRY NEWS



September
2022

Annual Owner's Meeting, Tuesday October 25th ,7:00 pm @ Clubhouse

The annual owners meeting is an ideal opportunity to get informed on community issues and to meet your Board of directors and local neighbors. This year there are two positions up for election, and anyone interested in running for them, needs to provide a paragraph size biography to our office no later than Wednesday September 28th 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 very important that we have the ability to communicate with everyone, so please update your current email or mobile phone with our office asap.

Among topics of discussion this year will be the recent announcement from Nationwide that our master policy deductible (owners portion) will **increase from \$5,000 to \$ 10,000 dollars**. Please be sure to check with your insurance provider to make sure you have a minimum of \$10,000 building coverage to cover you in case of a costly claim. We will also be talking about crime stats and the challenges of trash/recycling collection in this new era of labor shortages. As usual, refreshments will be provided, so mark your calendars and plan to attend.



Pool season & Party's

After last year's turbulent start with a delayed opening due to guard shortages, this year was a welcomed return to more normal conditions with a full staff and plenty of opportunities to enjoy our wonderful facility. In addition to several private events held by members, the strong interest for a return of the kids and adult parties was answered thanks to a crew of volunteers that helped make them another great success. Mother nature did her part with perfect weather and the kids enjoyed pizza and toys for a fun afternoon gathering. The adult party was well attended with music, gift cards, food and beverages, and several very competitive volleyball games for additional excitement. A special thanks to the guard staff and many volunteers for helping make these events possible.

If you purchased guest passes and didn't use them , remember to keep them for next season since they don't expire. Be sure to also store your pool passes in a convenient location, so they can be renewed next year at no charge. Overall attendance plays an important role in determining pool hours, so the more folks attend, the more the Board can justify the additional expense of extending hours, something that's routinely suggested.

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



“Trash talk”

It's hardly newsworthy to hear about trash companies delayed or missed pick-up these days. A recent report on WTOG mentioned some communities in Fairfax County missing trash service for weeks at a time. While we too have had service delays, it's thankfully not been that bad-yet. Unfortunately, as bad as the trash company's have been in recent months, many residents are no better. Every week, our crews are overwhelmed with bulk items such as furniture, mattresses, appliances, work-out equipment, etc..., not called in for pick-up and simply stacked-up at convenient dumping areas, often under the cover of darkness with little or no evidence of the culprits. There is no way all this can be going out and no one see it. And yet, we rarely get a call from anyone reporting who's doing it. The other aspect of this frustration is the large number of residents that still pile last-nights leftovers in a shopping bag, and simply toss it on the grassy median for crows, buzzards, and even possibly rats to feast on. Once again resources are required to clean-up diapers, food remnants and “you name it”, from the common grassy areas, streets and parking lots.

Card board boxes are not trash, they're recycling that needs to be broken down and placed in a container with lid, not just tossed in a pile next to trash. If we succeed in finding a service provider that can service us dependably, it still won't solve all our problems if residents don't follow county ordinance and our rules. The office is issuing \$50 rules violation charges weekly to offenders, and won't simply waive them because trash was delayed a day. The only way to get this issue under control, is for everyone to participate by adhering to the rules, and reporting violators who feel they're above the law or the importance of keeping a clean community.

Budget Meeting

As we approach budget season, the Board will be facing a unique challenge of how to wrestle with the current reality of most things going up in cost, while salaries lag behind. Utilities, contracted services, materials and labor are all increasing at levels not seen in decades. Among the worst of these is the insurance industry. Experts tell us several things are to blame for this unprecedented surge. Catastrophic storms and fires are certainly a part of it, but so is inflation. If a destroyed home has to be rebuilt, the ballooning material and labor costs will invariably increase the restoration amount. Another example is cars. Since they've also increased in value, insurance companies are having to pay considerably more to replace them. Even the estimates for catastrophic storms that are often in the billions, only account for damaged property, but not the cost of lost revenue, and additional expenses such as lost personal property or the cost of relocating families for months at a time while they're home is being rebuilt. These huge numbers have to be absorbed by the “re-insurance” industry that provides coverage to companies like Nationwide, Allstate and State farm. With re-insurance costs increasing exponentially, insurance companies are simply passing these on in the form of premium increases.

As you read in the front page, we've received notice of a “conditional renewal” that will require higher premiums and raising our master policy **deductible to \$10,000**. These are not options the Board can choose from, but new requirements. Add in the fact that our community has aging copper pipes, and potentially hazardous materials used in 70s construction, and things only get more challenging. As bad as this sounds, the good news is it's still a “conditional renewal,” and not a “cancellation” that could force us to have to explore secondary markets with larger premiums, and less coverage.

Stay tuned for an announcement of when the date the Board plans to meet and discuss these budgetary challenges so you can join in the conversation and better understand how these expense increases cannot be simply absorbed without reflecting in some way on monthly fees.

Town home painting

Crews are starting their next paint phase on the town homes located on Tottenham, Holborn and Sherwood 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 only (not vinyl) 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.

No satellite dishes on roofs brick or siding

Annoying mice!

If you've noticed an uptick in mice lately, you're not alone, and it's not just in this area. It seems the milder winters, wetter summers and new developments all over are pushing their numbers to a nuisance level not seen before. The Board has added bait stations to the exterior of Triminium buildings and will be considering possibly increasing more of these around the property. What else can be done to control their numbers? Unfortunately, pest companies will tell you there's no silver bullet to get rid of mice, but a comprehensive approach of snap traps, bait stations and glue pads is your best bet if they've made there way inside. Make sure you have no exterior openings they can exploit and just as important, do not leave food out to attract them. This includes pet food left unattended in bowls, and other kitchen favorites like bread should be stored in plastic containers or closed cabinets. Resist feeding birds and other wildlife, as this also attracts mice. Finally, use trash containers with sealed lids and reduce unnecessary clutter. By minimizing food sources and convenient places for them to hide, they'll be more likely to set up shop in another part of town.

Got bulk?

Trash companies will only pick-up up to 35lbs of household trash and separated recycling, so what do you do with old appliances, tv's, furniture and construction debris?

You'd be surprised to learn that many appliances (other than refrigerators) have metal scrap value that can be taken to a metal recycling facility such as Potomac Metals (45655 Woodland rd, Sterling) for cash. If you'd rather not fool with that, make sure that when you purchase a new appliance, the old one is picked up for a nominal fee.

When considering remodeling, tell your contractor that **they will have to take the construction debris with them**, or you will need to haul it yourself to the Loudoun County dump (21101 Evergreen Mills Rd, Leesburg, VA 20175). This may seem like a major ordeal, but it's really just a short drive to the landfill where they'll direct you on how to discard it. Most loads run less than \$20 dollars, except refrigerators which cost \$30. Both options are still cheaper than paying a rules violation charge of \$50 dollars for putting something out the trash company won't take. Lastly, mattresses and small furniture can be picked-up **free of charge, as long as they are called in advance to American 703 368-0500.**

Ask the Deputy

Loudoun County Sherriff's office plans to have a deputy attend our annual meeting and requested we inform residents to submit questions they may have in advance to our office. This way they can be more prepared to provide stats or research answers to your concerns. Please submit any inquiries to our office at least a week before the meeting and we'll make sure they're forwarded to them. They also wanted to inform us they've arrested one of the individuals suspected in the theft of catalytic converters which should help curb that nuisance. They also said the newest item of interest is airbags, especially from Hondas, so make sure to stay vigilant and report suspicious activity to their office right away!