



# NEWBERRY NEWS



También En Español

## Annual Meeting Wrap-up

December  
2022

## Insurance Deductible \$10K!

After two years of virtual meetings, it was nice to see everyone interacting back in person again this year. A near “full house” heard from community policing about relatively low crime trends, and ways to report suspicious activity through their web site or by calling the non-emergency number. Management provided a presentation on community maintenance issues, and the challenges of increased costs for virtually all contracted services that are affected by labor and supply chain issues as well as increased fuel costs. Tina Tomlin spoke about the social committee events and encouraged everyone to consider volunteering for future ones. Jason Kitzmiller and Marty Sullivan were elected to the Board for three-year terms and the owner of 955 Holborn was the lucky winner of the gift card drawing.

## Holiday decoration contest!

The social committee would like to get the holiday spirit into full swing by announcing a holiday decoration contest. With a first prize of \$125 and runner-up of \$50, there’s never been a better time to spruce up your place to make the most of the season. Judges will be going around the community between Dec 16-19th, so don’t miss the chance to make a good impression. Please decorate responsibly and do not fasten with items that can damage the façade.

As many of you may know, one of the conditions for our annual insurance renewal this year was a requirement to increase the master deductible from \$5,000 to **\$ 10,000 dollars**. This means that owners should **not** expect any help on a claim below \$10K. This also means that if your unit is the cause of a leak that damages another unit, **you will be responsible for the damage up to \$10,000**. A recent toilet supply line failure that caused \$94,000 dollars in damages was covered by our insurance, but the deductible (now \$10,000) had to be paid by the owner where the leak occurred. The exposure for something like this is too much to “hope” it doesn’t happen to you, so contact your agent or call Nationwide at 703 779-0111 and get an H06 policy with a minimum of \$10,000 building coverage right away. Don’t forget that the master insurance does not cover improvements such as flooring or loss of use in case the unit is not habitable during repairs. In the recent example cited, the leak occurred in July and one of the units is still not habitable after all these months. Alternate lodging can be very expensive, so don’t take any chances by delaying this any longer.

## Important #'s

Trash <b>special</b> pick-up	703 368-0500
Towing	703 450-7555
Maintenance emergency	703 282-8859
Sheriff non-emergency	703 777-1021

OFFICE HOURS: 8:00-4:30 Monday-Friday closed 12-1 for lunch Phone: 703 430-3099 fax 703 430-1175  
E-mail ncaass@aol / Newberryonline.com

## **Gutter Cleaning**

The staff is currently doing routine gutter cleaning, so you may see them accessing roofs and backyards in your area during the process. It's a major task to clean so many gutters, so if something gets spilled, give us a call and we'll send someone by to clean it up.

## **Annual water bill \$568,000**

There's a common misconception that water waste doesn't cost anything because owners don't pay the bill. The problem with this shallow thinking is that water bills may not be paid directly by owners, but indirectly they will still come back to haunt. The fact of the matter is that Boards have no option but to account for these increases in the budget and pass them directly on in the form of condo fee increases. Water alone will increase next years fees by \$10 dollars a month. Add another \$5 dollars for insurance and the same for pool management, and you start get the answer to the common question of "why did the condo fee go up so much?"

The staff will be performing inspections on rows with excessive consumption looking for problem leaks in hopes of slowing the hemorrhage, but everyone can do their part by making some sensible changes to daily routines. Water should never just run in the sink without a purpose. If you brush your teeth, turn water on and off when not in use. Toilets that keep refilling are telling you there's a problem that's not going to fix itself. Sometimes a \$5 dollar toilet flapper is all that's needed to stop that annoying sound. Outside faucets dripping not only waste water, but cause potential foundation leaks that can be even more costly. If you see water running, please report it to the office right away. The only way to get a handle on our budgets biggest single expense is for everyone to do their part by avoiding unnecessary waste.

## **No satellite dishes on roofs or siding**

## **Rats & Mice**

The uptick in area mice has been pretty well documented, but rats are new breed of menace now being seen all over the Sterling area. It's no secret what may be driving this latest scavenger into our midst- trash. The failure to store trash in containers with lids is a sure reason for the increase in rodents and why the association is sending violation notices to anyone who continues to flaunt county ordinance and association rules.

## **Winterize Pipes & faucets**

The cold weather is finally upon us, and soon outside faucets and pipes will be no match for freezing temps combined with strong winds. Villa and two-story town homes are especially vulnerable since their sheds are poorly heated or not at all. Everyone should have shut-off valves on the inside that can be closed so that outside spigots can fully drain. Empty pipes can't freeze, but full ones can expand and break, often at the worst possible time. Be sure to check two-story town home sheds and make sure the heat duct is open, and there's plenty of insulation on the walls and pipes. Opening kitchen and bathroom cabinets on perimeter walls can also a good idea on really cold days. By doing a few of these simple things now, you'll insure water flows without interruption, or worse, out of control.

## **Contractors remodeling**

Please remind contractors who may be remodeling your unit, that they're required to haul away all construction materials. This includes carpet and appliances, as well as doors, drywall and paint materials. Anyone found putting this curbside can expect the maximum fines allowed by law.



## Trash/recycle mess

It's been discussed at great length, but compliance continues illusive. Everyone should know by now that trash & recycling **has to be separated** per county ordinance. The fact that **recycling is only picked-up on Mondays** should also be pretty clear. With trash service twice a week, there's no excuse for cans overflowing! The ordinance states trash **must be in a container with tight fitting lid**. This does not say, trash bags can be stacked to maximum overflowing capacity, or loosely thrown on the ground! Do not request a fine be waived for something that has been repeated endlessly.

## Snow & Ice reminder

We've been pretty lucky in recent years to have milder than average winters, but that's no assurance the trend will continue. Historically speaking, this area seems to go about 5-year-cycles before experiencing the next major storm, so we're probably due for one soon. If by chance we find ourselves in the crosshairs of one, here are a couple of reminders about what to expect:

Plows can only "push" snow, so it's very important for roads to remain unobstructed with double-parked vehicles. Once 2 or more inches have fallen, crews will focus on keeping streets clear, before starting on sidewalks. Residents are reminded that they're responsible for clearing their own lead walks and steps, so make sure you have a good shovel on hand before the run on them leaves shelves empty. Use salt wisely, as too much can damage concrete and pollute waterways. Do not throw snow from parking spaces back into the road making them impassible, or into others parking spots that may irritate neighbors. With a little luck, the snow will stay in the mountains where those who love it can get their fill !



## Snow Help

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

## Holiday visitors

Holidays are a time for friends and families to reunite, so we want to make sure everyone knows the parking rules and nobody gets towed. First and most important is for everyone to inform your guests to be respectful of others "reserved" parking spots, and not use them for even for short periods. Yellow curbs are fire lanes, not temporary parking areas. All residents may request up to four guest parking passes per month, and once they've been used, there are no more. Guest parking spots may only be used by bonafide guests, not permanent residents. Guest parking areas don't require office issued passes until 12-6 am. Overflow parking areas require passes 24 hours a day. If overflow parking areas are full, and they usually are by the evenings, it's not ok to park in a guest spot with an overflow pass. This will often result in an unexpected tow that can be a costly and inconvenient. Parking passes need to be clearly visible and it's up to all drivers to make sure they are properly displayed. Towing enforcement is conducted by Road runner towing. The association makes nothing on towed vehicles and does not have the ability to waive a tow fee. If by chance a vehicle does get towed, you will need to retrieve it from their Leesburg location and expect to pay \$200 for the mistake. Please avoid this unnecessary expense by always abiding by the rules.

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