

NEWBERRY NEWS

También En Español

MARCH
2023

The rat race !

It may sound like a broken record, but getting trash storage & disposal under control needs to be a top priority. Whether you blame it on data centers taking too much land or just more densely populated areas, it's obvious that the area rodent population isn't gong anywhere soon.

The good news is American disposal's staffing challenges appear to have subsided for now and their pick-up's have been noticeably better. Unfortunately, what's not better is the many residents that still don't use containers with lids, or put out overstuffed containers often from a failure to recycle. With trash pick-up twice a week, there's really no excuse for containers not being closed with tight fitting lids as required by county ordinance and our rules. If you think rodents can't clime vertically to get at those buffet filled bags, you're sadly mistaken.

The association is doing it's part by contracting with an exterminator to install and service multiple bait stations, but residents need to do their part by separating trash and recycling in separate containers with lids. For those who think recycling stored in open containers is ok, better pray that the wind doesn't switch direction your way and all that airborne debris flies into your yard.

LANDLORDS, failure to educate your tenants is no excuse. The Board is not interested in waiving violation charges for this well-documented campaign. Special thanks to the many responsible residents that follow the rules and take time to educate their neighbors about not violating them. And for those that remain stubbornly defiant, perhaps a a gentle nudge in the wallet will help.

Upcoming social events

The social committee would like to invite all kids ages 2-7 to meet the Easter bunny on Sunday, April 2nd from 12-2pm to get your picture taken. The first 5 in line receive a stuffed animal, and everyone gets a goody bag. Anyone interested must sign up with the office no later than 4pm March 24th.

For those with a green thumb, there's a planned landscaping day at the clubhouse on June 10th, from 8-12 to remove the old and plant new native plants. Children ages 10 and up are welcomed to join with parents.

If you're feeling patriotic, get decked out with red/white/blue and ride your bike/scooter/wagon/stroller down sidewalk on Greenthorn Saturday July 1st from 9-10:30am. Most patriotic wins a prize, and donuts and juice served after, Must sign up be June 23rd.

Pool party dates for kids and adults are still to be determined, but volunteers for these events are always welcomed. If you'd like to help out with these events, just call our office and we'll add you to the list.

Trash special 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 Phone: 703 430-3099/ Fax 703 430-1175
E-mail ncaass@aol.com/ Web site newberryonline.com



Ugh—Another leak?!

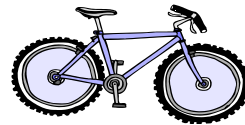
It's almost rare if we don't get a call at least once a week about a water leak, and given that these units are nearing the half century mark, it shouldn't be a big surprise. What is a surprise is how many owners still don't know where their main shut-off valve is located, and just as important, if it will hold in case of an emergency. Since this community was developed with common water lines, there is no way for the association to simply shut-off a unit without shutting down the entire row. That's not going to sit well with your neighbors if their water has to be turned off due to your failure to prepare for this likely occurrence.

Emergencies can happen anytime, but ignoring basic responsibilities, like making sure you can shut the water off to your unit is really a form of neglect that can get very costly.

We all know leaks happen, and they often do at the worst time. If your water heater blows, or a plumbing line springs a leak, a working shut-off valve will insure that you simply turn the water off and repair the leak at your convenience. Same scenario without a working valve, and the water continues to hemorrhage until someone can respond to the emergency, locate the main water line in the ground and shut off the water to you and all your neighbors. By this point, the damage is probably extensive, with multiple units affected and a large insurance claim sure to follow. Flooring is ruined, drywall collapses and personal belongings are drenched, not to mention the restoration process that's likely going to take weeks, if not months. Much of this could be avoided if folks have a working valve that they can shut-off in an emergency, and also turn off if they plan to go out of town. If you're not sure where your valve is located or if it even works at all, call our office and we'll be happy to show you how to find it, how to shut it off and who to call if it no longer works.

Yard Sale, Saturday May 6th

The annual community yard sale will be held Saturday, May 6th from 7:30-12:00. Anyone interested in reserving a table should call the office on a first-come first-served basis.



Bikes May Not Be Stored In Front

**“We're all in this
together”**

This popular saying was often used during the pandemic to symbolize how other peoples actions can have a real impact on everyone. This is also true for condominium ownership. If owners fall behind and don't pay their monthly fees, it can have a direct financial impact on the budget. Likewise, if someone chooses to ignore a running toilet or leaking faucet, our water consumption goes up and so does the water bill. Last years' water bill was nearly \$575,000, considerably more than previous years. Some of this may be due to the fact that leak inspections stopped during the pandemic, but have now since renewed again.

If our office is notified by Loudoun water that a row has high consumption typical of a ongoing leak, we will notify owners that we'll be conducting inspections of units for leaks. If leaks are found, owners will be given a timely window to address them. We appreciate your cooperation during these inspections and would like to reassure everyone our only interest is to minimize leaks that impact everyone in the long run with higher fees. If you see someone has an outside faucet running, or find a soggy area that remains uncharacteristically wet, call our office so we can investigate the issue and hopefully minimize any waste.

Remain vigilant

There's no indication that area crime is on the rise, but folks should remain vigilant about routinely locking homes and cars. Our office recently got a call about someone observing individuals lifting door handles on parked cars at night, so be sure not to leave valuables that might attract attention and always report suspicious activity to the sheriff's office. You can also submit an incident report @ newberryonline.com, so we can track potential concerning trends.

Backyard reminder

After a long and thankfully mild Winter, the warmer days will spur lawns and weeds to grow quickly. Please remember that fenced-in backyards must be maintained by owners and should not be ignored until they become an unruly jungle nobody wants to tame. With the size of these yards, using a simple weed trimmer routinely maybe all that's required to manage the yard, but waiting too long means you'll have to tackle the problem with much more effort. Owners that fail to maintain lawns will be issued warnings and can expect violation charges if not promptly addressed.

AC condensate lines

Everyone can relate with how a cold glass sweats moisture on a warm day. Our AC systems encounter a similar type of condensation inside of homes. In order for that moisture not to accumulate and cause damage, systems have a condensate line that should be routinely cleaned out. These lines often hold stagnant water that can develop algae which will prevent the usual flow and create a back-up. This is especially problematic in upper level units that start spilling water down to lower level units causing extensive and costly damage. With the insurance deductible now at \$10,000, it means you could be on the hook for considerable expense if your AC damages your unit, or worse, someone else's

Triminium AC units

Most Triminium owners that have done away with original AC units in sheds, and replaced them with larger condensers on the ground. If you're unit already has this, or you're considering one for the future, be sure to include some type of ground cover around the base of the unit that will insure weeds don't grow-up and affect the operation. Landscapers will not trim these weeds because it can damage low voltage wires that will disable your system, so it's up to owners to manage any weeds that may grow around these units.

No grilling On Balconies

Please remember that the Loudoun County's fire prevention code prohibits the use of open flame grills on balconies or within (15) feet of any condominium.

2023 Pool Season

Please review and complete the attached pool registration form for the 2023 pool season. The clubhouse office will be open daily from 8-4 beginning in April for pool pass renewals and Tuesday evening before and after Memorial day until 7 pm. Avoid long lines by getting your passes early. Everyone is required to renew pool passes each year and there's a \$5 dollar fee for replacement passes. You must provide proof of residence to obtain passes and anyone who does not have a current pass will not be permitted to enter the pool area. Pool hours are M-F 4-8 pm during school, 2-8 after school and 12-8 weekends and holidays. Please be sure to check all our pool rules for other important information.

Lifeguards wanted

Premier aquatics

Now hiring lifeguards for the summer 2023 Season.

Free lifeguard training with signing bonus.

TEXT "summer" to 21000