

# NEWBERRY NEWS

June  
2023



## Summer pool season in full swing

The pool opened as expected for the Memorial day weekend, with some chilly temps and a few “polar plungers” willing to brave the frigid conditions. If you missed the late night pass registrations at the office, you’ll need to come weekdays between 8-4 to update your passes. Tenants are reminded to bring your lease showing eligible residents and owners need to provide id’s for members residing in the home. Landlords may convey their pool privileges to tenants or keep them, but not both. Pool hours are 2-8pm weekdays, and 12-8 weekends and holidays. Please note that unit owners **may only bring up to (10) ten guests per day** into the pool. Pool patrons must shower before entering the pool, **wear appropriate swim suits (no street cloths)** and pass a swim test to swim in the deep end. Deck areas may not be reserved in advance and are available on a first come first served basis. Running or kicking balls on the deck is prohibited, and parents are reminded to supervise kids at all times. Floatation devices may be used if the pool is not crowded, but may be restricted at the guards discretion. If you elect to bring a music device, please limit the volume so it doesn't interfere with others enjoyment of the peaceful surroundings. Please note that due to safety reasons, grills are not allowed inside the pool area. For a complete list of pool rules, contract our office or check the guard shack at the pool entrance.

## Play ball, but not in hazardous areas !

The office is getting frequent calls from frustrated residents about kids kicking balls near buildings, roads and parking lots. Rules prohibit anyone from playing or kicking balls closer than 30 feet from these areas to avoid property damage and keep kids safe. A recent rouge soccer ball broke **a third story window and predictably the culprits** where nowhere to be seen. No one wants to pay for a broken window from reckless play, or see grassy areas look barren. Signs have been placed around several locations reminding about this, but parents need to reinforce with kids that playing ball in these areas is prohibited. If kids continue to ignore this, parents may end up getting rules violation charges or even worse, invoices for damaged property. Our area has several nearby ball fields more suited for active kids to enjoy, so go out and play ball, but do it safely!

## No yard sales in common areas

It’s the time of year when buyers and sellers eagerly awake searching for deals, but common areas are not appropriate sales locations. Our office has been getting complaints about folks routinely setting up at our community entrance causing an unwanted appearance and creating traffic issues. This serves as notice that anyone found in these areas will be asked to pack-up immediately, and without warning.

OFFICE HOURS: 8:00-4:30 Monday-Friday /Closed 12-1 Phone: 703 430-3099/ E-mail [ncaass@aol.com](mailto:ncaass@aol.com)  
Emergency pager: 703 282-8859/ [Newberryonline.com](http://Newberryonline.com) / Road Runner Towing: 703 450-7555

## Social committee events

Community events are a great way to meet friends and neighbors, but require help from volunteers, and participation from the community. Dates have been set for the **kids pool party on July 22nd**, and the **adult party on August 19th**. If you'd like to participate by helping out, contact our office and we'll add you to the list. Kids party will be from 12-2pm with pizza, drinks and prizes, and adult party from 6-10pm with music, beer, wine and a menu to be announced. These are the only two events currently planned by the social committee during the summer season.

## Litter can be an eye-sore

Most get it, but some are clueless. Littered areas can give the impression people don't care and that can lead to more litter. It starts when people who should know better, toss their leftovers in flimsy bags and simply drop them curbside for scavengers to have at them. The same people will walk by the mess left behind and think it's someone else's problem to clean-up. If you're fed up with trashy areas, report violators to the office. Simply looking the other way does little to solve the problem, but holding folks accountable will force them to think twice. Plastic water bottles are convenient, but kids tend to toss them anywhere, so please consider giving them insulated bottles that can be reused and keep drinks cold. It takes everybody to spread awareness and all to be a part of the solution.



**vegetables not allowed in front yards or flowerbeds**

**Please remember that pets must be registered with the office!**

## Us vs. them

Multiple bait stations have been placed all around the property to control rodents, but getting a handle on this won't be easy unless we work together by removing all food sources. This means keeping trash bags in **CLOSED** containers, lawns under control, and **not feeding the wildlife**. If your backyard is two feet tall, they'll find a place to hide. If you're routinely feeding birds, remnants left on the ground will attract them. Food on counters or in pet bowls are a good way to make them feel at home. Ever notice how quickly a party ends when the food runs out?

## No Grilling on Balconies

Grilling with open flame (propane or charcoal) or storing propane tanks on balconies/decks or in sheds is prohibited. Fire code requires everyone to maintain at least 12 feet from any building structure when grilling with an open flame device.



## Lost car ?

A sure way to find your car missing is to ignore the parking rules. One of the more common mistakes we see is residents with "overflow" permits arrive late, not find any parking, and decide to park in a guest spot- "don't do it!" It's just a matter of time before you get caught. Another bad idea is double parking or parking in fire lanes, and don't even think about taking someone's reserved spot, even for "a little while." Tow's are now over \$200, and lost time from work to retrieve your car from Leesburg. Owners have an obligation to inform residents & guests about parking rules, and that's especially true for landlords and their tenants. The fact of the matter is parking options have steadily decreased while demand has increased. If you're a landlord informing prospective tenants they can accommodate up to four cars, it's a false claim that's a problem waiting to happen. For a complete list of parking rules, go to [newberryonline.com](http://newberryonline.com)

## **A/C maintenance reminder**

Summer's heat and humidity will be pushing a/c's to their limits, and there are a couple of things owners need to do to help them keep up. Start by making sure the outside unit is free from tall vegetation that restricts air from flowing through condenser grills causing systems to overheat. Landscapers will not service these area as they could damage wires and disable your system. Be sure to replace air filters routinely to avoid evaporators from freezing up inside air handlers. AND especially important on upper units, have your condensate line serviced yearly. Water will stagnate in them and over time algae will form and prevent them from draining outside. The result is a steady stream of water pouring out unchecked and ruining floors, or possibly worse, ceilings and walls below. For the diy folks, lines can be cleared by forcing compressed air through them, and even pouring bleach in periodically can help prevent a blockage. If you're not familiar with your system and how it operates, call an expert, but don't ignore it till a problem comes in the heat of the moment.

## **Board Candidate?**

It's often referred to as a thankless role that nobody wants, but if you feel you've got what it takes, send us your resume and plan to attend monthly meetings. Board elections are held in October, but everyone is welcome to attend the third Tuesday of the month (no meetings in July or December). Please remember that we need to be respectful during meetings and may only comment or ask questions during the "open forum" session at the end. This ensures the Board can focus on the association's business and not prolong meetings unnecessarily. Board packets are prepared well in advance of meetings, so last minute requests are not likely to be heard. Please be sure to provide all requests or documentation at least a week in advance.



## **No Satellite Dishes on Roofs, Brick or Siding**

## **Lost your trash can?**



Please remember that trash containers need to be returned to place of storage by 9am the morning after pick-up. Containers left in common areas are often picked-up by staff and can be returned for a \$10 fee. Containers should have attached lids, and be clearly marked with unit address. If you need a container, our office offers commercial grade 64/ 20 gallon options for \$55/25. Open recycle bins are not allowed, as windy conditions cause debris to fly all over. Cans without lids or with holes should be discarded. With trash pick-up twice a week, there's no excuse for cans to be overflowing when placed curbside.

## **No Backyard Pools allowed!**



## **Important numbers To keep handy**

Trash special pick-up	703 368-0500
Towing	703 450-7555
Maintenance emergency	703 282-8859
Sheriff non-emergency	703 777-1021
Loudoun dump	703 771-5500
Loudoun water	571 291-7880
Animal Control	703 777-0406