



NEWBERRY NEWS

December 2024

También En Español

Kids Holiday party Dec 7th 12:30 –3PM

Kids ages 2-12 are invited to attend the Newberry holiday party, Saturday 12:30-3pm at the clubhouse . There will be food, drinks, door prizes and even a visit from Santa. Please call the office to register your little one so we can plan accordingly. Anyone interested in volunteering can also call to be added to our list of helpers.

Annual Meeting Recap

Congratulations to Staci Cook, Board Treasurer elected for a 3-year term, and Marty Sullivan new Board President. Both have expressed an interest in promoting transparency, and improved communication as a priority for the Association.

Deputy Joshua Velazquez of the Sheriff's office answered question from residents about parking issues on Greenthorn, crime concerns, and best ways to communicate with the Sheriff's office. Deputy Velazquez also provided the following comments:

- Serious crime is generally down in our area and residents should be encouraged by that.
- Parking violations on Greenthorn are a lower priority, but should still be reported to keep-up pressure on violators.

A slide-show was presented by management that provided a brief summary of community events and issues over the past year as well as an explanation of increased expenses adding pressure to the budget. Some of the suggestions in open forum included a reminder for owners to inspect aging electrical panels that should be budgeted for future replacement, and are likely to become more expensive starting next year.

Condo fees increase again?

We're often asked why the condo fee increased again, and the answer is pretty simple. As expenses go, so do fees. Association's only have limited forms of income that include monthly assessments (condo fees), interest from savings and clubhouse rentals. The good news is we're doing a good job of utilizing the clubhouse with rentals exceeding expectations, and earning considerable interest on our savings, but unfortunately many of our larger budget items are increasing at unprecedented rates we've not seen before.

It's not unusual for older communities to have to increase reserve contributions, since aging infrastructure is always going to need more maintenance and repair. What is unusual, is seeing contracted services like water/sewer go from an annual rate increase of 3% to an announced 7% over the next three years, for a combined 21%.

Even more shocking is a recent announcement from our trash provider, that informed us about a whopping 35% increase for next year. When you add up expenses that increase 10,20 and or even 50,000 thousand dollars a year, there's just no way to simply "sweep those under the rug."

We'll be requesting bids from other providers in hopes of obtaining more competitive pricing without compromising service, but the reality is there are only so many providers, and rates often reflect industry standards. In the mean time, we ask that everyone be mindful of conserving water and repairing leaks that add up quickly, and notify the office if you see someone dumping bulk debris that ends up costing everyone.

OFFICE HOURS: 8:00AM - 4:30PM M-F. Closed 12PM-1PM Daily for Lunch.

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Seasonal reminders

The bitter cold is upon us, so now's a good time to consider some sensible reminders:

- Anyone using their fire place needs to first have the flue and fire box inspected, so contact a chimney sweep, or our office for a referral.
- Shut off outside faucets and drain them, especially in Villa sheds that are not insulated.
- Two-story town homes have water lines in sheds, so be sure to open heat registers to keep pipes from freezing-up. If you should have a frozen pipe, hair dryers can be a good tool for defrosting them.
- Attic insulation should be well above the roof trusses to be most effective and help ensure condensation doesn't cause moldy stains to appear on perimeter ceilings.
- Insulating metal ducts in attics can help reduce condensation from dripping water inside vents.
- Snow shovels should be kept handy and nearby.
- Ice melt can be effective but should be used sparingly.
- Avoid using extension chords with space heaters, and keep them clear of debris.

Pack a little extra patience and time, since everything slows down when things get freezing cold.

Snow emergencies

Snow plows are only effective clearing snow when 2" inches or more of snow has fallen, and plows can only "push snow," so expect some inevitable piles to accumulate in necessary areas. Once the emergency is over, crews can work on removing snow piles as weather permits.

It's very important for drivers not to double park during snow emergencies, since plows need direct access to clean streets and parking lots. **Do not throw snow back into the street** as it only makes conditions more hazardous for other drivers. Please remember that owners are required to clean their lead walks, stairs and parking spots, and doing so in phases can make the process a little easier.

Town home fences

With fence replacements expected to start next year, now's the time to prepare backyards for what's ahead. As previously mentioned, the Association's contractor will be replacing partition fences (sides) and anything in the way of them will need to be removed by owners. If your tv/phone/internet cable or satellite dish is on or runs through the fence, remove or relocate it now, before crews take down the fence and leave you without service. Trees, bushes or shrubs in backyards pushing over fences or in the way need to be removed by owners now, before the fence work can begin. Please also note that fences **may not be stained different colors** and may only be treated with a clear or "natural" wood preservative. Fence guidelines require pickets be six feet tall, supported by 3 horizontal 2x4's with 4x4 or 6x6 posts at the gates. If you intend on replacing your own backyard enclosure, be sure to request a set of fence guidelines from our office.

We'd like to wish everyone a festive and happy holiday season, and a prosperous New Year!

Contact Numbers

Trash Special Pick-up	703 368-0500
Road Runner Towing	703 450-7555
Maintenance Emergency	703 282-8859
Sheriff Non-Emergency	703 777-1021
Animal Control	703 777-0406
Community Policing:	Joshua.velazquez @loudoun.gov