

NEWBRIDGE CLUSTER HOA

SPRING NEWSLETTER

2011

ANNUAL MEETING ELECTS NEW BOARD

THANK YOU to all those who attended the Annual Meeting of the Newbridge Cluster Homeowners or sent in their Proxy. Quorum was achieved and the meeting was a success.

The New Board is as follows:

President Bob Carey
V. President Juliette Rossant
Secretary Teda Carbone

Treasurer Cindy Soltys
At Large Mary Weber
Narendra Kambam
Sandra Klassen

The Board presented the approved budget for the 2011-2012 fiscal year. This budget approves an increase of \$10 per quarter. Payment effective April 1, 2011 is \$310 per quarter.

SPECIAL POINTS OF INTEREST ...

- *It is so important that you respond back to MMI when you have corrected a violation—LotInspection@mmi-loudoun.com. We cannot accept phone calls because we don't have a written record for your file.*
- *As much as we'd like to, MMI cannot come out to your home and show you what needs to be corrected — our schedules simply do not permit that..*

In Attendance:

Juliette Rossant
Jack Carbone
Cindy Soltys
Sandra Klassen

Absent: Bob Carey
Jeff Mauldin



Carol Stirner, MMI

Homeowners:

David Chambers, 11653
Joyce Dadant, 11715
Marty Hey, 11631
Grace Jones, 11704
Annie Katz, 11659
Mary Weber, 11685

Donna LaBranche, 11649
Narendra Kambam, 11632
Siv Mott, 11614
Karen Seneca, 11647
Jim Soltys, 11610
K. Zhong, 11616

Proxies:

Candice Nelson, 11700 Pam Kendrick, 11620
Bruce Kuscrow, 11657 Elma Allen, 11707

Carol Stirner read the minutes from the 2010 Annual Meeting

Open Forum Discussion:

- Comment regarding snow removal – good job!
- Discussed tree removal
- Discussion re: using own natural materials for mulching and fertilization rather than the landscaper hauling away the leaves, twigs, grasses, and then applying chemicals to the lawn and chemically altered mulch.
- Parking issue – request the board consider some solutions

Presented the attached summary of 2010

Elected to serve on the Board of Directors:

Mary Weber
Narender Kambam
Sandra Klassen
Teda Carbone

**Next Meeting
Of the Board of Directors:**

**Wednesday, April 27th
7:00—9:00 pm**

11632 Newbridge Court

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WHAT'S ON THE AGENDA

The newly elected Board of Directors is wasting no time in putting together their goals and objectives for the coming year.

With the metro coming right around the corner, they are fully aware of the need to put a fresh face on Newbridge Cluster and ensure that the real estate is highly competitive in the market. Some will choose to take advantage of the market increase and sell, while others will remain and enjoy the convenience of the metro. Either way, after 20-some years, it is time for Newbridge to do a little "Spring Cleaning."

The following is a list of projects planned for this

coming year:

- * A face lift for the front entrance. A refurbishment or replacement of the signage and a complete overhaul of the planting beds to include perennials , trees and shrubs.
- * A smaller landscaping bed on the opposite site of the entrance to include perennials and annuals for color.
- * A look at the interior islands to see what can be done to reduce the mud and soil erosion.
- * Continue to survey all common area trees and provide for pruning, removal or treatment of disease, as appropriate.

- * Consider some ideas to held control the parking within Newbridge. This is going to become particularly important when the metro does open and riders look for a "free" place to park.
- * Consider some options for increasing the light within Newbridge. There are some pockets within the community that are very dark and pose a safety and security risk to the residents.

As you can see, this is going to be a very busy year and your help is more important now than ever. Please consider how **you** can help with any of these initiatives.

HELP!

The Social Committee—

Are you interested in planning a social event for the community? Perhaps a community yard sale, community-wide clean up, followed by a cookout, maybe even an adult wine-tasting. Yes, summer is a very busy time with vacations, sports, etc., but it is fun to come together as a community and get to know one another a little better. Please contact MMI if you might be interested in facilitating an event for this summer or fall.

Please contact Carol at MMI to volunteer or if you have any questions!



(703) 723-8450
Cstirner@mmi-loudoun.com

MAINTENANCE INSPECTIONS PLANNED

In conjunction with the efforts stated above, MMI will be coming around in early May and look at each home to see if there are any maintenance issues that need to be addressed. Of primary importance is trim that needs to be repaired and painted—caulking that needs to be done—roof repairs and

finally, repair and painting of the fire walls that separate the units.

Owners will be sent a Notice letting them know the maintenance issues that were identified. You will have 3 months to make the repairs.

It is so important that you notify MMI, in writing, once the repairs have been com-

pleted. Failure to do so could result in a request for Reston Association to send a Violation Notice.

Please email MMI at: Lotinspection@mmi-loudoun.com

Once your repairs have been completed.

If you need an extension of time, please send a request to the Board via MMI.

POOL OPENS MAY 28th—think about safety

.Don't forget to cheer for the **New-bridge Dolphins** swim team again this year. Last year was their best year ever—they placed 3rd overall!

Enjoy the pool and all the summer activities, but please be careful. Watch out for ticks as you're walking to the pool. Don't stop to talk to anyone passing by and above all else—if you see anything or anyone that seems suspicious to you—call the Fairfax County police immediately. Don't be shy and don't assume anything.

They will tactfully check things out and they would much rather it turn out to be nothing, rather than something.

Look out for other children who might be unattended by an adult. Even young teenagers are vulnerable and need a helping hand from time to time.

Summer is the best time of the year but it's also our more vulnerable time of the year.

ENJOY, but be SAFE!



FRONT LAWNS—take a second look

Spring is an excellent time to get out there and really look at your front lawn or yard. Many of them were planted some years ago with luscious plants and flowers, but now they have become over-grown and need a second look.

Less is better. Less shows off better than More.

Consider pulling out some

of your plants that are no longer in the prime or thinning out some that have multiplied over into your neighbors yard.

Trees too need a second look. Are they too close to the house. Trees that are up against the siding or wood will actually cause premature decaying of the wood. Trees too need to be kept un-

der control with routine pruning.

The front yard is your homes first impression. Make it a good one.

Don't forget the back yard tho ... this is not a place to "store" your unwanted items. It is your Shangri-La, your oasis from in the middle of urban chaos. Clean it up and **ENJOY!**



BE IN THE "KNOW"

When the Association has important information to disseminate to the New-bridge residents, an email blast is sent to all those who have provided their email address to MMI.

MMI routinely sends

security alerts when crime or vandalism has occurred; board meetings are rescheduled, etc.

If you want to know what is going on in your community and you want to know the facts about an issue ... send an email to

MMI and ask that you be included in all official Newbridge communication. Emails are sent blind copy and only official Association business is transmitted.

You can email MMI at

CStirner@mml-loudoun.com

Upcoming Events:

Easter	Apr 24th
Mother's Day	May 8th
Memorial Day	May 30th
BoD Meets:	April 27th June 13th

Postcards will be sent letting you know where the meeting will be held.

MMI

P.O. Box 1757

Ashburn, VA 20146