

Newberry Station Homeowners Association, Inc.
8300 Ainsley Ct. , Lorton, Virginia 22079

December 5, 2024

Dear Association Members,

At its meeting of December 4, 2024, the Board of Directors approved a budget for 2025 (Attachment 1), with a \$10 increase in the monthly assessment. The new monthly assessment is \$150.00. The increase is largely the result of cost-of-living adjustments in contracts for core services, especially pool management (that contract increasing to \$63,800 in 2025 from \$58,500 in 2024) and the Management Agent contract (that contract increasing to \$25,902 in 2025 from \$23,429 in 2024). As importantly, the 2025 Reserve Study mandates an increase in Reserve Funding from \$90,000 to \$98,000 (in addition to the interest on Reserve Accounts).

In addition, the Board has been forced to spend upwards of \$2,000 a year on removing large items of trash that our trash contractor is not obliged to remove under its contract -- a cost that would be avoided if a resident would request a special pickup from Nightengale at the resident's expense. Per our contract with Nightengale, "**Appliances** must be scheduled and are \$50.00-\$60.00 each (Refrigerator, stoves, washer/dryers, hot water heaters etc.). Residents are responsible for payment to remove these items. Residents should schedule by email at NGTTrucking@aol.com. Appliances must be on the curb-NGT does not remove them from inside the residence." Residents can also request, at a price to be negotiated, pick up of other bulk items such as large furniture and mattresses (but not tires or wastes from large scale home improvements, especially if done by contractors).

The new assessment rate will be effective from January 1, 2025.

Attachment 2 is a flier reminding residents of our policies on pet waste, trash removal, and one-way streets.

Sincerely,



Brandon Farlander
President,
Board of Directors
Newberry Station Homeowners Association