

# THE COURIER

"A COMMUNITY ON THE POTOMAC" | WWW.COUNTRYSIDE-VA.ORG



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COURIER VOL. 39, NO. 10 | OCTOBER 2019



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## MEETING SCHEDULE

### PARKWAY MEETING ROOM

46020 Algonkian Parkway, Sterling

#### Board of Directors (BoD)

1st and 4th Wednesdays, 7:00pm

#### Design Review Committee (DRC)

4th Monday, 6:30pm

#### Facilities Committee (FAC)

2nd Thursday, 7:00pm

#### Grounds Committee (GRNDS)

3rd Wednesday, 7:00pm

#### Horsepen Run Ad Hoc Committee (HPRN)

2nd Wednesday, 7:00pm

#### Neighborhood Advisory Council (NAC)

2nd Tuesday, 7:15pm

### COUNTRYSIDE PROPRIETARY OFFICE

2 Pidgeon Hill Dr., Ste. 560, Sterling

#### Community Relations Committee (CRC)

1st Thursday, 6:30pm

#### Finance Committee (FIN)

3rd Tuesday, 7:00pm

## COUNTRYSIDE

## PROPRIETARY

### OFFICE LOCATION:

2 Pidgeon Hill Drive,

Suite 560

Sterling, VA 20165

(703)430-0715

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# Reminders and News

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## FACEBOOK AFFILIATION

We would like to remind everyone that CountrySide Proprietary **does not have an OFFICIAL Facebook page.**

There are several unofficial Facebook pages administered by CountrySide residents. Any CountrySide Facebook pages that exist are not endorsed by or affiliated with CountrySide Proprietary. The Proprietary Office does not monitor any of the unofficial Facebook pages.

**Any official announcements about CountrySide are always available on the CountrySide website or sent via email from the Proprietary Office. Any concerns or complaints must be sent to the Proprietary Office via phone or email.**

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## LEASH YOUR PETS

### Resolution #230-

#### Rules and Regulation regarding Pets:

The following shall be grounds for complaint and finding of a violation:

- a. Pets running at large
- b. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way.

### Loudoun County Codified Ordinances

#### 612.13 Running at Large:

It shall be unlawful for any owner or custodian to allow any dog to run at large. The Animal Control Officer shall enforce the provisions of this chapter. Any person, who permits his dog to run at large, or remain unconfined, unrestricted or not penned up and off the property of the owner or custodian, shall be deemed in violation of this section. (Ord. 82-05. Passed 4-19-82.)

**ALWAYS LEASH YOUR PET! Thank you.**

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## CountrySide Women's Club

Meets monthly September through May on the second Friday of each month at Parkway Pool Meeting Room, 46020 Algonkian Parkway, Sterling. For further information please contact Annette Douglas at aldouglas3@hotmail.com or 703-430-6505.

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## The Villas at CountrySide

### **VILLAS PROPERTY MANAGEMENT CONTACT INFORMATION:**

National Realty Partners, 365 Herndon Parkway, Suite 106, Herndon, VA 20170: 703-435-3800

Villas Office Hours: Mon. - Thurs. 8:30am-5:30pm, Friday 8:30am-1:00pm

If you have questions or concerns regarding Villas property, condo fees, trash information or Villas community issues, contact Karen Conroy, Villas Property Manager at kconroy@nrpartnersllc.com. For questions about Amenities and CountrySide Assessments, contact the Proprietary Office.

**FOR VILLAS AFTER HOURS EMERGENCIES:** 703-476-3639 for "life or property threatening situations ONLY." Note: CountrySide Proprietary cannot respond to these calls.



# **COUNTRYSIDE FALL FEST**

**SATURDAY, OCTOBER 5, 2019**

**12:00PM TO 4:00PM**

**PARKWAY PARKING LOT**

Join us for our Annual Fall Fest! Bring your family and friends. Wristbands are required participate in all Fall Fest fun including rides, games and food. All residents (in good standing) age 2 and up can get a wristband at the event with a valid 2019 Amenities Pass or a photo ID with a CountrySide address. (For children without a pass, bring insurance card, birth certificate, or passport to prove residency.) Residents not in good standing can participate by purchasing a wristband for \$10.

**Bring your non-resident friends or family and purchase wristbands for \$10 each.**

**Join the Fun:**

- Pumpkin Patch
- Food, Beverages and Funnel Cakes
- Rides, Games and Amusements

**Vendors**

**and much more!**

**Parkway Parking Lot: 46020 Algonkian Parkway, Sterling**

For more details on this event, kindly visit  
[www.countryside-va.org](http://www.countryside-va.org) or email  
[lorettad.cside@pmpbiz.com](mailto:lorettad.cside@pmpbiz.com). You can also call the  
CountrySide Proprietary Office at 703-430-0715.



# BOO FEST

**SATURDAY, OCTOBER 26TH, 1-3PM**

CountrySide Boos and Ghouls, 13 and under, are invited to join us at Parkway for a Spooktacular afternoon of fun!

Come in your Halloween costume!

Snacks and drinks

Balloon Artist

Candy Counting Contest

Goodie Bags

Crafts

Costume Contest

See you there....if you dare!

*Location: Parkway Meeting Room,  
46020 Algonkian Parkway, Sterling.*

Questions? Call 703-430-0715  
or email [lorettad.cside@pmpbiz.com](mailto:lorettad.cside@pmpbiz.com)



# CALL FOR CANDIDATES

## ELECTION OF THE 2020 BOARD OF DIRECTORS

Included in this edition of the Courier on the next page, you will find a Petition of Candidacy for the CountrySide Board of Directors for 2020.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

Please include a brief statement of your reasons for seeking election to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position.

We would appreciate any personal information that you would like to share, such as length of residency in CountrySide, other committees you have served on and community service experience.

Your statement will be published in our monthly Courier. Petitions must contain the signatures and addresses of owners from ten (10) properties, in good standing, from your neighborhood who support your candidacy.

All petitions must be received in the Proprietary Office by 5:00 pm on Thursday October 10, 2019. You may drop your petition off in person or mail it to:

CountrySide Proprietary  
Attention: Elections Committee  
2 Pidgeon Hill Drive, Suite 560, Sterling, VA 20165

Please feel free to call the Proprietary management office or your present Board representative if you have any questions about the election process or need further information about Board positions. We look forward to hearing from you.

Sincerely,  
Catherine Neelley  
Community Manager  
catherineen.cside@pmpbiz.com  
(703) 430-0715



# DIRECT DEBIT: Payments and Other Charges

Direct debit is the easiest way to make your assessment payment.

Did you know that our Direct Debit/ACH program **does NOT draft past-due balances or other fees** assessed to your account? We are only authorized to draft the assessment amount - all other charges must be paid separately.

These charges can be paid online, by mail, or in person by check or cash.

To make a payment online, you will need to visit <https://www.mutualpayproperty.com>. Once at the website you can either sign up for an account or make a one-time payment by clicking on "Pay Now." You will need to agree to their Terms and Conditions to make a payment, then fill in your information. Codes you will need are listed here:

Management Company: Property Management People  
Association Name: CountrySide Proprietary  
Your CountrySide Property Account Number

Management Co. ID: 7047  
Association ID: 000065

Paying online with a credit card will cost a 2.95% processing fee. The "E-Check" option is free.





# Monthly Assessment Payment Options

**DIRECT DEBIT (ACH):** There are several benefits to signing up for Direct Debit payments, including the following:

- Avoid Late Fees! Payments are processed on or about the **10th of each month** and are therefore always received on time.
- One less check to write each month.
- One less stamp to use or trip to make to the Proprietary office each month.
- The assessment amount is always right, even if rates change from year to year

It's easy to use this service. Complete the Authorization Agreement for Direct Payments form and send it to us with a voided check. This form can be picked up in the office or found [HERE](#).

**BY MAIL:** Mail a check or use your bank's online bill pay option.

- Send the payment to our payment processing center at CountrySide Proprietary, c/o PMP, PO Box 62678, Phoenix AZ 85082. Please list your CountrySide account number in the memo portion of the check.
- Checks sent in the mail must be received by the 10th of the month to avoid late fees.

**IN THE OFFICE:** Come to the office located at 2 Pidgeon Hill Drive, Suite 560, Sterling. We accept cash or checks (no credit cards). The office is open from 8am to 5pm, Monday through Friday.

**ONLINE:** Make an online payment via e-check or credit card by logging onto our bank's website at <https://www.mutualpayproperty.com>. The following information is required to make a payment online:

**Management Company: Property Management People**

**Management Company ID: 7047**

**Association Name: CountrySide Proprietary**

**Association ID: 000065**

**Account #: located on your coupon**

Click on "Pay Assessment" (bottom right). Payments made by credit card are assessed a convenience fee.

## Late Fee Forgiveness Program

The CountrySide Proprietary Board of Directors is offering a **late fee forgiveness program** for up to a maximum of six assessment interest charges/late fees.

**Eligibility criteria:**

1. No applicant who applied and was accepted for 2017 and 2018 may apply for 2019.
2. Applicants must bring their assessment account current and sign up for the Direct Debit/ACH Program.
3. At least one payment must be received under the Direct Debit/ACH Program before the interest charge/late fee amnesty occurs.

4. Applicants must remain on Direct Debit/ACH for at least nine months after signing up.

5. Failure to remain current and make payments within nine months will result in interest charges/late fees being re-applied to the account.

If you are interested in signing up for this program and meet all the conditions as stated above, please contact Catherine Neelley at the Proprietary Office 703-430-071 or via email at [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com).

## Payment Plans

CountrySide Proprietary offers its homeowners the option of a written installment payment arrangement for the purposes of satisfying a delinquent account balance. This option is known as a Payment Plan. There are essentially two types of Payment Plans available:

**Standard Payment Plan** – Enables homeowners to pay off their outstanding balance over a period of ten months. The monthly payment amount is calculated by taking 10% of the balance due and adding it to the regular monthly assessment amount. This plan also requires that the homeowner signs up for Direct Debit/ACH so that the monthly amount due can be taken directly from a bank account.

**Non-Standard Payment Plan** – Enables homeowners to suggest an alternate monthly payment amount and to make those payments via cash or check. This type of plan is offered for a period of nine months, at which time it will be reviewed to determine whether or not the plan can continue and/or needs to be altered.

Both types of Payment Plans are subject to Board approval. If you currently have an outstanding balance and would like to apply, please contact Catherine Neelley, Community Manager, at (703) 430-0715 or by emailing [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com).

# Parking and Enforcement

## TOWNHOUSE PARKING

*The Proprietary Office has received numerous complaints about parking issues in our townhouse neighborhoods. In order to keep the parking issues to a minimum, we ask that everyone be courteous to your neighbors and assist us in the following areas:*

1. Use of **visitor parking spaces** for parking a vehicle **3 times in any 30 day period** is prohibited. (See resolution #233 for more details). **The Proprietary Office will be monitoring, tagging, and towing vehicles that misuse the visitor spaces.**

2. If your neighborhood has unmarked curb areas, please be considerate of your neighbors and do not make it difficult for them to access their reserved parking spaces.

3. Commercial Vehicles are not permitted to park in visitor spaces. If you have a contractor working at your house, contractor vehicles may park in your reserved space, a VDOT street or an unmarked curb space and **only during business hours.**

4. Park your vehicles within the boundaries of your reserved spaces only. Do not overhang your vehicle in someone else's reserved spot.

## TOWING FOR PARKING VIOLATIONS

The CountrySide Proprietary has an agreement with Roadrunner Wrecker Service, Inc. (45660 Woodland Road, Sterling, VA 20166, 703-450-7555) to provide towing services for various parking violations.

During non-business hours, a Proprietary townhome resident may have a vehicle towed for the following reasons:

- (1) a vehicle is wrongfully parked in an assigned space**
- (2) a vehicle is blocking ingress or egress to an assigned space**
- (3) a vehicle is parked perpendicular to a parking space**

Before any vehicle is towed for being in a reserved parking space, the resident must:

- (1) call Roadrunner Wrecker Service, Inc;**
- (2) meet the towing agent at the resident's townhome;**
- (3) produce a valid driver's license and proof of residence or signed rental agreement.**

All costs associated with towing and impoundment of a vehicle are the responsibility of the vehicle owner.

Before Roadrunner Wrecker Service Inc. tows a disabled vehicle they will place a warning sticker on the rear driver's side window of the disabled vehicle warning that the vehicle will be towed in one hour.

## ROAD RUNNER WRECKER SERVICE, INC.

**Phone Number: 703-450-7555**

Tow	\$150
Storage first 24 hours	No Charge
After Hours Release Fee	No Charge
Storage (after initial 24 hours)	\$50

**After Hours/Holidays/Weekends:** For towing a vehicle between 7pm and 8am or any Saturday, Sunday, or holiday, an additional fee of \$25 per instance will be charged.

**Acceptable forms of payment:**

Cash and/or all major credit cards

## PARKING ENFORCEMENT ON VDOT STREETS

**CountrySide Proprietary** does not monitor parking, or ticket or tow on VDOT streets.

**If you wish to report a traffic or parking problem on a VDOT street call the non-emergency Police number at 703-777-1021**

or contact the Sheriff's Office using their traffic complaint form at:

<https://www.loudoun.gov/FormCenter/Sheriffs-Office-6/Traffic-Complaint-Form-128>.

**For Loudoun County Parking Regulation 480.105**, please see <https://www.loudoun.gov/DocumentCenter/View/77355/Item-03-Attachment?bidId=> or go to [www.loudoun.gov](http://www.loudoun.gov) for more information.

**For VDOT road condition problems**, contact VDOT at: <https://my.vdot.virginia.gov>

# Trash Collection

**AAA RECYCLE AND TRASH REMOVAL**  
 HOA.NOVA@REPUBLICSERVICES.COM

## HOUSEHOLD TRASH

Household trash will be collected twice each week on the following schedule.

	TRASH	YARD WASTE	RECYCLABLES BULK
Foxfield Oatlands Morven	Monday Thursday	Monday	Thursday
Rokeby Welbourne Belmont Oakridge	Tuesday Friday	Tuesday	Friday

## YARD WASTE

Yard waste will be collected once each week with the first pick up of the week (either Monday or Tuesday). Wood waste must be cut into 4-foot lengths and bundled (arm-full size) with rope or twine and should not exceed 50 lbs.

Yard waste must be in paper bags, clear plastic bags, or a container marked as "yard waste."

## RECYCLABLE MATERIALS

Recyclable materials will be collected once each week with the second pick up of the week (either Thursday or Friday).

### RECYCLABLE MATERIALS INCLUDE ONLY:

**PAPER:** Newspaper, magazines, flattened cardboard, mixed paper, junk mail, phone books.

**GLASS:** Jars and bottles.

**PLASTIC:** Bottles, containers and jugs.

**METAL:** Aluminum or tin cans and empty aerosol cans.

All recyclables can be placed together. AAA provides one 18 gallon Recycling Bin, extras may be ordered upon request at no additional charge.

## SPECIAL ITEMS

AAA will collect furniture and other large, non-metal, household items (weighing less than 50lbs.) on your

second pick up day of the week at no extra cost. The pick up of items **over 50lbs. and ferrous metal/white good items (appliances, washers, dryers, water heaters etc.) are not part of your paid trash service.** The resident must arrange for a special pick up through AAA and pay for timely removal of these items. **AAA will NOT collect construction/remodeling debris, tree stumps, fires, batteries, rocks, concrete, dirt, sod, bricks, boards, iron, paint, or hazardous waste of any description.**

**HOLIDAYS:** There will be no pickup on Thanksgiving Day, Christmas Day and New Years Day or when the landfill is closed. Other holidays, the regular schedule applies.

**TRASH CANS:** If you would like to lease a trash can or large recycle bin from AAA, please email them at [HOA.NOVA@RepublicServices.com](mailto:HOA.NOVA@RepublicServices.com).



## QUESTIONS?

Call the Proprietary Office at  
 703-430-0715

**FOR LARGE ITEM PICKUP:**  
[hoa.nova@republicservices.com](mailto:hoa.nova@republicservices.com)  
 or 571-328-7558

**NO DUMPING OF ITEMS ON COMMON GROUND.**

## TRASH MUST BE IN A TRASH BIN.

Trash must be placed curbside in front of your home by 7:00am on pick-up days, but should not be placed outside prior to 6:00pm the evening before pick-up.

Please remember to bring in your trash bins on the evening of pick-up and store out of sight.

**DO NOT PLACE TRASH ON COMMON GROUND.**

## COUNTRYSIDE PROPRIETARY

2 Pidgeon Hill Dr., Suite 560  
Sterling, VA 20165

(Office) 703-430-0715 - (Fax) 703-430-8094  
Office Hours: Monday - Friday, 8am-5pm  
[www.countryside-va.org](http://www.countryside-va.org)

## PLEASE CALL THE PROPRIETARY OFFICE IF YOU NEED ASSISTANCE WITH:

### Contracts, Budget Issues, and Personnel Issues:

**Catherine Neelley: E-mail: [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com)**

### Assessments or Dues:

**Catherine Neelley: E-mail: [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com)**

### CountrySide Pools:

*Obtain a pool pass:*

**Alicia McKenna-Graves: E-mail: [aliciam.cside@pmpbiz.com](mailto:aliciam.cside@pmpbiz.com)**

### Pool/Meeting Room Rental:

**Alicia McKenna-Graves: E-mail: [aliciam.cside@pmpbiz.com](mailto:aliciam.cside@pmpbiz.com)**

### Common Ground:

*Mowing problems on the common ground, playground maintenance, any maintenance or operational problems associated with the pools, snow removal in the townhouse sections of the CountrySide:*

**Mike Stracka: E-mail: [mikeas.cside@pmpbiz.com](mailto:mikeas.cside@pmpbiz.com)**

### Architectural Questions or Complaints:

*To report any house in a state of visual disrepair, to obtain an Architectural Application for Improvement:*

**Lisa Marnet: E-mail: [lisamm.cside@pmpbiz.com](mailto:lisamm.cside@pmpbiz.com)**

### General Information & Missed Trash Service:

*General HOA Information/Missed Trash Service*

**Alicia McKenna-Graves: E-mail: [aliciam.cside@pmpbiz.com](mailto:aliciam.cside@pmpbiz.com)**

### Parking on Townhouse Streets:

**Loretta deLamare: E-mail: [lorettad.cside@pmpbiz.com](mailto:lorettad.cside@pmpbiz.com)**

## SERVICES PROVIDED BY THE PROPRIETARY & INCLUDED IN YOUR MONTHLY ASSESSMENT

- Trash removal and recycling service
- Enforcement of Covenants and Restrictions, By-Laws, Architectural Guidelines, and Resolutions
- Administrative and financial services for efficient operation of the community
- Maintenance of common land and community amenities (pools, trails, fitness system, tot lots, etc.)
- Maintenance of townhouse parking areas (including snow removal)

## PLEASE REFER TO THE FOLLOWING AGENCIES IF YOU NEED ASSISTANCE:

### If you need immediate assistance, dial 911

- Dominion Virginia Power at 1-888-667-3000
- Columbia Gas of Virginia at 1-800-543-8911
- Commonwealth Gas at (800) 222-0808
- Washington Gas at (703) 750-1000, 1-800-223-9452, 1-800-752-7520
- Verizon at 1-800-483-1000
- Water or Sewer Problems- Loudoun Water at (571) 291-7880 After hour emergency at (703) 729-7878
- Telephone Problems or Questions - Verizon at (703) 954-2222
- Hazardous Waste Collection - Loudoun County at (703) 777-0187
- Large Item Trash Pick up - AAA Recycle and Trash Removal at [HOA.NOVA@RepublicServices.com](mailto:HOA.NOVA@RepublicServices.com)
- Metro Transportation at (202) 638-7000
- Virginia Department of Transportation (VDOT) at (703) 737-2010 To file an online report [www.virginiadot.org/defaultflash.asp](http://www.virginiadot.org/defaultflash.asp) Or call the VDOT highway help line at (800) 367-7623
- Humane Society of Loudoun County at (703) 777-2912 [www.hsleva.org](http://www.hsleva.org)
- Poison Control Contact at 1-800-222-1222
- Loudoun County Website - [www.Loudoun.gov](http://www.Loudoun.gov)

**Please call the Loudoun County Sheriff (Non-Emergency 703-777-0445), or go to <http://sheriff.loudoun.gov> and click on the link to the left to "Report a Crime",**

- Parking Enforcement on VDOT streets
- General law enforcement questions
- Noise complaints/barking dog complaints
- Long term/short term neighbor disputes
- Repeated or long term parking violations on VDOT streets
- Traffic complaints (Ex: Speeding)
- Unwanted solicitation
- Unlawful or detrimental behavior in the community
- Trespassing

**Please call Animal Control to report the following (703)777-0406:**

- Stray cats and dogs.
- Dogs without a leash.

**Please E-mail or call Virginia Department of Transportation (VDOT) - [novainfo@vdot.virginia.gov](mailto:novainfo@vdot.virginia.gov) or 1-800-367-7623 to report the following:**

- Snow removal and street repairs on single-family area roadways, or main streets throughout the community. Please see snow removal list on our website to see who is responsible for your street.

**PMP**

PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

92 Thomas Johnson Dr., Suite 170  
Frederick, MD 21702  
301-694-6900 - 1-800-336-8009  
Fax: 301-694-9514

Chief Executive Officer    Edward D. Thomas  
President                      Rose G. Thomas

**COUNTRYSIDE PROPRIETARY STAFF**

703-430-0715

**GENERAL MANAGER:**

Catherine Neelley  
catherineen.cside@pmpbiz.com

**FACILITIES MANAGER:**

Michael Stracka  
mikeas.cside@pmpbiz.com

**DESIGN REVIEW COORDINATOR:**

Lisa Marnet  
lisamm.cside@pmpbiz.com

**COMMUNITY RELATIONS COORDINATOR:**

Loretta deLamare  
lorettad.cside@pmpbiz.com

**ADMINISTRATIVE ASSISTANT:**

Alicia McKenna-Graves  
aliciam.cside@pmpbiz.com

**MAINTENANCE/LAND SERVICES:**

Carlos Ramirez  
Brian Neal

# Board of Directors

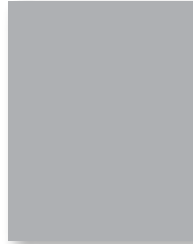
703-430-0715



**BELMONT:**

**Robert King-Treasurer**

12 Bentley Drive  
[Belmont@countryside-va.org](mailto:Belmont@countryside-va.org)



**FOXFIELD:**

**Vacant**

[Foxfield@countryside-va.org](mailto:Foxfield@countryside-va.org)



**MORVEN:**

**Roddy Dean**

[Morven@countryside-va.org](mailto:Morven@countryside-va.org)



**OAKRIDGE:**

**Penelope Francke-Vice President**

161 Sulgrave Court  
[Oakridge@countryside-va.org](mailto:Oakridge@countryside-va.org)



**OATLANDS:**

**Dave Barrie-President**

1 Brookmeade Court  
[Oatlands@countryside-va.org](mailto:Oatlands@countryside-va.org)



**ROKEBY:**

**Kumar Sangaran-Secretary**

120 Hamilton Rd  
[Rokeby@countryside-va.org](mailto:Rokeby@countryside-va.org)



**WELBOURNE:**

**Fredrik Wallin**

[Welbourne@countryside-va.org](mailto:Welbourne@countryside-va.org)

## 2019 COMMITTEE LISTINGS

### COMMUNITY RELATIONS COMMITTEE

**Dave Barrie, Chair**

**BELMONT:**

**Judy Smith**

JudySmithHomeSales@gmail.com | 703-608-0482

**Eva Mendoza** | spanglish\_76@hotmail.com

**FOXFIELD:** Vacant

**MORVEN:**

**Amanda Jacks** | 3 Aldridge Ct.

amandam35@gmail.com | 703-869-2457

**OAKRIDGE:**

**Elizabeth Moran** | 267 Chelmsford Ct.

ekamorán1@comcast.net | 703-430-7566

**OATLANDS:**

**Dave Barrie, Chair** | 1 Brookmeade Ct.

Oatlands@countryside-va.com

**ROKEBY:**

**Pat Bour** | Patricia.Bour@verizon.net

**WELBOURNE:**

**John Fernandes** | jffern@yahoo.com

**Amy Cornwell** | meanmom63@aol.com

### DESIGN REVIEW COMMITTEE

**Kumar Sangaran - BoD Liaison**

**BELMONT:**

**Rodney Collins** | rodneyandlisa@msn.com

**FOXFIELD:**

**Lisa Viafore, Chair** | 34 Huntley Ct.

ljviafore@verizon.net

**MORVEN:**

**Will Vigil** | willvigil@gmail.com

**OAKRIDGE:**

**Roy Weidner** | 2 Amersham Ct. | roypw@msn.com

**OATLANDS:**

**Sarah Wertz, Vice Chair**

sarah.g.wertz@gmail.com | 443-386-5266

**ROKEBY:**

**Abdul alQassab** | aboudiq@msn.com

**WELBOURNE:**

**Gustavo Rey** | 18 Nicholson Ct.

gustavorey68@hotmail.com

### FACILITIES COMMITTEE

**Penny Francke, Chair**

**BELMONT:**

**Tommy Jackson** | 10 Devenshire Ct.

tommy.jackson@abm.com

**FOXFIELD:** Vacant

**OAKRIDGE:**

**Don Brock** | 7 Prescott Ct.

good-vibes@verizon.net

**OATLANDS:**

**Dave Barrie** | 1 Brookmeade Ct.

Oatlands@countryside-va.com

**ROKEBY:**

**Pat Bour** | Patricia.Bour@verizon.net

**MORVEN:**

**Adriana Andrade-Salgado,**

59 Whittingham Cir. | jerseyadri@yahoo.com

**WELBOURNE:**

**Nicole Rossi**

### FINANCE COMMITTEE

**Bob King, Chair**

**BELMONT:**

**Roni Hennessey** | 4 Westmoreland Dr.

rthennessey@verizon.net | 703-404-8895

**FOXFIELD:**

**Sheryl Rader** | 25 Marian Ct.

sfrader2@gmail.com | 703-421-2106

**MORVEN:**

**Roddy Dean**

**OAKRIDGE:**

**Jeff Kretsch** | 166 Sulgrave Ct.

jkretsch@verizon.net | 703-444-4650

**OATLANDS:**

**Dave Barrie** | 1 Brookmeade Ct.

Oatlands@countryside-va.com

**ROKEBY:**

**Ash Dean**

**WELBOURNE:**

**Bob Griesbach**

### GROUNDS COMMITTEE

**Fredrik Wallin, Chair**

**BELMONT:**

**Barbara O'Connor** | 38 Westmoreland Dr.

barb@moconnor.net | 703-450-1872

**Tim Shaw** | 29 Newland Ct.

mckabby@verizon.net | 703-430-4171

**FOXFIELD:**

**Terri Hess** | 24 Southall Ct. | thess61@gmail.com

**MORVEN:**

**Ron McNulty** | rmcnulty234@gmail.com

# 2019 COMMITTEE LISTINGS (CONTINUED)

**OAKRIDGE:**

**Pamela McGraw** | pamelam1950@verizon.net

**OATLANDS:**

**Anne Steingass** | anne.st100@gmail.com

**ROKEBY:** Vacant

**WELBOURNE:**

**Diane Blunt** | 1 Nicholson Ct.  
diane.blunt92@gmail.com | 703-430-7136

## HORSEPEN RUN AD HOC COMMITTEE

**Dave Barrie, Chair**

**BELMONT:**

**Benu Bhargava**  
**Tony Palm**

**FOXFIELD:**

**Debi Holbrook**  
**Carlos Garcia**

**MORVEN:**

**Rob Heckman**  
**Steve LeHew**

**OATLANDS:**

**David Barrie**

**OAKRIDGE:** Vacant

**ROKEBY:**

**Aaron Emery**

**WELBOURNE:**

**Bob Griesbach**

## NEIGHBORHOOD ADVISORY COUNCIL

**Jeff Kretsch and Pat Bour, BoD Liaison**

**BELMONT:**

**Tim Shaw** | 29 Newland Ct.  
mckabby@verizon.net | 703-430-4171

**Louis Kaiser** | 9 Wiltshire Ct E  
lmk1981pa@yahoo.com

**Inge Nystrom** | Inystrom2@gmail.com

**Barbara O'Connor** | 38 Westmoreland Dr.  
barb@moconner.net

**Art Rodriguez** | 26 Halifax Ct.  
artandjanet.public@gmail.com

**FOXFIELD:**

**Elizabeth McMahon** | E\_McMahon555@comcast.net  
**Sean Mascara** | Seanm173@yahoo.com

Vacant  
Vacant  
Vacant

**MORVEN:**

**Jonathan Breslow** | 44 Aldridge Ct.  
jbreslow@yahoo.com

**Jean-Michel Brunet** | Jean.michel.brunet@gmail.com

**Brenda Koontz** | 5 Griswold Ct.  
d.koontz1@verizon.net | 703-406-0216

**David Torres** | davidtorresespada@yahoo.com  
Vacant

**OAKRIDGE:**

**Mike Sziede** | mikesziede@gmail.com

**Deblyn Flack** | Flack\_d@hotmail.com

**Brynn Hunt** | Brynnhunt44@gmail.com

**Traci Medlock** | 200 Sulgrave Court  
tracimedlock@gmail.com

Vacant

**OATLANDS:**

**Courtney Hasbrouck** | 5 Darian Ct.  
chasbrouck@hotmail.com

**Jon Chwirut** | Chwiroth@gmail.com

**Selena McLean-Hudson** | 3 Jeremy Court  
sdmudson@gmail.com

**Allyson Roach** | Allyson@allysonroach.com

**Kimberly Roth** | Chwiroth@gmail.com

**ROKEBY:**

**Pat Bour** | patricia.bour@verizon.net

**Diane Bohn** | ddbohn@yahoo.com

**Yolanda Brooks** | 17 Mucklehany Ln.  
yfbrooks@verizon.net

**Jim Krips** | 154 Peyton Rd. | 703-404-2292

**Denise Moldover**

**WELBOURNE:**

**Diane Blunt** | 1 Nicholson Ct.  
diane.blunt92@gmail.com | 703-430-7136

**Nicole Rossi** | 18 Dulany Ct.  
NicoleWelbourneNAC@gmail.com

Vacant

Vacant

Vacant

\*\*\*\*\*

## VOLUNTEERS ARE NEEDED!

Call the Proprietary Office at  
703-430-0715

# COMMITTEE MEETING MINUTES

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## BOARD OF DIRECTORS MEETING MINUTES

Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, August 28, 2019

### BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands  
Robert King – Belmont  
Penelope Francke – Oakridge  
Fredrik Wallin - Welbourne

### BOARD MEMBERS ABSENT:

Kumar Sangaran - Rokeby

### OTHERS PRESENT:

Ed Thomas – PMP  
Russell Moore – PMP  
Catherine Neelley – PMP  
Lisa Marnet – PMP  
Alicia McKenna-Graves– PMP

### CALL TO ORDER:

Dave Barrie called the meeting to order at 7:05 PM.

### APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 7, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

### RESIDENTIAL PARTICIPATION/GUESTS:

#### 2 Residents were in attendance. Items discussed:

#### Deferment of Major Violation for Account #121200

Roddy Dean moved that the Board of Directors delay legal council action until December 31, 2019 against Account #121200, contingent upon the fence being taken down. Along with the understanding that the Amenities privileges are still suspended until corrective action is taken or the violation has been abated. Bob King seconded the motion. Motion passed unanimously.

### GENERAL BUSINESS:

#### A. OLD BUSINESS: None

#### B. NEW BUSINESS:

#### Suspension of 2019 Amenities Privileges

Bob King moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: “the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,” The suspensions shall be effective as of September 1, 2019 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Penny Francke seconded the motion. Motion passed unanimously.

### ARCHITECTURAL ITEMS:

#### Minor Violations

Bob King moved if corrective action is not taken by September 6, 2019

for MINOR violations the Board agrees to exercise in accordance with Restrictions, Article IV, Section 1(d) “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any CountrySide Proprietary assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective September 7, 2019. The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Fredrik Wallin seconded the motion. Motion passed unanimously.

### Major Violations

Bob King moved if corrective action is not taken by September 13, 2019 for this Major Annual violation the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective September 14, 2019, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1(d). Additionally, if the violation is not corrected by October 1, 2019 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Penny Francke seconded the motion. Motion passed unanimously.

### Annual Inspection Violations

Bob King moved if corrective action is not taken by September 6, 2019 for Annual Inspection/Major Violations the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective September 7, 2019, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 1, 2019 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Fredrik Wallin seconded the motion. Motion passed unanimously.

### FACILITIES: None

### FINANCE:

#### Payment Plan Request for Account 70252

Bob King moved that the Board of Directors approve the attached payment plan for account 70252. This is a standard Payment Plan. Penny Francke seconded the motion. Rokeby was absent. Motion passed.

### GROUNDS: None

### INFORMATION/DISCUSSION ITEMS:



COMMITTEE REPORTS:

- Design Review Committee July 22, 2019
- Finance Committee August 20, 2019
- HPR August 14, 2019
- Neighborhood Advisory Council July 9, 2019

MANAGEMENT REPORTS:

Management Report

-Ed Thomas discussed recent VA Supreme Court case involving local HOA and holiday lighting.

Financial Reports

Project List

EXECUTIVE SESSION: NONE

ADJOURN:

Bob King moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 8:11 PM.

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BOARD OF DIRECTORS MEETING MINUTES

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, September 4, 2019

BOARD MEMBERS PRESENT:

- Dave Barrie – Oatlands
- Robert King – Belmont
- Penelope Francke – Oakridge
- Kumar Sangaran – Rokeby
- Fredrik Wallin – Welbourne
- Roddy Dean – Morven

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

- Catherine Neelley – PMP
- Lisa Marnet – PMP
- Alicia McKenna-Graves– PMP

CALL TO ORDER:

Dave Barrie called the meeting to order at 7 PM.

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 28, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: No Residents were in attendance.

GENERAL BUSINESS:

- A. OLD BUSINESS: None
- B. NEW BUSINESS:

2020 Election Committee

Penny Francke moved that the Board of Directors establish a 2020 Election Committee in accordance with Resolution #120. Bob King seconded the motion. Motion passed unanimously.

November 27, 2019 Board of Directors Meeting

Roddy Dean moved that the Board of Directors cancel the CountrySide Proprietary Board of Directors Meeting scheduled for November 27, 2019. If determined to be necessary, a Board of Directors Meeting will be scheduled at a date to be determined. Bob King seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

All Minor Violations abated before meeting date. No action taken.

Annual Inspection Violations

Bob King moved if corrective action is not taken by September 13, 2019 for ANNUAL Inspection Violations the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 14, 2019, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by November 1, 2019 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Penny Francke seconded the motion. Motion passed unanimously.

FACILITIES:

None

FINANCE:

None

GROUND:

None

INFORMATION/DISCUSSION ITEMS:

None

COMMITTEE REPORTS:

None

MANAGEMENT REPORTS:

- Management Report
- Project List

EXECUTIVE SESSION:

Bob King moved to start an Executive Session. Penny Francke seconded the motion. Motion passed unanimously. Executive Session commenced at 7:08 PM. Bob King moved to end an Executive Session, no action was taken. Roddy Dean seconded the motion. Motion passed unanimously. Executive Session ended at 7:16 PM.

ADJOURN:

Bob King moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 7:19 PM.

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COMMUNITY RELATIONS COMMITTEE MEETING MINUTES

Thursday, September 5, 2019, 2019
CountrySide Proprietary Office

Call to Order:

The meeting was called to order at 6:31 P.M. by David Barrie, at the Proprietary Office.

In attendance were:

- Pat Bour, Judy Smith, Elizabeth Moran, Amanda Jacks, John Fernandes, Amy Cornwell, Loretta deLamare (PMP) and David Barrie.

Absent were:

Eva Mendoza

Resident Participation: No residents present.

OLD BUSINESS

1. Pre-Teen event-RECAP

- Attendance 69
- Volunteers- Pat, Judy, Amy and David
- Food: 30 pizzas, chips, ice pops and drinks

- Budget Review
- Kids requested more games!

## 2. Family Fun Night 3: RECAP

- Food- pizza – cheese and pepperoni, chips and Ice pops, drinks
- Volunteers: Pat, Judy, Elizabeth and David
- Budget Reviewed
- 181 residents- outstanding turn out for this event
- The Committee decided that for 2020, no temporary closing of the Pools needed prior to these FFN events.

## 3. Fall Fest Vendors and Activities

- Pony2Go confirmed- deposit paid.
- Face Painting Confirmed: Two face painters
- Vendors: 12
- Loretta presented a detailed Fall Fest planning schedule
- CRC Volunteers: Locations – Times
- Projected Budget
- Loretta will ask the NAC for volunteers for the Fall Fest

## 4. Fall Yard Sale September 7

- Green Drop Scheduled: Flyer published in Courier
- Volunteers- David

## 5. Shred Event September 21, Parkway Parking lot, 9 to Noon.

- Volunteers David

## 6. Board Closet/Decorations Purge:

Done by Pat and Loretta. The Committee thanked Pat and Loretta for doing this needed activity. Christmas Items to be done later.

## NEW BUSINESS

### 1. SCOUT TROOP REQUEST TO WAIVE FALL FEST VENDOR FEE

- Discussed; Loretta will contact Vendor.

### 2. BOO FEST: Date: Saturday, October 26, 2019:

1:00-3:00pm: Parkway Meeting Room

Volunteers: Food: Goodie Bags

Activities:

- Candy Count
- Costume Contest: Prizes? Award Certificates
- Crafts, Color pages: Leftover from last year
- Music Machine & CD's
- Balloon Artist-TOTT booked

### Next month's meeting:

The meeting will be held on Thursday, October 3, Loretta will chair at the Proprietary Office at 6:30 P.M.

The Meeting was adjourned at 7:15 P.M.

\*\*\*\*\*

## FACILITIES COMMITTEE MEETING MINUTES Thursday, August 8, 2019

### 1) CALL TO ORDER

- a) Meeting Called to Order at 7:00 PM.
- b) Attendees: Barrie, Bour, Brock, Francke, Jackson, Rossi, Stracka (PMP), Novotna (Titan), Freck (Waves)
- c) Absent: Andrade-Salgado

### 2) COMMITTEE ADMINISTRATION

- a) July meeting minutes were approved unanimously.

### 3) GUEST & RESIDENT PARTICIPATION

- a) The FAC discussed with Titan the continuing reports of lifeguard

inattention at Cromwell Pool. Titan reported that personnel changes had been made to address the situation (including one termination, and a new manager being assigned to Cromwell). Both Titan and FAC will continue to monitor the management efforts at all three CountrySide pools.

b) The FAC and Titan also discussed in some detail an issue reported by a resident between the former Cromwell pool manager and several CountrySide residents who refused to follow the Titan manager's directions on leaving the pool and on use of an unauthorized basketball. The FAC is confident that the Titan pool manager acted appropriately. The resident who reported the issue did not attend the FAC meeting; he has not responded to several invitations to discuss his concerns with the FAC as a group.

c) The FAC declined to refund a non-resident for pool passes purchased in 2015.

### 4) WAVES ISSUES

a) Courtney Freck reported on a highly successful Waves season. Congratulations, Waves!

b) Courtney agreed to see to the removal of Waves posters and banners from the Parkway Pool front desk and walls in early September.

c) Courtney will be investigating repair/replacement options for the Waves shed at Parkway, and she will liaise with Mike Stracka to ensure the Waves' chosen option is compatible with CountrySide and pool guidelines. PMP will submit a copy of the shed rental form to the Waves for completion for the upcoming season.

d) The FAC reviewed with Courtney the policy on private swim lessons at CountrySide pools (to be conducted by Waves swim instructors only); Courtney will clarify the policy with instructors, and make sure the instructors know to identify themselves as affiliated with the Waves.

### 5) TITAN AND POOL ISSUES

a) The FAC accepted Renata's recommendations for the Lifeguard of the month awards.

### 6) PROJECT LIST & BUDGET

- a) 2019 Project List reviewed without issues.
- b) Budget Proforma reviewed without issues.

### 7) OLD BUSINESS

a) The FAC deferred further discussion and review of the forms and PMP internal SOP regarding the meeting room rental for residents or other interested parties.

b) The FAC briefly discussed establishment of a "pool demand hierarchy" for usage for the pools for regular operations and during maintenance or other unanticipated need for closures; the subject was deferred for further discussion at February 2020's FAC meeting.

c) The FAC deferred further discussion regarding the adoption of the license agreement for Non-Profit organizations for the rental of the Parkway meeting room and the use of the storage sheds on common areas.

### 8) NEW BUSINESS

a) A copy of the draft RFP for the whitecoat at the Parkway main pool and the Cromwell wading pool was reviewed and approved; PMP will submit for bids as soon as possible. Vendors will be asked if there is any price advantage to completing some/all of the work in 2019, versus preseason 2020.

b) The FAC reviewed the findings of the mid-season pool inspections (performed 7/30/19 for Lindenwood and Cromwell pools, and 8/8/19 for Parkway).

c) The FAC reviewed the list of FAC recommended projects for the 2020 budget submissions to date. Members were reminded to submit additional suggestions by the August 31st deadline.

### 9) INFORMATIONAL ITEMS

a) Copies of the Titan supervisor inspection reports are available in the FAC Google Drive folder.

- b) The replacement DVR has been received and installed at the Parkway pool.
- c) The requested sign regarding trash and noise has been posted at the Foxfield multipurpose court.
- d) A summary of the YTD pool guest pass sales was reviewed.

**10) ADJOURN**

- a) Meeting Adjourned at 9:23 PM.
- b) Next FAC meeting scheduled for 7:00 PM, Thursday, September 12, 2019 at the Parkway meeting room.

\*\*\*\*\*

**FACILITIES COMMITTEE  
MEETING MINUTES  
Thursday, September 12, 2019**

**1) CALL TO ORDER**

- a) Meeting Called to Order at 7:12 PM.
- b) Attendees: Andrade-Salgado, Barrie, Bour, Francke, Jackson, Rossi, Stracka (PMP)
- c) Absent: Phillips (Titan), Freck (CountrySide Waves)

**2) COMMITTEE ADMINISTRATION**

- a) August meeting minutes were approved unanimously.
- b) Pat Bour was elected as Second Chair to serve during Don Brock's leave of absence from FAC.

**3) GUEST & RESIDENT PARTICIPATION**

- a) No guests present.

**4) WAVES ISSUES**

- a) No representative present.

**5) TITAN AND POOL ISSUES**

- a) No Titan representative was able to attend. Mike will contact Kelly about a separate meeting to be held with PMP and the FAC Chair, to discuss outstanding issues and corrective actions. FAC members to submit suggestions to the team for a "stipulations" list to be presented to Titan as a prerequisite to next year's contract renewal.
- b) The FAC discussed Renata's recommendations for the Manager bonuses and Lifeguard of the month awards and made adjustments based on our review of the staff's performance. Bonus' to be awarded as follows:
  - i) Manager awards to be awarded to Renata Novotna, Patrick Connor McQuinn, Abigail Laurenson, Chris and Karl Holsomback. Cost to be applied to GL 7566.
  - ii) August lifeguard awards to be awarded to William Swarm, Sophia Payne and Quentin Sibley. Cost to be applied to GL 7564.
- c) Post-season pool inspections set for Monday, Sept 23, 2019 at 5:30 PM, starting at Cromwell Pool.

**6) PROJECT LIST & BUDGET**

- a) 2019 Project List was reviewed.
- b) Budget Proforma was reviewed.

**7) OLD BUSINESS**

- a) The Parkway Meeting Room Rental agreement was revised after discussion. Mike will make the changes to the Master document and post it on the Google Drive. Unless an FAC member submits further changes, the document is closed for revisions until 2020.
- b) Pool Hierarchy discussion deferred until 2020.
- c) The FAC discussed rental of the Parkway Meeting Room by Non-Profit organizations and agreed that a separate rental agreement is NOT needed; instead, the rental agreement revised above will serve as the single rental agreement for the Parkway Meeting Room. It was further agreed that the option of a fee waiver will be made upon request, but not offered automatically. The internal PMP SOP will need to be revised to reflect this policy. Mike and Penny will discuss with Catherine.

- d) The license agreements for Non-Profit organizations' use of the storage sheds on common areas will be revised to remove the obsolete "2018" date, and the forms will require PMP to enter the appropriate date and year for any new agreements. PMP will draft an addendum to be used by Non-Profit organizations to list suggested projects the organization would perform for CountrySide, as part of the "quid pro quo" understanding for use of storage space.

- e) The FAC discussed the 2020 budget project suggestions for Facilities. Mike to revise the voting sheet based on discussions and redistribute it to FAC members to allow voting by month-end. FAC also discussed approaching Bob King with the possibility of starting the request cycle for budget suggestions a month or so earlier, to allow more time for discussion in committee before the NAC votes.

**8) NEW BUSINESS**

- a) PMP will schedule a meeting with Titan to discuss our proposed stipulations for extending the Titan Agreement into the first option year.
- b) Mike advised that the replacement parts for the Rokeby Tot Lot are on back-order and will be delayed by another 6-8 weeks.
- c) Mike advised that the repairs to the Par Course are well underway. New signage will be required; with art work, this could amount to nearly \$3500. PMP was directed to see if there are any stock item sign that can be sourced and used at a lesser cost. A suggestion was made that in the future, PMP research alternative options to in-house repairs to the Par Course, as online offerings were found as low as \$6K for packages that included both signage and equipment.

**9) INFORMATIONAL ITEMS**

- a) Copies of the Titan supervisor inspection reports are available in the FAC Google Drive folder.
- b) A summary of the YTD pool guest pass sales was reviewed; with September numbers, sales are expected to equal or exceed the budgeted income.
- c) Mike advised that PMP's sample umbrella stand will not be ready for review during the FAC post season inspection, due to Par Course labor demands.
- d) Informational copies of the 2019 Pool Rules and Regulations are available on Google Drive for review and comment before the February 13, 2020 FAC meeting for review and update.

**10) ADJOURN**

- a) Meeting Adjourned at 9:32 PM.
- b) Next FAC meeting scheduled for 7:00 PM, Thursday, October 10, 2019 at the Parkway meeting room.

\*\*\*\*\*

**HORSEPEN RUN AD HOC COMMITTEE  
MEETING MINUTES  
Tuesday, September 11, 2019**

**CALL TO ORDER**

The meeting was called to order at 7:07 P.M.

**ATTENDANCE**

In attendance were: Debi, Carlos, Bob, Aaron, Rob, and David  
 Absent were : Benu, Steve and Tony

**BUSINESS**

Emerson will email his report on the bridge project-Received and sent out to Committee on Sept. 10  
 Status of staining the benches and tables in HPR- expect to be completed this week.

Rebuild the "walkover" at the Pond on the Deer trail. Looking for Volunteers...this project will take 2 to 3 hours to do.

Several members will check out what needs to be done, as part of the grass cutting on Saturday, Sept. 14

The Committee decided to cut up all of the "old bridge" and remove from the area.- Done.

Also, the Committee wants the log under the new bridge cut up and check for blockage downstream, as part of the grass cutting on Sept. 14

Report from Susan on the Bat monitoring project- received report and sent to Committee on Sept 11.

One more cutting of grass in HPR projected for this Saturday, Sept 14

Suggestion of a Plaque for the bridge- Recognizing Emerson and the Troop. Approved by Committee.

Asked for Volunteers for the Fall Fest--may have 2 or 3.

More mulch received and will be distributed in HPR--date TBD.

No meeting will be held on October 14.

The meeting adjourned at 7:35 P.M.

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## NEIGHBORHOOD ADVISORY COUNCIL COMMITTEE MEETING MINUTES Tuesday, August 13, 2019

### Members in attendance:

Belmont: Barb O'Connor, Louis Kaiser and Tim Shaw  
Foxfield: Elizabeth McMahon and Sean Mascara  
Morven: Brenda Koontz, Jean-Michel Brunet  
Oakridge: Brynn Hunt, Traci Medlock and Mike Sziede  
Oatlands: Courtney Hasbrouck and Alyson Roach  
Rokeyby: Pat Bour, Diane Bohn, Yolanda Brooks, Denise Moldover and Jim Krips  
Welbourne: Diane Blunt and Nicole Rossi

### Others in attendance:

Residents of 5 Palmer Court  
Jeff Kretsch, BoD Liaison  
Lisa Marnet, PMP

### Tim Shaw called the meeting to order at 7:19pm

### Approval of the July 9, 2019 meeting minutes

Nystrom moved, Shaw seconded. Approved as written.

### BELMONT

Approval of the July 9, 2019 meeting minutes: Approved  
Standing Committee Reports  
FIN- July 18th BoD approved the audit. FAC-July 25th, new Belmont appointee, vandalism at Parkway Pool. On budget for 2019. CRC- Concert well attended (150 people) GRDS- RFP for Oakridge pond. Ongoing drainage discussions. Possible Development at Regal Center.  
Review of Neighborhood Applications:  
Four applications reviewed.

### FOXFIELD

Approval of the July 9, 2019 meeting minutes: Minutes approved  
Standing Committee Reports  
GRDS- report given. FIN- report given. FAC 2 meetings since last NAC

meeting. CRC- report given,  
upcoming Family Fun Night and Fall Fest.  
Review of Neighborhood Applications:  
Three applications reviewed and approved

### MORVEN

Approval of the July 9, 2019 meeting minutes: Approved  
Standing Committee Reports  
FIN-( Jeff Kretsch), GRDS- ( Diane Blunt), FAC- ( Nicole Rossi), CRC ( Pat Bour)  
Review of Neighborhood Applications:  
2 applications reviewed and approved.

### OAKRIDGE

Approval of the July 9, 2019 meeting minutes: Approved  
Standing Committee Reports  
Finance; BoD approved audit. FAC; new appointee for Belmont, Gold Division Champs for Waves swim team, Waves shed needs upkeep, vandalism at Parkway 07/09-07/10, repaired. PMP and Titan conducted inspection and awnings will need to be removed. Issues at Cromwell, meeting was held to discuss. Ontrack for Budget. CRC- Concert #2-200 people attended. May need to increase band budget.  
Family Fun Night went well. Pre-teen pool party at Lindenwood. FFB #3 August 31st at Parkway. Fall Fest need face painter. Vendor donations forms sent. GRDS- Parking space numbers being painted. Working on a treatment for pond. Reviewed RFP for concrete. Created sub-committee for drainage issues. Facelift coming to Regal Center, townhouses, facelift for center. Solicitors cannot trespass, call LCPD if they won't leave.  
Review of Neighborhood Applications:  
One application reviewed.

### OATLANDS

Approval of the July 9, 2019 meeting minutes: Approved  
Standing Committee Reports  
FIN- Audit approved. FAC- 07/25 and 08/08 meetings; PRKWAY vandalism; will need a new canopy for pools, budge ideas due 08/31. CRC- possibly need additional \$100 for concerts next year. August 31st Family Fun Night#3, Fall Fest planning- Sat October5th, GRDS—RFP for treatment of pond. Subcommittee on drainage forming. Regal Cinema lot meeting.  
Review of Neighborhood Applications:  
Oakridge reviewed and approved seven application for Oatlands

### ROKEYBY

Approval of the July 9, 2019 meeting minutes: Approved as written  
Standing Committee Reports  
FIN- (Jeff Kretsch), CRC- (Pat Bour), FAC ( Nicole Rossi),GRDS (Diane Blunt)  
Review of Neighborhood Applications:  
4 applications reviewed and approved.

### WELBOURNE

Approval of the July 9, 2019 meeting minutes: Approved w/edits  
Standing Committee Reports  
FIN- BoD approved audit, 08/20 next meeting. FAC- 07/25 and 08/08 meetings held. Pool concerns (Vandalism, Titan issues, Cromwell) Waves done, division champs, swim lessons 175 enrollment.  
CRC- 08/17 Lindenwood Pre-Teen Pool Party, FFB#3@Parkway; 10/05 Fall Fest-face painters needed, 09/15 next meeting. GRDS- Painting space numbers; RFP treatment of pond; RFP asphalt, subcommittee for drainage issues. Regal area discussed meeting held 07/25.  
Review of Neighborhood Applications:  
1 application reviewed for a replacement patio door

Meeting Adjourned at 8:15pm

# Neighborhood Services

The Proprietary, its members, and/or Board of Directors do not recommend or endorse any person on this list. Use of any person on this list is at the sole discretion of the resident. If you or your child would like to register to be on the services list, please email Loretta deLamare at [lorettad.cside@pmpbiz.com](mailto:lorettad.cside@pmpbiz.com) to get a copy of the registration form.

SERVICE	LOCATION	AVAILABILITY	NAME	PHONE	AGE
<b>Babysitting</b>	All	Days	Roxana Jahnsen	571-434-8127	Adult
<b>Babysitting</b>	All	Weekend/Evening/ Summer/Holiday	Emma Meehan	703-625-4155	14
<b>Babysitting</b>	All	Wednesdays/Evenings/ Weekends	Jacqueline Taylor	540-860-0874	Adult
<b>Babysitting</b>	All	Weekend/Summer/ Holidays	Becky Work	571-342-0138	13
<b>Babysitting/Pets</b>	All	Anytime	Madison Bakatsias	703-400-5416	15
<b>Babysitting/Pets</b>	All	Anytime	Peter Dyson	703-404-4051	13
<b>Babysitting/Pets</b>	All	Weekend/Summer/ Holiday	Daniela Miranda	703-407-0941	15
<b>Babysitting/Pets</b>	All	Anytime	Paige Bakatsias	703-655-2473	17
<b>Pets</b>	All	Weekend/Summer/ Holiday	Hannah Cuasay	703-725-1226	12
<b>Pets</b>	All	Weekend/Evening/ Summer/Holiday	Natalie Aponte	570-926-3608	Adult
<b>Pets</b>	All	Anytime	Julianne McNulty	703-203-9825	Adult
<b>Yard Work/Pets</b>	All	Weekend/Evening/ Summer/Holiday	Sean Meehan	703-577-1662	19
<b>Yard Work/Snow</b>	All	Weekends/Evening	Zack Daughtry	571-277-6820	16
<b>Yard Work/Pets</b>	All	Weekends/Evenings/ Summer	Shumaker Brothers (Jack, Sam, Ben)	571-434-8682	16,14 12



# Selling your home?

## WHAT YOU NEED TO KNOW

**You will need to purchase a POA package.**

**Virginia Property Owner's Act (Contract disclosure statement; right of cancellation).**

*A. Subject to the provisions of Article 2 of 55-509, a person selling a lot shall disclose in the contract that (i) the lot is located within a development which is subject to the Virginia Property Owner's Association Act; (ii) the Act requires the seller to obtain from the property owners' association an association disclosure packet and provide it to the purchaser.....*

When the Proprietary receives an order for a POA packet it initiates a physical inspection of the entire property. The inspection of exterior maintenance items includes peeling paint, algae on siding, broken window seals, wood rot, fences in need of repair, etc.

In addition, exterior modifications/enhancements are noted and checked for approval. If you haven't done so already, please ensure that you have submitted an application for those exterior modifications. An application with a violation disclosed upon a POA inspection may request a "non-standard rush review" (less than 15 days). There will be a fee of \$25.00 for this out-of-cycle, expedited review. This fee is not a commitment for approval.

Selling a home can be stressful enough so ensuring the exterior of your home is in tip top shape and you have applied for and been approved for any exterior modifications before you list will make the selling process much smoother.

## **NEW!**

**CountrySide and PMP have partnered with CondoCerts to provide user-friendly POA document delivery to the homeowner. You can track your package's progress and receive documents electronically or get a paper copy. Payment can be made at the time of order or taken out at closing. Prices vary.**

**Ready to order a POA package? Go to <https://pmprent.condocerts.com/resale> to order. Simply register, place your order and your documents will be processed.**

**Questions?? Call Alicia McKenna at CountrySide Proprietary for more informaton. (703)430-0715.**

**WESTWICK CT VILLAS: Please contact the Proprietary Office for information.**



# Advertisements

**Advertising Rates Per Issue:** the CountrySide Board of Directors has adopted the following Advertising Policy for the CountrySide Courier. Annual and Semi-Annual contracts are available for display advertising with monthly billing. Two months MUST be paid at signing; remaining months of contract will be billed monthly. For those advertisers who do not have a signed contract, payment is required at the time of submittal. There is a \$25 fee for any and all returned checks.

**Display Advertising:** (Effective March 1, 2014)

Full Page	7-3/4" wide x 9-3/4" tall	\$300.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$200.00
Half Horizontal	7-3/4" wide x 4-3/4" tall	\$200.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$125.00
Business card (1/8)	3-1/2" wide x 2" tall	\$75.00

**Classified Advertising:** \$10 for the first 40 words, and 25 cents for each word thereafter. Payment in full must accompany all classified submittals. **If you would like to advertise in the CountrySide Courier, please visit our website [www.countryside-va.org](http://www.countryside-va.org) and download the advertising form. You can also e-mail Loretta deLamare at [lorettad.cside@pmpbiz.com](mailto:lorettad.cside@pmpbiz.com) for more information.**

The CountrySide Proprietary, its members, and/or Board of Directors do not recommend or endorse any advertiser.

The CountrySide Proprietary reserves the right to decline any advertisement for any reason it deems appropriate.

Submitted articles are the opinion of the author and do not necessarily reflect the opinions of the CountrySide Proprietary, its members, or the Board of Directors.



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# Classified Ads

## ZACK'S LEAF REMOVAL AND POWER WASHING

**LEAF REMOVAL:** \$15 per Hour

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and more.

**Call or text Zack at 571-277-6820**

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[info@thecareconciergellc.com](mailto:info@thecareconciergellc.com)

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The Christ Accounting Group

**Lori Christ CPA, LLC**

Phone: 703-304-5173  
Email: [Lori@LoriChristCPA.com](mailto:Lori@LoriChristCPA.com)


- Tax Services
- Bookkeeping
- Small Business Payroll

**Mike Christ EA**

Phone: 202-725-2714  
Email: [MikeChrist@thechristaccountinggroup.com](mailto:MikeChrist@thechristaccountinggroup.com)

The logo for The Christ Accounting Group, featuring a stylized globe and the text "The Christ Accounting Group".

# October 2019

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Morven Prkg Mtg* 7pm (Parkway)	2 BoD Meeting* 7pm (Parkway)	2 CRC Meeting 6:30pm (CS Office)	4	5 <b>FALL FEST</b> 12-4pm
6	7	8 NAC Meeting* 7:15pm (Parkway)	9	10 FAC Meeting* 7:00pm (Parkway)	11	12
13	14 COLUMBUS DAY	15 FIN Meeting* 7pm (CS Office)	16 GRND Meeting* 7:00pm (Parkway)	17	18	19
20	21 DRC Meeting* 6:30pm (Parkway)	22	23 BoD Meeting* 7pm (Parkway)	24	25	26 <b>BOO FEST</b> 1-3pm Parkway Meeting Room
27	28	29	30	31 HALLOWEEN		



# November 2019

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 Morven Prkg Mtg* 7pm (Parkway)	6 BoD Meeting* 7pm (Parkway)	7 CRC Meeting 6:30pm (CS Office)	8	9
10	11 VETERANS DAY	12 NAC Meeting* 7:15pm (Parkway)	13 HPR Meeting* 7:00pm (Parkway)	14 FAC Meeting* 7:00pm (Parkway)	15	16
17	18	19 FIN Meeting 7pm (CS Office)	20 GRNDS Meeting* 7:00pm (Parkway)	21	22	23
24	25 DRC Meeting* 6:30pm (Parkway)	26	27	28 THANKSGIVING Office Closed	29 Office Closed	30

