

THE COURIER

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Happy
New
Year!

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ASSESSMENTS



COURIER VOL. 40, NO. 1 | JANUARY 2020



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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

Happy New Year!

COUNTRYSIDE PROPRIETARY

OFFICE LOCATION:
2 Pidgeon Hill Drive,
Suite 560
Sterling, VA 20165
(703) 430-0715

Reminders and News

Christmas Tree Collection

Christmas trees will be collected during the 2nd and 3rd week of January on your regularly scheduled Yard Waste service day. (Monday - Foxfield, Morven and Oatlands. Tuesday - Belmont, Oakridge, Rokeby and Welbourne) Christmas trees not placed out these two weeks will be serviced with the regular trash pick-up days.

Before placing trees out for collection, PLEASE:

- Remove all tinsel, ornaments and lights and do not bag trees.

Neighborhood Advisory Council Elections

The Board of Directors announces a meeting will be held on Wednesday, January 2, 2020 at 7:00pm. The purpose of this meeting is to elect members to represent each neighborhood on the Neighborhood Advisory Council (NAC). If you are interested in electing members to serve on your NAC - or - are interested in volunteering to serve on the NAC, please, plan to attend. Location: Parkway Meeting Room, 46020 Algonkian Parkway.

Office Schedule

The CountrySide Proprietary office **will be closed on Wednesday, January 1st** in observance of the New Year's Holiday. We will re-open on January 2nd at 8:00am.

The CountrySide Proprietary office **will be closed on Monday, January 20th** in observance of the Martin Luther King Day. We will re-open on January 21st at 8:00am.

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.

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.

2019 Annual Report from PMP Management Presented by Edward Thomas, CEO PMP

CountrySide Management Annual Meeting Report December 9, 2019

Accomplishments and Significant Events since the 2018 Annual Meeting.

- PMP represented CountrySide in the negotiation of a new lease at 2 Pidgeon Hill Drive which resulted in a cost savings of more than \$100,000 over 5 years.
- Moved the physical office beginning December 26, 2018 and opened 2 days earlier than advertised. Received a full refund of the security deposit from the former landlord/owner.
- All three pools passed the Facilities Committee and Loudoun County inspection on the first visit and opened on time. Pool pass process went smoothly. Extended office hours with several evenings and weekends to accommodate residents.
- Following cost analysis a temporary seasonal Maintenance staff member was hired to provide vacation support for the maintenance team and to handle small projects that were previously contracted to vendors. The decision was made to extend his employment through September and complete the Par-course rejuvenation project in house, which resulted in a significant cost savings for CountrySide. When a vacancy in the Maintenance Staff occurred in October, this individual was hired to fill the position.
- The office has started processing and paying invoices electronically using Mutual Pay VIP with full implementation by the end of March 2020.
- Annual Inspections, 45 Day Friendly and Annual Major Violation Notices have been completed communitywide using new software, Smartwebs. CountrySide issued 965 property compliance violation letters, of which 767 have been closed, 92 have been escalated to the next state and 106 are new in the last 45 days.
- Converted to an online, electronic State mandated Homeowner Association Disclosure package with 137 disclosures year-to-date
- ACH enrollment is 1,329, 2020 Coupon Books – 129, approximately 1035 using self-directed electronic payment options
- At the end of November the CountrySide delinquency rate was 2.54% of the total annual assessment. National average is in the 6% range. 25 homeowners, or 1% of the community were 90 days delinquent.

2020 Items in Progress

- Scanning Project – in house
- Massive list of reserve projects for 2020

2019 STATE OF THE PROPRIETARY PRESIDENT'S ANNUAL MEETING REPORT

CountrySide continues to be a financially secure community. We will end the year under budget. Sales of Homes in CountrySide sold quickly in 2019. We prepared 135 Resale Disclosure Packets this year. For 2019 we had a very small number of account delinquencies and violations.

In 2019, our primary contractors were: PMP, our management company, Brightview, our landscaping company, Titan, our Pool Management Company and AAA, our waste management company. These companies assist in the overall operation, maintenance and service of CountrySide.

We also engage Laura Sardo as our attorney on legal issues. Our insurance provider is John Manougian Insurance Agency. We have an independent accounting firm of Malvin, Riggins & Company that audit our finances annually. They have reviewed our processes and we have received a very positive report from them.

In 2019, the Board of Directors consisted of Robert King, Kumar Sangaran, Penny Francke, Fredrik Wallin, Roddy Dean and David Barrie. These individuals contributed their time, expertise and efforts to improve the quality of life in CountrySide.

I also want to recognize and thank all the Volunteers of 2019, in all of our Committees. These volunteers ensure that CountrySide has neighborhood input, present their added value to the committees and provide feedback to both the committees and Board of Directors, on an on-going basis. Their dedication, energy and involvement help to make CountrySide a great community.

Respectfully submitted:

David Barrie, President

Community Relations Committee

2019 Year-End Report

This was another very successful year for the Community relations Committee (CRC), with a small team of very hardworking and dedicated Volunteers. The Committee not only plans the events but works very hard at the events to provide a wonderful time for our residents.

The Spring Fling started off our year with a special visit from the Easter Bunny, face painting and lots of goodies for our young residents to enjoy. We purchased Corn Hole games that were enjoyed at all events.

As we wrapped up the Spring we had our Community Spring Cleanup, Spring Yard Sale and Safety Picnic. Our May Shred event was a big hit. We collected 8,000 lbs of material to be shredded.

Summer arrived and it began with the always popular Family Fun Night at Parkway Pool in June. Lots of hotdogs and ice cream served by a small number of CRC volunteers and Loretta from PMP. We had a mix of music for the Summer Concerts and another really successful Family Fun Night in August. The summer was wrapped up with our annual "Pre-teen Pool Party" and the kids had a blast with games, lots of food and fun times in the pool.

Our largest attended event is our annual Fall Fest with months of planning and coordinating along with all our CRC volunteers and all the PMP staff assisting. This year we had Ponies (a big hit with the kids), Moon bounces, a climbing wall, the dixie twister, a horse drawn hay ride through Horsepen Run and carnival games for everyone to enjoy. Our Fall Fest has the best hot dogs, funnel cakes and crisp apples in town! The Pumpkin Patch was a great success. We had good weather and over 900 residents and guests joined us at the Fall Fest.

Then the days grew shorter and the weather cooled off and we wrapped up the fall with our Fall Yard Sale, the Boo Fest and the children's Winter Celebration.

We held a second Shred event on September 21st, providing paper shredding. In three hours, we collected 8,500 lbs of shredded material and received a lot of very positive comments for having this event.

Throughout 2019 the committee was able to make these events available to all residents and still remain within budget.

As a CountrySide resident if you enjoy planning and participating in fun events, receiving the satisfaction of lots of Smiles and Thank You's from your community, please consider donating your time and join the CRC committee.....We really need the help of more volunteers to insure that these community events continue.

A very special THANK YOU for an excellent job and another successful year to the 2019 CRC Volunteers: Pat Bour, Elizabeth Moran, Judy Smith, Amanda Boone, John Fernades, Amy Cornwell, and Loretta deLamare with PMP.

David Barrie
CRC Chairperson

Family Fun Night



Fall Fest



Winter Celebration



Facilities Committee 2019 Year-End Report

The Facilities Committee had a busy and productive year in 2019. Pool management was a major responsibility, as always, and the FAC and PMP worked with Titan to address several areas of concern throughout the season. We again performed both mid-season and post-season pool inspections to generate punch lists for both Titan and PMP, and reviewed progress against those punch lists at our monthly meetings.

Other projects and accomplishments for 2019 include the following:

- New composite resin shower doors were installed in the Ladies' Rooms at all three pools, to replace the deteriorating wood doors.
- The Parkway wading pool was repaired.
- The CountrySide PAR course was repaired, and new signage installed where necessary.
- The Rokeby Tot Lot was repaired after storm-related damage.
- Roof repairs were completed at the Cromwell Pool House to address persistent leaks in the window well area.
- The pool house camera systems were upgraded, with additional cameras installed to monitor vandalism-prone areas (e.g., gazebo at Parkway) and better protect CountrySide assets.
- The protective planter boxes around the pool electrical conduits were upgraded at Parkway Pool based on a suggestion by an FAC member (Thanks, Adriana!). The planters used previously were prone to breakage due to weathering, and would often break before season-end, but the new planters, made of recycled rubber, are proving to be much more durable. Based on the success at Parkway, the same planter solution will be rolled out at Lindenwood and Cromwell.
- Cabinet locks were upgraded in the Parkway kitchen to a uniform standard.
- FAC implemented a new policy of twice-monthly water meter checks during pool season, to diagnose possible leaks sooner.
- We borrowed three recycling bag set-ups from Loudoun County for use at the pools and special events. Based on the encouraging level of use by residents, we will be purchasing several of these set-ups for CountrySide use.

FAC also reviewed competitive vendor bids for the 2020 Pool Management contract and interviewed alternative vendors. A decision on vendor selection will be made in early 2020.

We continued to support both the Waves swim team and local scouting and school groups through their fee-waived use of our Parkway Meeting room, pools, and storage sheds.

The Pool Season opened with the Pool Safety Picnic, as usual, and closed with Doggie Swim Day. It's always hard to say who enjoys this latter event more—the dogs, or the people watching them!

We expect to close the year slightly under budget.

As always, I owe a huge debt of gratitude to the dedicated members of the Facilities Committee. We welcomed two new members this year: Nicole Rossi and Tommy Jackson. Along with returning members Adriana Andrade-Salgado, David Barrie, Don Brock, and Pat Bour, this team gives their time and efforts tirelessly to ensure that CountrySide's Facilities assets are not just maintained, but are a source of pride for the community. And while one of our longest-standing members takes a leave of absence, we still benefit from Don Brock's wisdom, and feel his presence in every meeting.

We are also grateful for the support and assistance provided by the PMP staff, particularly Mike Stracka, Carlos Ramirez and Bryan Neal (welcome, Bryan!). And a special thank you to Catherine Neelley, for her unwavering support of both the FAC and the community as a whole. Our thanks also go to all those CountrySide residents who treat our facilities with care and respect, and alert us to issues needing attention—they are our eyes and ears across CountrySide.

Respectfully Submitted,
Penny Francke

Finance Committee 2019 Year-End Report

I would like to start by thanking each member of the Finance Committee—Sheryl Rader, Roddy Dean, Jeff Kretsch, David Barrie, Ash Dean, and Bob Griesbach—and our finance team at PMP, especially Dane Sullivan, for their hard work in helping me with CountrySide’s finances.

I am pleased to be able to say once again that CountrySide’s financial picture remains strong and our auditors provided us with a clean bill of financial health. I anticipate that we will run a surplus in 2019 and have sufficient reserves for emergencies and long-term reserve expenditures. Our revenue was slightly higher than what we had budgeted, while the Proprietary continued to be judicious with our expenditures, allowing us to come in below budget, particularly with our administrative costs and grounds and pool expenses. This past year we did not spend as much as anticipated on Reserve Expenditures, and instead delayed needed paving until 2020 to take advantage of economies of scale. Our General and Townhouse Reserves funds were funded in accordance with our previous reserve study, and they will total about \$2,630,633 at yearend.

The Pro Forma financial summary below contains actual figures through November 30 and estimated figures for the remainder of the year and provides for a comparison with the original budget.

	2019 Consolidated Summary	
	Budget:	Pro Forma:
TOTAL REVENUE:	\$2,627,842	\$2,633,912
<i>Budget Element-</i>		
Administrative	\$694,625	\$656,435
Total Insurance & Tax Expenses	\$ 26,827	\$ 26,900
Community Activities	\$ 36,889	\$ 29,976
Pool and Community Center Expenses	\$243,334	\$233,446
Grounds and Maintenance	\$737,426	\$657,862
Townhouse Expenses	\$271,665	\$267,703
Reserve Deposits	\$617,077	\$616,724
Reserve Expenditures	\$427,113	\$ 41,113
TOTAL EXPENDITURES:	\$2,627,842	\$2,462,145
OPERATING SURPLUS/(DEFICIT):	\$ 0	\$ 171,767

Let me just say a few words on the 2020 budget that the Board passed last month. Unfortunately, the Board had to raise assessments to keep up with inflation and cover rising costs to manage the community and pools and increasingly to pay for tree removal services. The Board made some difficult decisions, but the budget will still allow CountrySide to provide residents with the community activities, grounds and facilities upkeep, and services they have enjoyed.

Respectfully Submitted,
Robert A. King
Treasurer and Finance Committee Chairman



Grounds Committee 2019 Year-End Report

It was another busy year for the Grounds Committee. In 2019, Mother Nature kept us very busy responding to heavy wind storms. The impact of fallen trees; the need to remove and/or trim trees throughout Countryside was performed every month this year. As our community matures, aging trees require our continual attention.

There have been several meetings with the BrightView management team to share our concerns about their performance regarding annual maintenance. We will be receiving weekly reports on what was done and what will be done by BrightView. These reports will allow the Grounds Committee to monitor their performance more closely to ensure we minimize issues. A new tracking system and scheduling calendar will improve the transparency and tracking of grounds work.

The Grounds Committee continued removal of aggressive invasive species growth in our common areas. To date, all invasive species removal efforts have been successful and will continue in 2020. The committee also heard about parking concerns within the town home communities. The committee has started repainting the FIRE LANE markings and will continue this as soon as the temperatures allow for it in 2020.

In 2019 Grounds continued trimming/clearance on trails and sidewalks, tree pruning and planting and further investigating bridge maintenance for some of our larger foot bridges.

In 2019 Grounds has completed the redesign of our plantings at the Community entrance signs and touched up the community name signs. This work will be continued in 2020 to ensure plant materials are all healthy and well seated. More precise attention to these very prominent areas is being required of the contractor as they tend to present a "face" of Countryside.

In 2019 Grounds has removed numerous numbers of graffiti in common areas.

In 2019 Grounds has tried a new contractor for maintenance of the Countryside pond. Evaluating their services will continue in 2020. The VPI/SU Extension Service (through Master Gardeners) inspected, evaluated and proposed effective treatment for the pond which will be incorporated in the new contract.

In 2019 Matt Sturgeon was appointed to the Grounds Committee to represent Rokeby.

If you have an interest in our common areas, I encourage you to come to a Grounds Committee meeting in the new year and get involved with this great, knowledgeable group of veteran volunteers. Participation in the community is a great way to give back and see how your monthly dues dollars are contributing to keeping our natural amenities beautiful.

The members of the 2019 Grounds Committee were: David Barrie, Barbara O'Connor, Tim Shaw, Terri Hess, Diane Blunt, Anne Steingass, Pamela McGraw and Ron McNulty. These dedicated volunteers worked hard to ensure our common areas reflected the best landscaping possible. My thanks to this very knowledgeable group of people; that made chairing the Grounds Committee a pleasure.

Respectfully Submitted:
Fredrik Wallin, Chairperson

HorsePen Run Ad Hoc Committee 2019 Year-End Report

The 2019 Horsepen Run Ad Hoc Committee personnel were: Debi Holbrook, Carlos Garcia, Benu Bhargava, Tony Palm, Rob Heckman, Steve LeHew, Aaron Emery, Bob Griesbach, and David Barrie. These volunteers were involved in the maintenance of our beautiful nature preserve- Horsepen Run.

Throughout the year they cleared the trails, removed trash, spread mulch, cut up and moved large fallen trees and cut the grass along the sides of our trails.

Debi and Carlos re-ribboned the trails with colored ribbons.

Steve power washed the benches and tables in HPR.

PMP stained the benches and tables

We had an article put in the Courier about ticks.

Re-did the flower garden pulling weeds and planting.

Susan Sims worked on a Bat monitoring project in HPR.

Emerson Rodriguez built a new bridge, as an Eagle Scout project, on River West trail.

Re-building the "walk-over" at the Pond, on the Deer trail.

PMP added more gravel to several sections of the gravel road.

Through the hard work of these Volunteers, the improvements to HPR were achieved at minimal expense to CountrySide.

My sincere appreciation and THANK YOU to a great group of dedicated people who protect and preserve Horsepen Run.

David Barrie, Chair.

Neighborhood Advisory Council 2019 Year-End Report

The Neighborhood Advisory Council (NAC) had another busy year in 2019. There was a total of 214 non-standard applications submitted for review for architectural modifications in CountrySide. In addition, the committee reviewed modifications and provided feedback to the Board of Directors on the following items:

The proposed changes to architectural guidelines for 2019 involved a "standard" rear entry door style for Foxfield, Patio Door "standards" for Foxfield, Morven, Oakridge and Welbourne Townhouses. Modifications to existing Guidelines included Townhouse Fencing, Single Family and Manor Home Fencing and Single Family and Manor Home Windows. Finally, the NAC reviewed the proposed budget for 2020 and provided critical input to the Board of Directors in its final determination of the budget.

The NAC is an important part of our community and provides both a voice for the community along with the architectural review process ensuring all residents are represented and served.

I would like to thank our committed residents for volunteering their time this year to ensure that CountrySide remains aesthetically pleasing exhibiting well-designed architecturally harmonious homes. Additionally, it should be noted that many NAC members serve on several Countryside committees not because they necessarily have the free time but because they have the heart and dedication to make our community a better place. We truly appreciate all their hard work and commend each of them on a job well done!

Respectfully submitted,

Jeff Kretsch (Oakridge) and Pat Bour, (Rokeby) NAC Board Liaisons

Design Review Committee 2019 Year-End Report

In 2019, the Design Review Committee (DRC) reviewed 214 “non-standard” applications. The Design Review Coordinator reviewed and approved 113 “standard” applications. The Annual inspection was conducted on 2,539 properties in CountrySide.

In September 2019, the DRC worked with the Neighborhood Advisory Committee (NAC) to revise several of the community guidelines and incorporate new Guidelines, all of which were approved by the Board of Directors. The architectural guidelines for 2019 involved a “standard” rear entry door style for Foxfield, Patio Door “standards” for Foxfield, Morven, Oakridge and Welbourne Townhouses. Modifications to existing Guidelines included Fencing (Manor Home, Single Family and Townhouse) and Windows (Manor Home, Single Family and Townhouse).

I would like to thank all the DRC members that served in 2019: Lisa Viafore, Sarah Wertz, Will Vigil, Roy Weidner, Rodney Collins, Gustavo Rey, Abdul Alqassab and Kumar Sangaran, BoD Liaison, for taking the time to represent their neighborhoods on the Design Review Committee. I would also like to provide a special “Thank You” to all NAC members for their valuable input in reviewing applications, as well as the Design Review Coordinator for overseeing the process, the goal of which is to help make CountrySide an excellent community in which to live.

Respectfully,
Lisa Viafore, Chair
Design Review Committee



COUNTRYSIDE PROPRIETARY ANNUAL MEETING OF THE MEMBERS

Monday, December 10, 2018

Meeting Minutes

BOARD MEMBERS PRESENT:

Robert King – Belmont
Rob Heckman - Morven
Penny Francke – Oakridge
David Barrie – Oatlands
Kumar Sangaran - Rokeby

OTHERS PRESENT:

Catherine Neelley, PMP
Ed Thomas, PMP
Pat Bour, Election Committee & Rokeby
Anne Steingass, Election Committee & Oatlands
Jeff Kretsch, Election Committee & Oakridge

President David Barrie called the Annual Meeting of the Members to order at 8:00 p.m.

Rob Heckman moved **that the minutes of the 2017 Annual Meeting of the Members be approved.** Penny Francke seconded the motion. The motion passed unanimously.

David Barrie delivered the Annual State of the Proprietary report including accomplishments in 2018. He reported CountrySide will end the year under budget and that home sales in CountrySide continue to improve. The full 2018 Annual State of the Proprietary Report will be published in the January 2019 Courier.

Treasurer Bob King provided a review of the 2018 fiscal operations and thanked the Finance Committee members and PMP staff for their hard work helping to manage CountrySide finances throughout the year. Mr. King reported that 2019 budget is a realistic budget that will continue to provide residents with the community activities, grounds and facilities upkeep, and services they have enjoyed. Assessments will be raised \$2.00 to cover rising costs to manage the community and pools as well as the increased need for tree removal services. The full 2018 Finance Committee Report will be published in the January 2019 Courier.

The Community Relations Committee Year-End report was presented by David Barrie who reported that the committee had a successful year of events with a small and dedicated number of hard-working volunteers. Mr. Barrie thanked the volunteers and encouraged property owners who enjoy planning and participating in fun events to consider joining the Community Relations Committee. The full 2018 Community Relations report will be published in the January 2019 Courier.

The Design Review Committee Year-End Report was provided by Lisa Viafore. DRC reviewed 220 “non-standard” applications and approved 146 “standard” applications in 2018. The committee worked with the Neighborhood Advisory Committee (NAC) to revise several the community guidelines, all of which were approved by the Board of Directors. The revised guidelines were related to “standard” entry door styles for Foxfield, Welbourne, “standard” attic ventilators and permanent sand boxes. The full 2018 Design Review Committee Report will be published in the January 2019 Courier.

The Facilities Committee Year-End Report was delivered by Penny Francke. Ms. Francke reported that 2018 had been a particularly challenging year for the committee. She noted that Government restrictions on visas had posed a challenge to adequately staff the pools and that the Committee found themselves taking an even more active role than usual, to make sure we maintained the high standards of safety, cleanliness, and efficient operations we have set for the CountrySide. The Facilities Committee provided oversight on several major projects including the removal and replacement of the whitecoat at Lindenwood pool, Cromwell wading pool repairs, replacement of the filters at Lindenwood main and wading pools, installation of a sunshade over the parkway wading pool, and the purchase of a new CountrySide van. Ms. Francke noted that the year

was closed under budget and thanked all committee members and PMP for their time and efforts throughout the year. The full 2018 Facilities Committee Report will be published in the January 2019 Courier.

The Grounds Committee Year-End Report was prepared and presented by David Barrie. In 2018 the Grounds Committee was kept busy responding to the rain and heavy winds and the impact of removing fallen trees and the challenge of trying to meet the projected mowing schedule. The Grounds Committee held meetings with BrightView to discuss ways to improve contract performance. The Committee continued to address the aggressive invasive species in CountrySide common areas. Redesign improvements were approved for the Community Entrances with the work to be completed in 2019. The full 2018 Grounds Committee Report will be published in the January 2019 Courier.

The Neighborhood Advisory Council Year-End Report was presented by Jeff Kretsch. The NAC reviewed 220 non-standard applications and made recommendations to the DRC and Board of Directors on several guideline updates. The NAC reviewed the proposed 2019 Budget and provided critical input to the Board of Directors. The full 2018 NAC Report will be published in the January 2019 Courier.

The Horsepen Run Adhoc Committee Year-End Report was delivered by Rob Heckman. A small, but, active group of volunteers continued the improvement and protection of the Horsepen Run nature areas by maintain trails and cutting back trees. The Committee also worked with Loudoun County to review stormwater management options and a stream restoration project proposal near Horse Pen Run. Mr. Heckman thanked the committee and volunteers who assisted with the various projects throughout the year. The full 2018 Horsemen Run Adhoc Committee Report will be published in the January 2019 Courier.

The CountrySide Management Report was prepared by Ed Thomas of PMP. Mr. Thomas thanked the CountrySide Proprietary Board of Directors for the

confidence and trust they place in PMP to manage the community. Mr. Thomas wished Donna Cooper the best in her retirement and thanked her for her thirteen years of service to CountrySide. He welcomed Catherine Neelley as the new Community Manager noting the extensive management experience she brings to the position. Mr. Thomas thanked the entire staff for the hard work that went into moving the CountrySide office from the space which it had occupied for 20 plus year. The move results savings of \$100,000 in rent over the next five years. The full 2018 Management Report will be published in the January 2019 Courier.

David Barrie announced the 2019 Management Contract has been awarded to PMP.

Pat Bour announced the following Board of Directors are running unopposed and called for election by acclamation for a one-year term:

- Belmont: Robert King
- Morven: Jennifer Michael
- Oatlands: Dave Barrie
- Oakridge: Penny Francke
- The Foxfield, Welbourne, and Rokeby neighborhood seats are vacant.

No residents addressed the meeting.

Bob King moved **to adjourn the meeting at 8:30PM.** Penny Francke seconded the motion. The meeting was adjourned at 8:30PM.

* * * * *

Happy New Year
from
CountrySide
Proprietary!

2020 Monthly Assessment Summary

Single Family Homes	\$76.00 per unit per month
Town Homes	\$99.00 per unit per month
Manor Homes	\$76.00 per unit per month
The Villas at CountrySide	\$57.50 per unit per month

The monthly assessments will rise by \$3.00 (\$2.50 for the Villas) beginning on January 1, 2020. The major factors driving the rate increases are higher costs due to inflation and to manage the community and the pools as well as an increased need for tree removal services and to put aside reserve funds in accordance with our reserve study. In 2020, CountrySide will have more than \$1 million in reserve expenditures.

If you currently pay through **ACH**, the new assessment amount will be deducted beginning January 1, 2020. No action is required.

If you pay through an automatic scheduled "Bill Pay" feature with your bank, **please adjust the amount as indicated above to begin on January 1, 2020.** Homeowners paying online on www.cabanc.com will also **need to adjust to the new amount.**

Townhomes

Every month a portion of your assessment contributes to a reserve fund specifically for capital components as mandated by the Virginia Property Owners' Association Act (Code of Virginia, Title 55). Over the next five years the plan to repair and maintain the townhouse roadways will exceed one million dollars. **The 2020 monthly assessment will be \$99.00.**

Single Family and Manor Homes

Every month a portion of your assessment contributes to a reserve fund specifically for capital components as mandated by the Virginia Property Owners' Association Act (Code of Virginia, Title 55). **The 2020 monthly assessment will be \$76.00.**

Villas

Every month a portion of your assessment contributes to a reserve fund specifically for capital components as mandated by the Virginia Property Owners' Association Act (Code of Virginia, Title 55). **The 2020 monthly assessment will be \$57.50.**

Homeowners who **opt-in** to receive a **2020 Coupon Booklet** will receive it in mid-December. CountrySide encourages our homeowners to pay their monthly assessments by ACH, which saves time and money.

2020 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2020 operating budget at the November 6, 2019 Board of Directors meeting. The 2020 assessment rates are indicated below.

2020 CountrySide Proprietary Approved Consolidated Budget

	2020
Total Income	\$2,818,008.00
Total Administrative Expenses	\$725,971.00
Total Insurance & Tax Expenses	\$31,217.00
Total Community Relations Expenses	\$35,620.00
Total Pool & Community Center Expenses	\$291,128.00
Total Grounds & Maintenance	\$763,866.00
Total Townhouse Expenses	\$277,350.00
Reserve Expense	\$692,863.00
Total Operating Expenses	\$2,818,016.00
Operating Income vs. Expense	-8.00
Total Reserve Projects	\$1,114,424.00

Capital & Townhouse Reserve Balance Information for December 31, 2019

Projected Capital Reserve Balance as of December 31, 2019 in Study prepared by Mason & Mason	\$1,263,737
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2019	\$1,397,491
Projected Townhouse Reserve Balance as of December 31, 2019 in Study prepared by Mason & Mason	\$1,035,851
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2019	\$1,276,067

Note: The Projected Reserve Fund balances at 12/31/19 may vary from Estimated balance at 12/31/19, as certain components may have been replaced prior to the anticipated schedule, certain components may have exceeded their estimated useful life expectancy or actual projects performed since the Study was conducted could have cost more or less than projected in the Study.

2020 MONTHLY ASSESSMENT SUMMARY (Amounts are per unit per month)

Single Family/Manor Homes.....	\$76.00
Town Homes.....	\$99.00
Villas.....	\$57.50

If you opt-in to receive a coupon book but do not receive a new coupon booklet by December 22, 2019, please contact Property Management People at 301-694-6900.

CONSIDER PAYING YOUR MONTHLY ASSESSMENT VIA DIRECT DEBIT

It's easy to use this service.

The Authorization form is available on our website at www.countryside-va.org.

CountrySide Guideline Additions and Revisions

New!

Foxfield Townhouses *Rear* Entry Door Standard

This entry door “Standard” applies to the townhouses located in Foxfield. Replacement Rear Entry Doors shall be steel or fiberglass. Colorless etched glass or silver or gold leaded glass is permitted. Stained glass doors and wood grain styles are prohibited.

Please indicate on the application form the style of your choice as illustrated below. Also indicate the color of your selection and its relationship to existing colors of the townhouse and the neighborhood.

If a “standard” door style is chosen and the color will remain the same as existing, the Design Review Coordinator can consider it a “standard” application for approval. No signatures are required from neighbors for a standard application request.



FENCES (SINGLE FAMILY, TOWNHOUSE AND MANOR HOMES)

(REVISED)

All fences, including fence posts, shall be pressure treated wood or naturally weathered resistant wood. Non-wood substitute fencing materials, such as pre-built vinyl board or other exotic materials, shall be approved on a case-by-case basis consistent with other existing guidelines. Uniform materials shall be used throughout the entire length of fencing. **No permanent masonry will be allowed above grade along property lines or along sight lines.**

Homeowners should remember that there are alternatives to fencing that may achieve the needed results. Use of plant material alone can be an alternative. Common area provides residential lots with the atmosphere of larger open areas. Fencing, if it is carelessly used or placed, encroaches upon this open space atmosphere and can even destroy it.

Proper fencing can have a unifying effect upon a neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided. Cooperation among neighbors in this matter can affect the visual and psychological harmony of an area.

The following sections are applicable to single family homes and manor homes. A separate section for townhouses follows these.

Single Family and Manor Home Fencing

Location

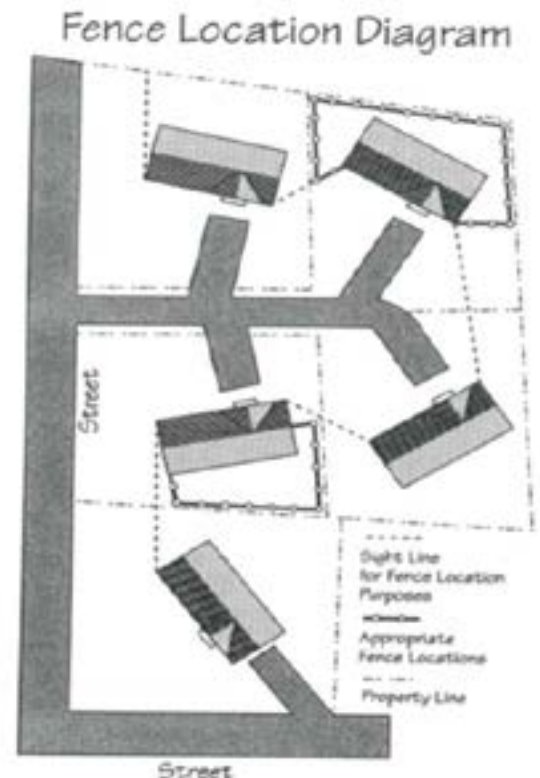
In order to prevent double fencing, new fences shall share existing fencing along adjacent property lines.

All fencing shall be within 1" inch of property line, except as specified below:

- around electric, phone, and cable boxes and other permanent obstructions not under the homeowner's control
- around swimming pools - However, non-property line fencing surrounding a swimming pool shall not be so close to an adjacent property as to create an alley.
- around patios
- bordering pipe-stem drives - This type of fencing should be set back from common driveway, preferably 4 feet where space permits, but no less than 2 feet on smaller lots, and softened with landscaping.
- on corner lots - See Corner Lots, below.
- along the Sight Line, as described below.

Sight Line - Except as noted below under Corner Lots and Irregular and Small Lots, an applicant's fence shall not extend forward of a straight line drawn from the nearest front corner of each adjacent residence to the nearest front corner of the applicant's residence. Where the above-mentioned line passes through an adjacent residence, the line will terminate at the nearest rear corner of said residence.

The policy of the Proprietary is to keep fencing from obstructing an adjacent home's view of the street any more than the applicant's home restricts that view.



Front yard fencing will be permitted only under special circumstances. Some fences which appear to be in a neighbor's front yard due to lot configuration (such as on pipe-stems) will be reviewed on a case-by-case basis.

Corner Lots - It is preferred that corner lot fencing not extend closer to either street than the closest point of the house to that street. However, corner lot fencing may be allowed to extend into side yards if it does not extend more than one half the distance to the property line or no less than 10 feet from the property line and when the side yard does not abut the front yard of a neighboring property.

Relationship to adjacent houses and other site factors (such as hills and gullies that raise or lower the fence out of the sight line) will also be considered in determining fencing locations.

Irregular and Small Lots - Individual consideration will be given to unusual lot configurations, pipe stems, small corner lots, and Cul-de-sacs. A small lot is defined as one of 5 or more lots per acre.

Fencing bordering pipe stem drives shall be set back, preferably, 4 feet from the common driveway, where space permits, but no less than 2 feet on small lots, and softened with landscaping.

Privacy Fencing- Privacy fencing shall be 6 feet in height. Fence style shall be board-on-board or "shadowbox" and shall be pressure treated wood and is restricted to:

- Swimming Pools - If screening from the street is desired, limited privacy fencing may be allowed. Such privacy fencing shall extend from the side of the house to the property line and extend no further than 16 feet along the property line toward the rear.
- Patios - Privacy fencing may surround a patio which adjoins the rear of a house. **Privacy Fencing surrounding a Patio shall extend no farther than 3' from all sides of the Patio edge.**
- Manor Homes - Common property line privacy fencing between the two halves of one building shall extend no further than 16 feet from the rear wall of the house.

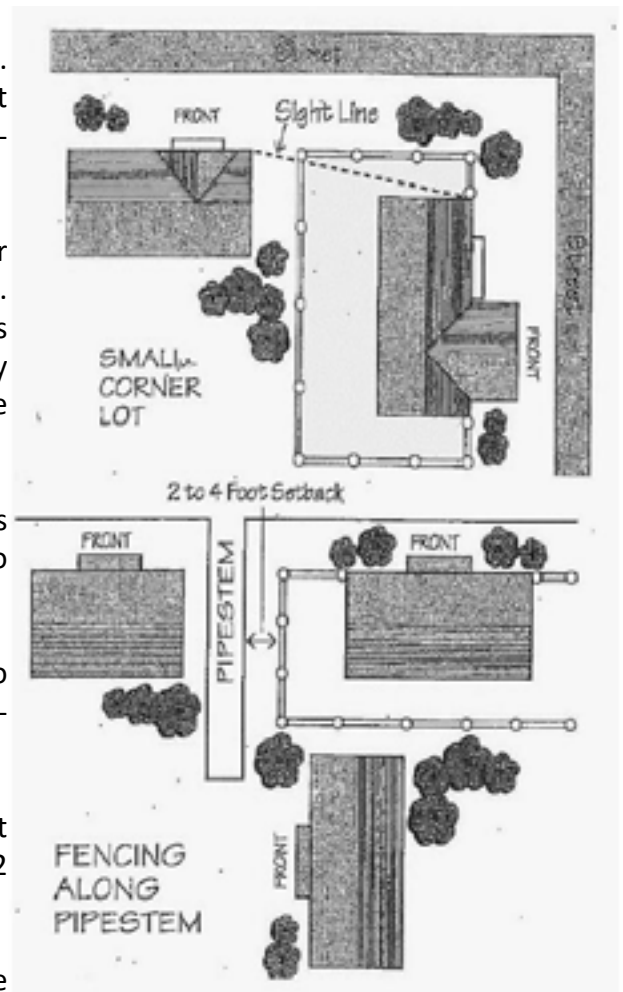
Design

Property line fence styles are limited to: picket, split rail, and estate and shall not exceed 48 inches in height. Strictly limited used of privacy fencing is permitted. See Privacy Fencing above. Appendix D contains illustrations of fence styles.

Fencing should match or blend in design and height with existing adjacent fencing. "Adjacent" shall be defined as: "directly next to," where no other property, such as a pipe-stem or common area comes in between the two properties.

Fencing on both sides of one Manor Home building shall match in design.

Fencing which is finished on one side only shall be constructed with the finished side facing out.



Gates shall be compatible with fencing in design, material, height, and color. Gate hardware shall be unobtrusive and rust resistant.

Wire mesh may be used in conjunction with lot-line fences in order to enclose the lot for pets and small children. Wire mesh shall be brown or dark green, or black vinyl-coated, and may be galvanized. Wire mesh shall be no less than 14 gauge and 2" inch by 3" inch rectilinear in composition. The wire mesh shall be attached on the inside of the fence and shall not extend above the top rail.

The bottom of split rail fences shall be no more than 18" inches above grade at any point.

All other types of fencing shall be no more than 4" inches above grade at any point. If the ground slopes, privacy fencing shall be stepped, all other types of fencing shall follow the contour of the land.

Materials

All fences, including fence posts, shall be pressure treated wood or naturally weather resistant wood. **No permanent masonry will be allowed above grade along property lines or along sight line.**

Fencing on both sides of a **Manor Home** building shall match in design, materials and color.

Color

It is recommended that the wood be allowed to weather naturally. Stains or paints will be considered on an individual basis. Natural wood tones are preferred, but others will be considered on an individual basis. Fence color should match or blend with existing adjacent fencing.

Fencing on both sides of a Manor Home shall match in design, materials, and color.

Maintenance

Fencing shall be built plumb and level and kept in good repair.

TOWNHOUSE FENCING (REVISED)

Design, Materials, and Color

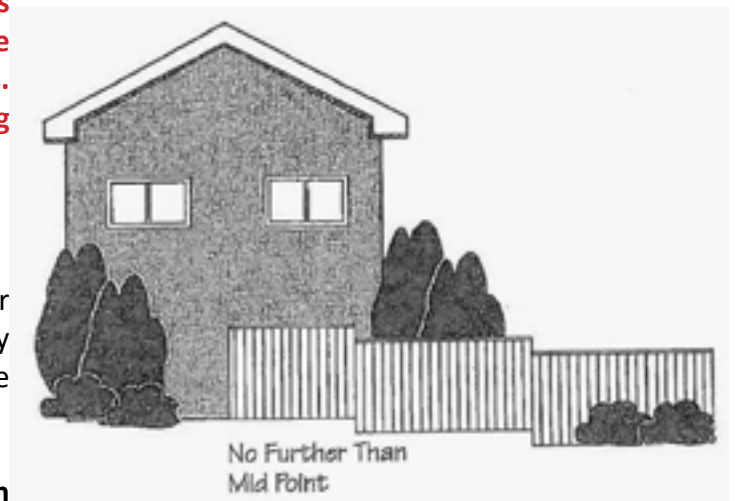
Fence style, material, and color shall match, in all relevant details, that which has been provided by the builder. **Stains of natural wood colors or paints matching a neutral (shades of white, beige, or gray) trim or dominant color of the house are acceptable, but will be considered on an individual basis. Approved color changes shall treat the entire fence including shared fence panels.**

If the ground slopes, fencing shall be stepped.

Location

Fencing shall be located in the rear yard of property except for end units. End units may extend the fence to the side property line at a point half way between the front and back of the building.

Application Contents - listed on Fence Application Checklist in Appendix B. See 'standard' fence and gate style in Appendix A.



New!

Townhouse Patio Door Standards

Globe Colonial Townhomes Foxfield

Replacement Patio doors may be Sliding or French Door styles and shall be white in color. These Patio door guidelines apply to ALL Globe Colonial Townhouses in Foxfield.

No signatures are required from neighbors for a standard application request. Deviations from this standard must be prepared according to the normal approval process.

Globe Colonial Townhomes Oakridge and Welbourne

Replacement Patio doors may be Sliding or French Door styles and shall be white in color. These Patio door guidelines apply to ALL Globe Colonial Townhouses in Oakridge and Welbourne.

No signatures are required from neighbors for a standard application request. Deviations from this standard must be prepared according to the normal approval process.

COURT	NUMBER	COLOR
Benton Court	All Townhomes	White
Dulany Court	All Townhomes	White
Felsted Court	ALL townhomes	White
Finchingfield Court	ALL townhomes	White
Mosbey Court	All Townhomes	White
Redlin Court	All Townhomes	White
Sulgrave Court	ALL townhomes	White
Waltham Court	ALL townhomes	White

Oakridge and Morven *Tudor Townhouses* Patio Door Standards

Replacement Patio doors may be Sliding or French Door styles and shall be dark brown in color. These Patio door guidelines apply to all Tudor Townhouses in Oakridge and Morven located on Chelmsford Court, Lyndhurst and Millard Court.

No signatures are required from neighbors for a standard application request. Deviations from this standard must be prepared according to the normal approval process.

COURT	NUMBER	COLOR
Chelmsford Court	ALL townhomes	Dark Brown
Lyndhurst Court	ALL townhomes	Dark Brown
Millard Court	ALL townhomes	Dark Brown

Morven and Welbourne *Scarborough Townhouses*

Replacement Patio doors may be Sliding or French Door styles and shall be dark brown in color. These Patio door guidelines apply to all Scarborough Townhouses in Oakridge and Morven located on Aldridge Court, Haxall Court, Paxton Court and Ludwell Court. Berkley Court, Conoy Court, Jermyn Court, Nicholson Court, Hopton Court and Vandercastle Road

No signatures are required from neighbors for a standard application request. Deviations from this standard must be prepared according to the normal approval process.

COURT	NUMBER	COLOR
Aldridge Court	ALL townhomes	Dark Brown
Haxall Court	All Townhomes	Dark Brown
Lyndhurst Court	ALL townhomes	Dark Brown
Ludwell Court	All Townhomes	Dark Brown
Paxton Court	All townhomes	Dark Brown

WINDOWS (SINGLE FAMILY, TOWNHOUSE AND MANOR HOMES) ***(REVISED)***

Storm and screen windows

Storm and screen windows shall be unobtrusive. The frame shall match the main window frame as closely as possible in color. For example: brown window frames require brown-framed storm or screen windows: for white or cream-colored window frames, white-framed storm or screen windows are acceptable. Unpainted aluminum frames are not acceptable. Replacement storm and screen windows shall match existing storm and screen windows exactly in color and style. **Materials may be changed to metal or vinyl.**

Application Contents- windows checklist (see Appendix B) and include product information.

Security bars on windows

Location

Security windows with bars shall be located on side or rear basement windows only, never on front windows, and shall not be visible from the street.

Design

Design shall be compatible with the design of the house. Design shall consist of primarily straight vertical or horizontal members, without ornamentation or scrollwork.

Color

Security windows (including bars) shall be as unobtrusive as possible in color.

Application Contents- windows checklist (see Appendix B) and product information.

Replacement windows (single family & manor homes)

Design

Replacement windows shall match the style of the existing windows (i.e. double-hung, casement, slide, etc.) and can be either with or without muntin's or grids as long as it maintains the architectural integrity of the house. Where a design change is requested, e.g. to install a larger window for a view, **windows with no grids** or to replace a double window with a bay window, the style shall be compatible with the existing windows; design shall be architecturally compatible with the design of the house; and the harmony and balance of the exterior appearance of the house shall not be disturbed.

Color and Materials

Color shall match those of existing windows. Materials may be vinyl, fiberglass, wood or metal. If color and style remain the same, and the material is changed, the Design Review Coordinator may consider this a "standard" application and approved by the Design Review Coordinator.

Application Contents- windows checklist (see Appendix B) and product information.

Replacement windows (townhouse)

Replacement windows for all townhomes shall be the same color and style as the existing windows and shall maintain grids.

Color and Materials

Color shall match those of existing windows. Materials may be vinyl, fiberglass, wood or metal. If color and style remain the same, and the material is changed, it may be considered a "standard" application and approved by the Design Review Coordinator.

Application Contents- windows checklist (see Appendix B) and include product information.

2020 CountrySide Resolution 281

COUNTRYSIDE PROPRIETARY

RESOLUTION NO. 281

2020 COMMON DRIVEWAY ASSESSMENT

WHEREAS, Article VII of the Covenants and Restrictions of the CountrySide Proprietary charges the Board of Directors with the establishment of an annual Common Driveway charge; and

WHEREAS, Article VII, Section 4, of the Covenants and Restrictions of the CountrySide Proprietary allow a five percent (5%) increase in the Common Driveway charge each fiscal year; and

WHEREAS, the Board of Directors desires to rescind Resolution No. 280 and hereby substitutes Resolution No. 281

NOW, THEREFORE, BE IT RESOLVED THAT, Resolution No. 280 be, and hereby is, rescinded, and that the annual Common Driveway charge for 2020 will be computed as follows:

\$0.2269021 multiplied by the number of square feet of paved area within the pertinent Common Driveway divided by the number of affected lots for that Common Driveway.

Book of Minutes:

David Barrie

President: David Barrie

10/23/2019

Date

[Signature]

Secretary: Kumar Sangaran

11/6/2019

Date

When It Snows

When it snows, please ensure the walkway in front of your homes are cleared in accordance with the Covenants and Restrictions and Loudoun County Ordinance.

CountrySide Covenants and Restrictions, Article IX, Section 4. Snow Removal: All owners shall have the obligation to clear any snow or ice from sidewalks or trails located on their property, which sidewalk or trail lies within a trail or sidewalk easement granted to the Proprietary, as soon as reasonably possible after snowfall or storm causing the accumulation of snow and/or ice. In the event that any owner fails to remove such snow and/or ice in a timely manner, the Proprietary shall have the right to go upon the property and remove the snow and ice, and the reasonable cost thereof, as incurred by the Proprietary, shall be charged against the defaulting member as an additional assessment pursuant to Article V hereof.

Loudoun County Ordinance - 1022.01 Removal of Ice and Snow: (a) Removal Required. Every occupant, owner or other person in charge of any property in the County which has a sidewalk or a footway of stone, brick, gravel, cinder, wood or other substance, when such walk is publicly owned or maintained, and is adjoining and touching the property in front, rear or either side thereof, shall have all snow and ice, and any combination thereof, removed from such sidewalk or footway within six hours after such snow or ice, or a combination thereof, has ceased falling, unless the same has fallen during the night, in which case it shall be removed before 12:00 noon following the night in which the snow or ice, or combination thereof, has fallen. In the event snow or ice, or a combination thereof, falls upon Sunday, such occupants, or other persons in charge shall have until 12:00 noon Monday to comply with this requirement.

Winterize Your Pipes Indoors and Outdoors

Winterize your plumbing by shutting off and draining the pipes leading to your outside faucets. Using the valves located inside your home, make sure no water is left to freeze, expand and cause a leak in these lines.

Know the location of your main shut-off valve. Minimize the potential for water damage by ensuring that everyone in the house knows how to shut off the water in an emergency.

Insulate pipes in unheated spaces. Hardware or building supply stores carry insulation designed to keep pipes in these areas from freezing.

If you've invested in an irrigation system in your yard, now is the time to protect that investment. Irrigation systems that are not properly winterized can freeze or crack. Many companies recommend that owners turn off the water from inside, drain the water out of the system and release the air pressure. Contact the company that installed your irrigation system or retail store for more information, or visit www.irrigation.org.



CountrySide Snow Plowing and Sanding Policy

The snow months are just around the corner so here is a reminder about snow plowing on your street. Please read below to see whose responsibility it is.

STREETS MAINTAINED BY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT):

CountrySide Boulevard and Algonkian Parkway

Rokeby:

- Clapham Ct
- Coleman Ln
- Hamilton Ct
- Hamilton Rd
- Minor Rd
- Moss Rd
- Mucklehany Ln
- Peyton Rd
- Russell Ct
- Turner Ln
- Tyler Ln
- West Ct

Foxfield:

- Bentwood Rd
- Sarret Way
- Spotswood Ct

Welbourne:

- Cromwell Rd

Belmont:

- Austen Ct
- Awsley Ct
- Bedford Dr
- Bentley Dr
- Braxton Dr
- Carrollton Rd
- Crisswell Ct
- Cumberland Ct
- Devenshire Ct
- Exeter Ct
- Foxmore Ct
- Halifax Ct
- Lindenwood Ct
- Lipscomb Ct
- Newland Ct
- Oakdale Ct
- Rawlston Ct
- Webley Ct
- Westmoreland Dr
- Wickham Ct
- Wiltshire Ct
- Worthington Ct

Oakridge:

- Amersham Ct
- Christopher Ln
- Dunbar Way
- Forester Ct
- Lowery Ct
- Owens Ct
- Prescott Ct
- Rutherford Cir
- Stafford Ct
- Steed Pl
- Thorton Ct
- First 1/2 Chelmsford Ct
(up to cul-de-sac,
portion with no townhomes)

Morven:

- Byron Ct
- Carter Ct
- Griswold Ct
- Powell Ct
- Teasdale Ct
- Thales Way
- Vinson Ct
- Whittingham Cir

Oatlands:

- Bentmoor Ct
- Brinks Ct
- Brookmeade Ct
- Darian Ct
- Dudley Ct
- Fenton Wood Dr
- Ferguson Ct
- Glengyle Ct
- Glengyle Ln
- Jeremy Ct
- McCarty Ct
- McPherson Cir
- Meskill Ct
- Selden Ct
- Whaley Ct

Please report unplowed roads on VDOT owned streets and hazardous conditions to novainfo@vdot.virginia.gov or call 1-800-367-7623. To see the status of plowing in northern Virginia neighborhoods: www.vdotplows.org.



CountrySide Snow Plowing and Sanding Policy

(Continued)

TOWNHOUSE STREETS OWNED AND MAINTAINED BY THE PROPRIETARY

Foxfield:

Alden Ct
Asbury Way
Bickel Ct
Clinton Ct
Devon Ct
Dorrell Ct
Fairmont Pl
Gannon Way
Harbert Ct
Huntley Ct
Marian Ct
Mercer Ct
Palmer Ct
Quincy Ct
Southall Ct
Wyatt Ct

Oakridge:

Second ½ Chelmsford Ct
(after cul-de-sac, portion
with townhomes)
Felsted Ct
Finchingfield Ct
Sulgrave Ct
Waltham Ct

Morven:

Aldridge Ct
Haxall Ct
Ludwell Ct
Lyndhurst Ct
Millard Ct
Paxton Ct

Welbourne:

Benton Ct
Berkeley Ct
Conoy Ct
Dulany Ct
Hopton Ct
Jermyn Ct
Mosbey Ct
Nicholson Ct
Redlin Ct
Vandercastel Rd

A twelve foot (12') wide area will be cleared on each street.

Every effort will be made to push the snow to a location which provides the least amount of obstruction to parked vehicles (normally the medians and open grassy areas).

The contractor will attempt to clear snow from the areas in front of fire hydrants and mailboxes. A reasonable standard of care will be exercised not to damage the streets or curbing.

In the event of freezing rain or icy conditions, the streets will be sanded. Salt is not used on CountrySide roads.

The only walking paths that are cleared of snow are along Algonkian Parkway, near the school, and along CountrySide Boulevard leading from Algonkian Parkway to the shopping center.

For information or any problems on Proprietary owned streets, please email reception.cside@pmpbiz.com, or call (703) 430-0715.



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 and one less stamp to use or trip to the Proprietary office.
- 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](#).

NOTE: We wil only take the regular assessment. Other fees assessed to the account must be paid separately.

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 2018 and 2019 may apply for 20.
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.

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.

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

TOWING FOR PARKING VIOLATIONS

The CountrySide Proprietary has an agreement with Road Runner Wrecker Service, Inc. 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 Road Runner Wrecker Service, Inc;**
- (2) meet the towing agent at the resident's townhome;**
- (3) produce a valid driver's license and proof of residence**

ROAD RUNNER WRECKER SERVICE, INC.

Phone Number: 703-450-7555
45660 Woodland Road, Sterling, VA 20166

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

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.

or signed rental agreement.

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

Before Road Runner 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.

According to the Agreement between CountrySide Proprietary and Road Runner Wrecker Service, Inc., Road Runner is authorized to conduct general patrols of CountrySide townhouse streets and tow (1) Any vehicle in a fire lane or "No Parking" lane and (2) Any vehicle Double Parked.

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 for more information.

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

Trash Collection

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	Monday Thursday	Monday	Thursday
Oatlands			
Morven			
Rokeby	Tuesday Friday	Tuesday	Friday
Welbourne			
Belmont			
Oakridge			

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. Residents are given one 18 gallon Recycling Bin; extras may be ordered upon request at no additional charge.

SPECIAL ITEMS

The trash company 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 and pay for timely removal of these items. The trash company will NOT collect construction/remodeling debris, tree stumps, tires, 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.



QUESTIONS?

Call the Proprietary Office at
703-430-0715

FOR LARGE ITEM PICKUP:
hoa.nova@republicservices.com
 or **571-328-7548**

NO DUMPING OF TRASH OR BULK 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

PLEASE CALL THE PROPRIETARY OFFICE IF YOU NEED ASSISTANCE WITH:

Contracts, Budget Issues, and Personnel Issues:

Catherine Neelley: E-mail: catherineen.cside@pmpbiz.com

Assessments or Dues:

Catherine Neelley: E-mail: catherineen.cside@pmpbiz.com

CountrySide Pools:

Obtain a pool pass:

Alicia McKenna-Graves: E-mail: aliciam.cside@pmpbiz.com

Pool/Meeting Room Rental:

Alicia McKenna-Graves: E-mail: 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

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

General Information & Missed Trash Service:

General HOA Information/Missed Trash Service

Alicia McKenna-Graves: E-mail: aliciam.cside@pmpbiz.com

Parking on Townhouse Streets:

Loretta deLamare: E-mail: 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 - 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 Or call the VDOT highway help line at (800) 367-7623
- Humane Society of Loudoun County at (703) 777-2912 www.hslocva.org
- Poison Control Contact at 1-800-222-1222
- Loudoun County Website - 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 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
Bryan Neal

Board of Directors

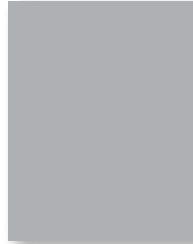
703-430-0715



BELMONT:

Robert King-Treasurer

12 Bentley Drive
Belmont@countryside-va.org



FOXFIELD:

Vacant

Foxfield@countryside-va.org



MORVEN:

Roddy Dean

Morven@countryside-va.org



OAKRIDGE:

Penelope Francke-Vice President

161 Sulgrave Court
Oakridge@countryside-va.org



OATLANDS:

Dave Barrie-President

1 Brookmeade Court
Oatlands@countryside-va.org



ROKEBY:

Kumar Sangaran-Secretary

120 Hamilton Rd
Rokeby@countryside-va.org



WELBOURNE:

Fredrik Wallin

Welbourne@countryside-va.org



Board of Directors Vacancy
Foxfield

There is a vacancy on the CountrySide Proprietary 2020 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state “in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor.” If you are a homeowner in the **Foxfield** neighborhood of CountrySide and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding and an educational experience. All Board members are volunteers who serve the community. To apply, fill out the application directly below and return it to the Proprietary office., 2 Pidgeon Hill Drive, Suite 560, Sterling. Please include a brief statement with your reasons for wanting to serve your community. This statement may be published in a future edition of our monthly publication “The Courier.” You may also include your resume. If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, CountrySide Proprietary at 703-430-0715 or via e-mail catherineen.cside@pmpbiz.com.

COUNTRYSIDE PROPRIETARY PETITION OF APPOINTMENT
FOR THE 2020 BOARD OF DIRECTORS

Name: _____ Address: _____

Briefly state your reasons for seeking the Board of Directors. This statement may be published in the Courier. Please include a picture for publication as well. Please Print.

Signatures and addresses of ten (10) property owners in your neighborhood who support your appointment.

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

2020 COMMITTEE LISTINGS

COMMUNITY RELATIONS COMMITTEE

Dave Barrie, Chair

BELMONT: Vacant

FOXFIELD: Vacant

MORVEN:

Amanda Jacks | 3 Aldridge Ct.
amandam35@gmail.com | 703-869-2457

OAKRIDGE:

Elizabeth Moran | 267 Chelmsford Ct.
ekamoran1@comcast.net | 703-430-7566

OATLANDS:

Dave Barrie, Chair | 1 Brookmeade Ct.
Oatlands@countryside-va.org

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

MORVEN:

Adriana Andrade-Salgado,

59 Whittingham Cir. | jerseyadri@yahoo.com

OAKRIDGE:

Vacant

OATLANDS:

Dave Barrie | 1 Brookmeade Ct.
Oatlands@countryside-va.org

ROKEBY:

Pat Bour | Patricia.Bour@verizon.net

WELBOURNE:

Nicole Rossi

FINANCE COMMITTEE

Bob King, Chair

BELMONT:

Vacant

FOXFIELD:

Sheryl Rader | 25 Marian Ct.
sfrader2@gmail.com | 703-421-2106

MORVEN:

Roddy Dean

OAKRIDGE:

Jeff Kretsch | 166 Sulgrave Ct.
jlkretsch@verizon.net | 703-444-4650

OATLANDS:

Dave Barrie | 1 Brookmeade Ct.
Oatlands@countryside-va.org

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

OAKRIDGE:

Pamela McGraw | pamelam1950@verizon.net

OATLANDS:

Anne Steingass | anne.st100@gmail.com

ROKEBY: Matt Sturgeon

2020 COMMITTEE LISTINGS (CONTINUED)

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:

Carlos Garcia
Debi Holbrook

MORVEN:

Rob Heckman
Steve LeHew

OAKRIDGE: Vacant

OATLANDS:

David Barrie

ROKEBY:

Aaron Emery

WELBOURNE:

Bob Griesbach

NEIGHBORHOOD ADVISORY COUNCIL

Jeff Kretsch and Pat Bour, BoD Liaison

BELMONT:

Art Rodriguez | 26 Halifax Ct.
artandjanet.public@gmail.com
Barbara O'Connor | 38 Westmoreland Dr.
barb@moconner.net
Inge Nystrom | Inystrom2@gmail.com
Louis Kaiser | 9 Wiltshire Ct E
lmk1981pa@yahoo.com
Tim Shaw | 29 Newland Ct.
mckabby@verizon.net | 703-430-4171

FOXFIELD:

Elizabeth McMahon | E_McMahon555@comcast.net
Sean Mascara | Seanm173@yahoo.com
Vacant
Vacant
Vacant

MORVEN:

Brenda Koontz | 5 Griswold Ct.
d.koontz1@verizon.net | 703-406-0216
David Torres | davidtorrespada@yahoo.com
Jonathan Breslow | 44 Aldridge Ct.
jbreslow@yahoo.com

Vacant

Vacant

OAKRIDGE:

Brynn Hunt | Brynnhunt44@gmail.com
Deblyn Flack | Flack_d@hotmail.com
Mike Sziede | mikesziede@gmail.com
Traci Medlock | 200 Sulgrave Court
tracimedlock@gmail.com

Vacant

OATLANDS:

Allyson Roach | Allyson@allysonroach.com
Courtney Hasbrouck | 5 Darian Ct.
chasbrouck@hotmail.com
Jon Chwirut | Chwiroth@gmail.com
Kimberly Roth | Chwiroth@gmail.com
Vacant

ROKEBY:

Denise Moldover
Diane Bohn | ddbohn@yahoo.com
Jim Krips | 154 Peyton Rd. | 703-404-2292
Pat Bour | patricia.bour@verizon.net
Yolanda Brooks | 17 Mucklehany Ln.
yfbrooks@verizon.net

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**

Neighborhood Advisory Council Vacancies

Dear CountrySide Residents:

The Neighborhood Advisory Council (NAC) currently has several vacancies in the neighborhoods listed below. The NAC committee is responsible for assisting the Board of Directors on matters pertaining to its particular neighborhood and is directly involved with the Architectural Review and Budget processes.

Foxfield – 3 seats vacant

Morven – 2 seats vacant

Oakridge – 1 seat vacant

Welbourne – 3 seats vacant

If you volunteer one hour each month, YOU can make a difference!

Interested? Please contact Lisa Marnet at 703-430-0715 ext 3012 or email lisamm.cside@pmpbiz.com.

Happy New Year from the staff at CountrySide Proprietary!

CountrySide Staff:

Carlos Ramirez, Maintenance: **Mike Stracka**, Grounds: **Alicia McKenna-Graves**, Receptionist: **Bryan Neal**, Maintenance
Loretta deLamare, Community Relations: **Catherine Neelley**, Community Manager: **Lisa Marnet**, Design Review Coordinator



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 to get a copy of the registration form.

SERVICE	LOCATION	AVAILABILITY	NAME	PHONE	AGE
Babysitting	All	Days	Roxana Jahnsen	571-434-8127	Adult
Babysitting/Pets	All	Anytime	Paige Bakatsias	703-655-2473	18
Babysitting/Pets	All	Anytime	Madison Bakatsias	703-400-5416	16
Babysitting/Pets	All	Weekend/Summer/ Evening/Holidays	Peter Dyson	703-404-4051	14
Babysitting/Pets	All	Weekend/Summer/ Holiday	Daniela Miranda	703-407-0941	15
Pets	All	Anytime	Julianne McNulty	703-444-2552	Adult
Yard Work/Snow	All	Weekends/Evening/ Summer	Zack Daughtry	571-277-6820	17
Yard Work/Pets/ Babysitting	All	Weekends/Evening/ Summer	Ben Shumaker	571-434-8682	13
Yard Work/Pets	All	Weekends/Evenings/ Summer	Shumaker Brothers (Jack, Sam)	571-434-8682	16, 15

CountrySide Circa 1987



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-Graves at CountrySide Proprietary for more informaton. (703)430-0715.

WESTWICK CT VILLAS: Please contact <https://pmprent.condocerts.com/resale> and select the package for "The Villas."



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 and download the advertising form. You can also e-mail Loretta deLamare at 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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Lori Christ CPA, LLC

Phone: 703-304-5173

Email: Lori@LoriChristCPA.com

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Mike Christ EA

Phone: 202-725-2716

Email: MikeChrist@thechristaccountinggroup.com



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504 Shaw Rd #207, Sterling, VA 20166 **703-371-8156**
 Hours: Mon-Sat 8AM-8PM • Sun 10AM-5PM
sterlinggutters@gmail.com • www.sterlinggutters.com

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With this coupon, not valid with other offers or prior services. Expires 2-7-20.
Go to LocalFlavor.com for more coupons.

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+ material

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50% off original price

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- House cleaning

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With this coupon, not valid with other offers or prior services. Expires 2-7-20.
Go to LocalFlavor.com for more coupons.

JANUARY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
			1 NEW YEAR'S DAY Office Closed	2	3	4
5	6	7	8 BoD Meeting 7pm (Parkway)	9	10	11
12	13	14 NAC Meeting 7:15pm (Parkway)	15	16	17	18
19	20 Martin Luther King Day Office Closed	21 FIN Meeting 7pm (C Side Office)	22 BoD Meeting 7pm (Parkway)	23	24	25
26	27 DRC Meeting 6:30pm (Parkway)	28	29	30	31	

FEBRUARY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5 BoD Meeting 7pm (Parkway)	6 CRC Meeting 6:30pm (C Side Office)	7	8
9	10	11 NAC Meeting 7:15pm (Parkway)	12 HPRN Meeting 7pm (Parkway)	13 FAC Meeting 7pm (Parkway)	14	15
16	17	18 FIN Meeting 7pm (C Side Office)	19 GRNDS Meeting 7pm (Parkway)	20	21	22
23	24 DRC Meeting 6:30pm (Parkway)	25	26 BoD Meeting 7pm (Parkway)	27	28	29

