

# THE COURIER

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



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COURIER VOL. 40, NO. 7 | JULY 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



## 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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## Fireworks

The CountrySide Proprietary Office wants to remind residents about fireworks use in the CountrySide community. Please be aware that any firework that explodes, rises into the air, moves across the ground or shoots projectiles into the air, is illegal to possess in Virginia. These devices include firecrackers, roman candles, pop bottle rockets, as well as shell devices used at public displays. Possession and use of these devices is a Class 1 Misdemeanor in Virginia, punishable by up to 1 year in jail and/or a \$2500 fine. Depending on the classification of the device, federal explosives charges could also be imposed for interstate transport. **Any complaints about illegal fireworks or excessive noise should be directed to the Loudoun County Sheriff's office 703-777-1021.**

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## CountrySide Proprietary Office

### RESIDENT SERVICES:

- **The Management Office** is closed to walk-in traffic but will remain open to remotely conduct business. Most services available at the Management Office are also available online. Contact information for individual staff members can be found on the website or by calling 703-430-0715.
- **Design Review Application** assistance: Contact Lisa Marnet at [lisamm.cside@pmpbiz.com](mailto:lisamm.cside@pmpbiz.com)
- **Parkway Pool House** rental – Suspended until further notice
- **Trash/recycling services** – See the website Home page for notice on changes to Service
- **Resale Packet** ordering – Go to <https://pmprent.condocerts.com/resale>.
- **Assessment payments** delivered to the office must be checks or money orders. No cash is being taken at this time. Slip envelopes under the door.
- Due to the existing National Covid – 19 Emergency, concerns about the safety of CountrySide residents and volunteers, and the requirement to limit public gatherings to fewer than 10 people, the BoD has decided to cancel all Committee meetings for the month of July.

**THE PROPRIETARY OFFICE WILL BE CLOSED ON  
FRIDAY, JULY 3RD FOR THE INDEPENDENCE DAY HOLIDAY.**

**Have a happy day and be safe!**

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## CountrySide Women's Club

Meetings of the Women's Club are cancelled until further notice.

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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](mailto: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.

# Notice from the Board of Directors

We wish to offer a sincere “Thank you” to the residents who attended and participated in the June 18, 2020 Special Meeting on the Pool Season. We appreciate your time in voicing your opinions and listening to both your fellow residents and to the Board members.

At that Special Meeting, the CountrySide Board of Directors voted to not open CountrySide pools under Phase 2 of the Governor’s Forward Virginia plan. There are several reasons for this decision. First and foremost is our consideration for the health and well-being of our residents, and our concern that we could not adequately protect CountrySide residents from the substantial risk posed by the pandemic. Other factors include the scarcity of, and extended lead times to purchase necessary supplies like personal protective equipment (PPE), hand sanitizer dispensers and refills, signage, etc.; the uncertainty in securing sufficient staffing to meet all regulatory and safety requirements (lifeguards, cleaning staff, social distance monitors, etc.), and the liability risk to the Proprietary and its homeowners.

The FAC and the Board will continue to work with PMP and Sunset to address the supply and staffing questions that must be resolved before we can confirm a readiness to open. We will also evaluate the newly issued requirements for Phase 3 for their implications for pool operations at CountrySide, and we’ll closely monitor announcements from the Governor’s office on the timing of Phase 3. For more detail on Phase 3 requirements, please see <https://www.governor.virginia.gov/media/governorviriniagov/governor-of-virginia/pdf/Virginia-Forward-Phase-Three-Guidelines.pdf>

We appreciate your patience as we navigate the challenging issues surrounding management of CountrySide during a pandemic. Please watch the website, [www.countryside-va.org](http://www.countryside-va.org), The Courier newsletter found on the website, and e-mail communications for further updates.

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## JULY 1st SPECIAL OPEN BOARD MEETING

### Pools in Phase 3

The CountrySide Board of Directors will hold a Special Open Meeting on the status of CountrySide pools in Phase 3 on Wednesday, July 1, 2020. Open Session will be called to order at 6:00 PM.

Due to the safer at home order in place from the Governor of Virginia, the meeting will be held virtually, and members given the option to call in. If you would like to participate, **please contact the Proprietary office 24-48 hours prior to the meeting date and no later than 5:00pm on July 1** with your name, email, street address, and let us know if you would like to address the Board. The call-in details will be sent to you via email.

You may send comments for distribution to the Board prior to the meeting by emailing Community Manager Catherine Neelley at [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com). Questions will be addressed at the end of the resident participation period.

Thank you! Stay safe and healthy!

# July Events and Meetings

## **EVENTS:**

- The July 11th Concert and the July 25 Family Fun Night have been cancelled.

## **COMMITTEE MEETINGS:**

The Board of Directors has cancelled all committee meetings and events for July due to existing requirements under Phase 3.

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# Notes from Loudoun County Sheriff

## **LOCK YOUR VEHICLES:**

The Loudoun County Sheriff's Office is reminding residents to secure their vehicles and remove valuables from cars.

- **KEEP YOUR VEHICLE LOCKED:** Most stolen items are taken from vehicles that are left unlocked.
- **REMOVE VISIBLE ITEMS:** Remove all items from your vehicle (including garage door openers), when not in use. When you cannot do this, put the items out of sight (inside a lockable glove box or trunk). If your vehicle has an integrated garage door opener, please try to park in the garage.
- Park inside the garage if available and keep the garage locked. Or try to park in a well-lit area.
- The Crime Prevention Unit also encourages residents to register your valuable items with the manufacturer and document and record your property's make, model and serial numbers through "Operation Inventory," a prevention-based program intended to help curb thefts taking place in Loudoun County. Thieves often depend on citizens to not have key information about their belongings. Information such as serial numbers, make and model are key pieces of information that help law enforcement quickly identify stolen property and aid in the prosecution of the offenders.

Residents are also reminded to report any suspicious activity immediately by calling the Loudoun County Sheriff's Office non-emergency number at (703) 777-1021 or see [SHERIFF.LOUDOUN.GOV](http://SHERIFF.LOUDOUN.GOV)

## **9 PM ROUTINE**

### **LCSO Introduces #9PMRoutine to Deter Thefts**

The Loudoun County Sheriff's Office is joining other law enforcement agencies in introducing the #9PMRoutine to help deter larcenies from vehicles and potential burglaries.

As summer is upon us and the temperatures are beginning to rise, so do the number of larcenies from vehicles and burglaries. In many cases, the suspects simply enter vehicles that are left unlocked and enter homes through open garage doors.

The #9PMRoutine hashtag is being introduced to remind residents to make sure their vehicles, home doors, and garage doors are closed before they go to bed. The Loudoun Sheriff's Office will post nightly reminders on Facebook and Twitter encouraging residents to participate with the hashtag #9PMRoutine.

Loudoun County Sheriff Mike Chapman reminds residents as they go through their nightly routine, "whether it be making a cup of hot tea, settling in to watch a movie, or checking on your kids- make sure all of your doors are locked and your garage door is closed.

Residents are also encouraged to immediately report all suspicious activity and vandalism, such as graffiti and damage to mailboxes, by calling the Loudoun County Sheriff's Office non-emergency line at 703-777-1021

# Fire Safety Tips from the LC Fire Marshall Office

## MULCH AND LANDSCAPING

To reduce the potential for a fire in landscaping mulch, follow these guidelines:

- Never discard smoking materials into mulch, potted plants, dried grasses, or leaves.
- If you see anything smoking in a landscaped bed, put it out if you can and report it to someone inside the building
- Immediately report smoke or fire in a mulch bed via 911
- Consider the use of non-combustible materials such as; river rock, pea gravel, or crushed rock for these 18 inches especially around grass and electrical meters,
- Keep landscaping mulch beds moist if possible.

## COOKING

Cooking fires are the number one cause of home fires and home injuries. Follow these safety tips.

- Be on alert! If you are sleepy or have consumed alcohol don't use the stove or stovetop.
- Never leave cooking food on the stovetop unattended, and keep a close eye on food cooking inside the oven.
- Keep children and pets away from cooking areas by creating a three-foot "kid-free zone" around the stove.
- Remove anything that can catch fire – Oven mitts, dish towels, food packaging, or curtains - away from your stovetop.
- If you have a small grease fire in the pan, put on an oven mitt and smother the flames by carefully sliding the lid over the pan. Turn off the burner. Leave the pan covered until it is completely cooled.
- If it is in oven, turn off the heat and keep the door closed to prevent flames from burning you and your clothing.
- If it is in microwave, turn off the power and keep the door closed to prevent flames from burning you and your clothing.

## GRILLS

Simple safety tips and guidelines to help you and your guests stay safe:

- Only use propane & charcoal BBQ grills outdoors.
- Keep grills at least 15ft away from any structure and away from flammable materials.
- Regularly clean grease or fat buildup from the grill and grease trap.
- Never leave your grill unattended and keep children and pets away from the grill area.

## FIREWORKS

The safest way to enjoy fireworks this year is to watch a virtual display. If you choose to use fireworks, proceed with Caution and follow these safety tips.

- Purchase legal consumer fireworks from a local business or roadside stand possessing a fireworks retail permit from the Loudoun County FMO.
- In Loudoun County, permissible consumer fireworks, namely sparklers and ground based fountains, are legal to possess and use on private property. These fireworks have been tested to ensure they meet the Consumer Products Safety Commission's requirements
- Consumer fireworks that rise into the air, explode, travel laterally on the ground or emit projectiles are illegal to possess or use anywhere in Virginia. Possession and/or use of these materials is a Class 1 Misdemeanor.
- For backyard displays using legal permissible consumer fireworks, wet down the area. Ground based fireworks should be placed on open, stable, flat surfaces, keeping onlookers 20ft. away.
- Only competent adults should ignite and supervise the use of fireworks. Adults should supervise the use of sparklers as they burn at a temperature of more than 1,200 degrees, hot enough to cause severe burns and ignite clothing. Keep children from running while using sparklers.
- Used fireworks should be placed in a metal container, soaked with water, and allowed to cool overnight in a location that is at least 15 ft. away from any building or structure. Re-check the container in the morning to ensure nothing is smoldering, then properly dispose of the wet materials.
- Never pick up fireworks that were "duds" or did not fire, as they may still be active! Wait 20 minutes and treat as spent fireworks, soaking overnight and placing in a metal container with a lid, away from any structure.

**And with any fire, Just get out! When you leave, close the door behind you to help contain the fire.  
Call 9-1-1 when safely outside the structure.**

# Foxfield Street Paving Coming Soon

## ATTENTION FOXFIELD TOWNHOUSE RESIDENTS

The Board of Directors included a project in the 2020 budget to continue the 5-year repair plan for the asphalt pavement in the streets and parking areas of all the townhouse neighborhoods. This repair plan was established after a professional engineering review of the streets and is being performed to ensure we get the maximum life out of the community's most expensive asset.

This 5-year project is a major undertaking for the community and we will make every attempt to minimize disruption to you, our residents. However, due to the nature of the work involved, this project will require that all vehicles be removed from the areas being serviced on a rotating basis. This will require residents to park in alternate locations while work is being performed on their individual streets.

The earlier phases of this work have taken place over the past five years on the streets determined to have been in the worst condition and this year's work will take place on the following streets:

**Asbury Way  
Dorrell Court**

**Bickel Court  
Fairmont Court**

**Devon Court  
Southall Court**

Residents on the affected streets have noticed numerous painted markings on these streets that denote the areas where significant deterioration has occurred. We are currently gearing up to award this project and anticipate that activity will be taking place this Summer..

We are providing this notice to all residents to keep you advised of the upcoming plan.

**We ask that all residents on these affected streets ensure that the Proprietary Office has a current and valid e-mail address for your property.**

We will be using these e-mails to send schedule notifications and will also be posting future information in the Courier and CountrySide website ([www.CountrySide-va.org](http://www.CountrySide-va.org)) but e-mails will be the most timely method of notification.

Please stay tuned over the coming months as more details regarding the schedule and scope of these services comes available.



# 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 do not accept 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 2020.
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

## 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](http://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
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 (Temporarily Suspended)

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](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)

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](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)

Front Desk: [reception.cside@pmpbiz.com](mailto:reception.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)

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)

Administrative Assistant: Erin Gilmore: [erinrg.cside@pmpbiz.com](mailto:erinrg.cside@pmpbiz.com)

CountrySide Pool Pass or Pool/Meeting Room Rental  
Missed Trash Service:

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

Parking Issues 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)

CountrySide Staff:

Carlos Ramirez, Maintenance: Mike Stracka, Grounds: Alicia McKenna-Graves, Admin. Asst.: Bryan Neal, Maintenance  
Loretta deLamare, Community Relations: Catherine Neelley, Community Manager: Lisa Marnet, Design Review Coordinator  
Erin Gilmore, Administrative Assistant (not pictured)



**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 ASSISTANTS:**

Alicia McKenna-Graves  
aliciam.cside@pmpbiz.com

Erin Gilmore  
erinrg.cside@pmpbiz.com

**MAINTENANCE/LAND SERVICES:**

Carlos Ramirez  
Bryan Neal

# Board of Directors

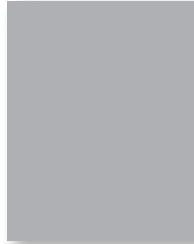
703-430-0715



**BELMONT:**

**Robert King-Treasurer**

12 Bentley Drive  
[Belmont@countryside-va.org](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**

[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)

## 2020 COMMITTEE LISTINGS

### COMMUNITY RELATIONS COMMITTEE

**Dave Barrie, Chair**

**BELMONT: Gabbi Jones** | 24 Carrollton Rd  
gmarino90@gmail.com

**FOXFIELD: Linda Deviney Sieh** | 49 Bickel Ct.  
lsieh@loudounwildlife.org | 703-935-6685

**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:** Vacant

**ROKEBY:**

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

**WELBOURNE:**

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

### DESIGN REVIEW COMMITTEE

**Kumar Sangaran - BoD Liaison**

**BELMONT:**

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

**FOXFIELD:**

Vacant

**MORVEN:**

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

**OAKRIDGE:**

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

**OATLANDS:**

**Sarah Wertz, Chair**  
sarah.g.wertz@gmail.com | 443-386-5266

**ROKEBY:**

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

**WELBOURNE:**

Vacant

### 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:**

Vacant

**ROKEBY:**

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

**WELBOURNE:**

Vacant

### FINANCE COMMITTEE

**Bob King, Chair**

**Roddy Dean, Alternate 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** |  
Oatlands@countryside-va.org

**ROKEBY:**

**Ash Dean**

**WELBOURNE:**

**Bob Griesbach**

### GROUNDS COMMITTEE

**Fredrik Wallin, Chair**

**Pamela McGraw, Alt. 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**

**WELBOURNE:**

# 2020 COMMITTEE LISTINGS (CONTINUED)

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

**Linda Lurie** | jbreslow@yahoo.com  
**Molly Murphy** | 8 Paxton Ct.

## 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

**Gretchen Hamm** | gretchenhamm16@hotmail.com  
| 703-298-0331

**Scott Simon** | 12 Alden Ct.  
scott.simon58@yahoo.com | 571-434-9483

Vacant  
Vacant

### MORVEN:

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

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

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

### OAKRIDGE:

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

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

**Julie Young** | 186 Sulgrave Ct.  
jkyoung1969@gmail.com | 703-380-2200

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

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

### OATLANDS:

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

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

**Pouya Hojjat** | p.hojjat@gmail.com | 703-232-2732

**Thomas Simmons** | 1 Glengyle Lane  
thomasleesimmons@gmail.com

**Willie H. Griffin** | 38 Jeremy Ct.  
sbcdeacongriffin@aol.com | 703-618-1123

### ROKEBY:

**Denise Moldover**

**Diane Bohn, Chair** | 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

Vacant

Vacant

Vacant

Vacant

\*\*\*\*\*

# VOLUNTEERS ARE NEEDED!

Call the Proprietary Office at  
703-430-0715

# COMMITTEE MEETING MINUTES

\*\*\*\*\*

**BOARD OF DIRECTORS  
MEETING MINUTES  
May 27, 2020  
Remote Meeting vis Go To Meeting  
Due to the COVID-19 Pandemic**

**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 6:00 PM.

**EXECUTIVE SESSION:**

Bob King stated Mr. President I move **that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider contracts and to discuss and consider matters involving violations of the declaration or rules and regulations as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners’ Association Act. There are no matters identified on the meeting agenda.** Penny Francke seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:01 PM.

Section 55-510.1 C of the Virginia Property Owners’ Association Act provides: No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law. The Board exited Executive Session and reconvened in open session at 7:00 PM.

**APPROVAL OF MEETING MINUTES:**

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 6, 2020. Fredrik Wallin seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 1 Resident was in attendance. Items discussed

- NAC Member Approval

**GENERAL BUSINESS:**

**A. OLD BUSINESS: None**

**B. NEW BUSINESS:**

**Election of Member to serve on 2020 Neighborhood Advisory Council**

Penny Francke moved that Gretchen Hamm be elected to the Neighborhood Advisory Council for 2020 for Foxfield. She is a CountrySide member in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:**

**Non-Standard Architectural Application #112449-040820 Front Entry Door**

**and Color Change**

Fredrik Wallin moved **that the Board of Directors approve Non-Standard Architectural Application #112449-00820 for a Front Entry Door and Color Change.** Penny Francke seconded the motion. Four voted in favor of the motion. Morven and Oatlands voted against the motion. Motion passed.

**FACILITIES: None**

**FINANCE: None**

**FOUNDATIONS: None**

**INFORMATION/DISCUSSION ITEMS:**

- Northern Virginia’s plans to enter into Phase 1

**COMMITTEE REPORTS: None**

**MANAGEMENT REPORTS:**

- Management Report
- Financial Reports
- Project List

**ADJOURN:**

Bob King moved **to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously.

The meeting adjourned at 7:35 PM.

\*\*\*\*\*

**BOARD OF DIRECTORS  
MEETING MINUTES  
June 10, 2020  
Remote Meeting vis Go To Meeting  
Due to the COVID-19 Pandemic**

**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

**CALL TO ORDER:**

Dave Barrie called the meeting to order at 6 PM.

**EXECUTIVE SESSION:**

Bob King stated Mr. President I move **that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider pending or probable litigation and to discuss and consider the personal liability of members to the association as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners’ Association Act. There are no matters identified on the meeting agenda.** Penny Francke seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:01 PM.

Section 55-510.1 C of the Virginia Property Owners’ Association Act provides:

No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

The Board exited Executive Session and reconvened in open session at 7:00 PM.

**APPROVAL OF MEETING MINUTES:**

Roddy Dean moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 27, 2020. Penny Francke seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 2 Residents were in attendance.

**GENERAL BUSINESS:**

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

**Neighborhood Advisory Council Election – Morven**

Roddy Dean moved that Molly Murphy be elected to the Neighborhood Advisory Council for 2020 for Morven. She is a CountrySide member in good-standing. Penny Francke seconded the motion. Motion carried unanimously.

**Request for Food Drive**

Roddy Dean moved that the Board of Directors deny the request from Grace Covenant Church-Sterling to conduct a food drive in CountrySide. Fredrik Wallin seconded the motion. 4 voted for the motion. Belmont and Oatlands voted against. Motion carried.

**ARCHITECTURAL ITEMS:**

**Request for Temporary Parking Exception**

Fredrik Wallin moved that the Board of Directors approve the request to temporarily park a limousine in the driveway at 15 Brookmeade Ct. Penny Francke seconded the motion. 4 voted for the motion. Belmont voted against the motion. Morven abstained from the motion. Motion carried.

- FACILITIES: None
- FINANCE: None
- GROUNDS: None

**INFORMATION/DISCUSSION ITEMS:**

- COMMITTEE REPORTS: None
- MANAGEMENT REPORTS: None

**EXECUTIVE SESSION:**

Bob King stated Mr. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider the personal liability of members to the association as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners’ Association Act. There are no matters identified on the meeting agenda. Penny Francke seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:32 PM.

Section 55-510.1 C of the Virginia Property Owners’ Association

Act provides:

No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

The Board exited Executive Session and reconvened in open session at 8:15 PM.

**ADJOURN:**

Bob King moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:16 PM.





# 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/Pets</b>	All	Anytime	Paige Bakatsias	703-655-2473	18
<b>Babysitting/Pets</b>	All	Anytime	Madison Bakatsias	703-400-5416	16
<b>Babysitting/Pets</b>	All	Weekend/Summer/ Evening/Holidays	Peter Dyson	703-404-4051	14
<b>Babysitting/Pets</b>	All	Weekend/Summer/ Holiday	Daniela Miranda	703-407-0941	15
<b>Pets</b>	All	Anytime	Julianne McNulty	703-444-2552	Adult
<b>Yard Work/Snow</b>	All	Weekends/Evening/ Summer	Zack Daughtry	571-277-6820	17
<b>Yard Work/Pets/ Babysitting</b>	All	Weekends/Evening/ Summer	Ben Shumaker	571-434-8682	13
<b>Yard Work/Pets</b>	All	Weekends/Evenings/ Summer	Shumaker Brothers (Jack, Sam)	571-434-8682	16, 15
<b>Yard Work/Snow</b>	All	Anytime	John Ellis Rawls	571-342-4862	Adult

*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.**

### HOW TO ORDER A POA PACKAGE

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](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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The Christ Accounting Group

## The Christ Accounting Group

**Lori Christ CPA, LLC**

Phone: 703-304-5173

Email: Lori@LoriChristCPA.com

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- Bookkeeping

- Small Business Payroll

**Mike Christ EA**

Phone: 202-725-2716

Email: MikeChrist@thechristaccountinggroup.com



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**Julie Bowman**

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Make a difference in your own.**



**Sunset Pool  
management Inc.  
202-524-6200**

# JULY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 OFFICE CLOSED	4 JULY 4TH HOLIDAY
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

# AUGUST 2020

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
<del>23</del>	<del>24</del>	25	26	27	28	29
30	31					