

THE COURIER

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



HAPPY NEW YEAR

2021

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R E C Y C L I N G
G U I D E**



COURIER VOL. 41, NO. 1 | JANUARY 2021



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MEETING SCHEDULE

COMMITTEE MEETINGS WILL BE HELD VIRTUALLY UNTIL FURTHER NOTICE

**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**

**COMMUNITY RELATIONS COMMITTEE (CRC)
1ST THURSDAY, 6:30PM**

**FINANCE COMMITTEE (FIN)
3RD TUESDAY, 7:00PM**

The Villas at CountrySide

National Realty Partners, 365 Herndon Parkway, Suite 106, Herndon, VA 20170. Villas Office

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.

**Hours: Monday -Thursday: 8:30am-5:30pm,
Friday: 8:30am-1:00pm.
703-435-3800**

Reminders and News

January Committee Meetings

CountrySide Proprietary Committees will hold VA Property Owners' Association Act compliant meetings in January. All meetings are open for property owners who wish to phone-in to attend. Please contact the office and the call-in information will be sent to you via email on the day of the meeting. As always, please check the website for the most up to date information.

BOARD OF DIRECTORS: JANUARY 6th & 27th
COMMUNITY RELATIONS COMMITTEE: NO MEETING IN JANUARY
DESIGN REVIEW COMMITTEE: JANUARY 25TH
FACILITIES COMMITTEE: NO MEETING IN JANUARY
FINANCE COMMITTEE: NO MEETING IN JANUARY
GROUNDS COMMITTEE: NO MEETING IN JANUARY
HORSEPEN RUN COMMITTEE: NO MEETING IN JANUARY
NEIGHBORHOOD ADVISORY COMMITTEE: JANUARY 12TH



The office will be closed on Thursday December 31st & Friday January 1st for the New Year Holiday. The PMP staff will return on January 4th after the holiday.

The office will be closed on Monday January 18th in recognition of Martin Luther King, Jr. Day. The office will reopen on Tuesday January 19th.

Happy New Year!

The practice of making New Year's resolutions said to have begun with the Babylonians as early as 2600 B.C., is another way to reflect on the past and plan ahead. Just for fun: Here are some ways people celebrate the New Year around the world:

- In Spain, people attempt to eat 12 grapes during the 12 strokes of midnight. Tradition says that if they succeed before the chimes stop, they will have good luck for all 12 months of the coming year.
- Eating any ring-shaped treat (such as a doughnut) symbolizes "coming full circle" and leads to good fortune. In Holland, fritters called *olie bollen* are served.
- The Irish enjoy pastries called "bannocks."
- Gifts of gilded nuts or coins marked the start of the new year in Rome.
- Eggs, the symbol of fertility, were exchanged by the Persians.
- Early Egyptians traded earthenware flasks.
- In Thailand, fireworks people set off to frighten off evil spirits.

To read about these and other traditions, visit The Old Farmer's Almanac.

<https://www.almanac.com/new-years-traditions-around-world>



Christmas Trees will be picked up on your normal yard waste removal for the first two weeks in January (Monday for Foxfield, Oatlands & Morven/Tuesday for Rokeby, Welbourne, Belmont & Oakridge).

Christmas trees not placed out the first two weeks will be serviced with the regular trash pick-up days.

Please make sure your tree is free from tinsel, ornaments, and lights!

PLEASE DO NOT BAG YOUR TREES

Bulk Pickup Information

To make arrangements for bulk items to be picked up, please contact Republic Services. You may email them at hoa.nova@republicservices.com or call them at (703) 818-8222. When arranging for a special pick up, please state that your household is part of CountrySide Proprietary. Bulk services are typically provided on designated recycling days.



FACEBOOK AFFILIATION

CountrySide Proprietary does not have an official Facebook page

Several unofficial Facebook pages are maintained by CountrySide residents. These pages are not affiliated with or monitored by CountrySide Proprietary. We remind residents that any official announcements concerning the community are posted on the website, sent to residents via email, or announced in The Courier. This includes any changes to services, such as recycling collections, scheduling, events, and anything else which directly affects the CountrySide Community.

When in doubt, call or email the office! We're here to help!

A Safer New Year's Celebrations with Friends and Family

Consider Other Activities for New Year's Celebrations

Accessible version: <https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/holidays/winter.html#consider-other-activities>



The safest way to celebrate is at home with people who live with you.



Have virtual celebrations with loved ones

- Attend a virtual concert or performance.
- Plan a virtual countdown to midnight with friends.



Plan a New Year's party for the people who live with you

- Decorate, play music, and have a dance party with the people who live with you.
- Have a pajama party and watch your favorite movies or play games.



Reach out to family, friends, and neighbors

- Call friends and family to count down to the new year together.
- Plan a neighborhood countdown to midnight. Everyone can stand in front of their houses and cheer at midnight.

Other ideas

- Watch a livestreamed firework display, concert, First Night event, or other New Year's programming from your home.
- Plan an outdoor activity with people you live with such as a hike or sledding.
- Set new year's resolutions. Find out if your hometown is sponsoring a special social media event and share your resolutions.



cdc.gov/coronavirus

CS 321922-B 12/24/2020

State of the Proprietary 2020 Year-End Report

This year has proved to be unique and full of challenges for the CountrySide Community due to COVID-19. The outbreak necessitated a change in daily operations to keep CountrySide's essential business running as close to "normal" as possible. The "new normal" has been and is disruptive to all of us. We came to know Phase I, Phase II, and Phase III all too well and have remained agile as the situation changes.

Federal, state, and local governments, in conjunction with the Center for Disease Control (CDC) and local health departments, issued directives to mitigate community spread of COVID-19. CountrySide complied with the mandates and implemented several changes. Our business office remains closed to outside traffic to limit contact and potential exposure. Social distancing, face masks, frequent hand washing, and using hand sanitizer is part of the new normal.

The Board of Directors and Committee meetings were suspended during the first few months of Governor Northam's stay-at-home orders. We were able to resume meetings by holding virtual, call-in meetings to handle essential business.

The closure of government agencies, such as the Department of Motor Vehicles, aggravated some already-stressed parking situations. The grace period for expired tags and registration has passed, and CountrySide is once again enforcing parking restrictions.

In 2020, CountrySide continues to be a financially secure community. We will end the year under budget. Sales of Homes in CountrySide sold quickly in 2020. We prepared 190. Resale Disclosure Packets this year. For 2020 we had a minimal number of account delinquencies and violations.

In 2020, our primary contractors were: PMP, our management company, Brightview, our landscaping company, and Republic Services, our waste management company. These companies assist in the overall operation, maintenance, and service of CountrySide.

We also engage Laura Sardo as our attorneys 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 2020, 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 2020 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. Their dedication, energy, and involvement help to make CountrySide a great community.

David Barrie
President

Community Relations Committee 2020 Year-End Report

In April, The CountrySide Board of Directors decided to implement the recommendations from the Centers for Disease Control and Prevention (CDC) as well as directions of federal, state, and local officials regarding the global Coronavirus (COVID-19) outbreak.

These regulations and directives from the Governor and other officials had social distancing and limits on the number of people attending a meeting, an event or social gathering.

All of the planned events by CRC for 2020 were cancelled..

CRC did hold a very successful shred event on September 12 at the Parkway parking lot, collecting 23 thousand pounds of shredding. This was a no contact safety protocols activity

On October 17, CRC had a pumpkin day, with the pumpkins being provided by our landscaping company- Brightview, we handed out over 400 pumpkins. This was a no contact safety protocols activity.

On October 24. We had another shred event. Again, with no contact safety protocols. We collected four thousand pounds of shredding.

CRC was very disappointed that we could not hold our scheduled events. However, the safety of CountrySide residents was of paramount importance and concern in 2020.

I'd like to thank the members of the CRC who volunteered their time this year. They are: Gabbi Jones, Linda Deviney Sieh, Pat Bour, Amanda Boone, John Fernandez, Elizabeth Moran, and Melissa Castan.

David Barrie
Chairperson



Facilities Committee 2020 Year-End Report

2020 was a year like no other for the Facilities Committee. All of CountrySide was affected by the pandemic, with events cancelled and amenities restricted. I know that many residents were disappointed when the pools remained closed this past summer. This was not a decision that was taken lightly. Representatives from the FAC and PMP read through a huge volume of information, devoting hundreds of hours to researching literature, attending public health and property management webinars, assessing our pool management vendor's capabilities versus our legal liabilities and exposures—and summarizing this information to the rest of the FAC, the Board, and our residents through e-mails, virtual meetings, and Courier articles. At the end of the day, the Board of Directors voted 4 to 2 against opening the pools (a decision consistent with half of our neighboring HOAs), driven by our concern for the health and safety of CountrySide families. Since then, the FAC has worked to find a new pool management vendor who should be able to safely operate our pools in 2021, and those contracts are being finalized now.

While the pools were closed to residents, the FAC was still responsible for ensuring that these CountrySide assets were properly maintained to preserve their long-term viability. The cost savings realized on the pool management contract resulted in a credit of \$37 per household, as detailed on the website, and in the October Courier and its cover e-mail blast sent to residents.

Committee meetings were severely curtailed by stay-at-home orders, and by the difficulties of conducting virtual meetings in compliance with the Virginia Property Owners Association Act. Despite these challenges, the FAC oversaw the following projects and accomplishments in 2020:

- As mentioned, the pool management contract was rebid, and the FAC undertook an extensive evaluation of the competitive bids
- Three (3) shade structures were purchased and installed at the Parkway pool
- The Parkway main pool received a fresh application of whitecoat, with tile repairs and mosaic replacement
- The Cromwell wading pool was also whitecoated
- Pumps, filters, and chlorinators were replaced/repared at the Cromwell main pool and the Parkway main and wading pools
- Water heaters were replaced at the Lindenwood pool house
- The Parkway basketball court was resurfaced, then subsequently repaired after graffiti damage
- The Cromwell pool house roof is being replaced, including the metal roofs over the dormer windows (this project will extend into 2021)
- The last of the replacement par course signs were stained.

A tennis court restoration project originally planned for this year was deferred until 2021.

We expect to close this year under budget by roughly \$30K. Projected savings from committee budgets were factored into the 2021 budget, and this helped the Board avoid assessment increases for next year.

I would like to extend my sincere thanks to the dedicated members of the Facilities Committee: Pat Bour, Tommy Jackson, Amanda Boone, Timothy Shamble, Adriana Andrade-Salgado, Nicole Rossi, and Maria Borda. While Adriana and Maria have since resigned due to other demands on their time, and Nicole has moved away, CountrySide owes each and every one of these volunteers a vote of gratitude for the time and effort they all put in during a very difficult year.

We are also grateful for the support and assistance provided by the PMP staff, especially Mike Stracka, Carlos Ramirez, Bryan Neal, Erin Gilmore, and Catherine Neelley. In particular, Erin and Catherine provided an extraordinary effort in helping research costs, regulations, requirements, and issues involved with the challenges of operating pools under pandemic conditions. We couldn't have gotten through that trial without their help. Our thanks also go to all those CountrySide residents whose understanding was much appreciated this year.

Respectfully Submitted,
Penny Francke

**Finance Committee
2020 Year-End Report**

I would like to start by thanking the member of the Finance Committee and our finance team at PMP, especially Dane Sullivan, for their hard work in helping me with CountrySide’s finances. I also want to thank them for their flexibility as we had to adjust the way we did business because of the pandemic.

When the virus took hold earlier this year, I was very worried about what it meant for CountrySide’s finances, but I am pleased to be able to say that CountrySide has at least weathered the pandemic financially despite the other hardships it has wrought. Our 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 2020 and have sufficient reserves for emergencies and long-term reserve expenditures. Our revenue was somewhat lower than what we had budgeted for, in part because of lower revenue from pool pass sales and community center rentals. At the same time, the coronavirus resulted in some savings in pool expenses—some of which we passed back to homeowners—and cancelled CRC events. This past year we did not spend as much as anticipated on Reserve Expenditures because of the lower-than-expected cost of repaving the townhouse streets. Our General and Townhouse Reserves were funded in accordance with our previous reserve study, and the funds will total about \$2,332,631 at yearend.

One area of concern I have is the unsurprising increase in unpaid assessments this year. CountrySide remains willing to work with homeowners affected by the weakened economy and we expect to collect those past due assessments in the future.

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.

2020 Consolidated Summary

	Budget:	Pro Forma:
TOTAL REVENUE:	\$2,818,008	\$2,808,583
<i>Budget Element-</i>		
Administrative	\$ 727,264	\$690,799
Total Insurance & Tax Expenses	\$ 29,917	\$ 29,643
Community Activities	\$ 35,620	\$ 3,733
Pool and Community Center Expenses	\$ 287,528	\$251,530
Grounds and Maintenance	\$ 767,466	\$697,160
Townhouse Expenses	\$ 277,350	\$186,753
Reserve Deposits	\$ 692,863	\$692,863
Reserve Expenditures	\$1,071,850	\$967,982
TOTAL EXPENDITURES:	\$2,818,008	\$2,552,301
OPERATING SURPLUS/(DEFICIT):	\$ 0	\$ 256,282

Let me just say a few words on the 2021 budget that the Board passed last month. I’m pleased to say the monthly assessments will remain unchanged next year as the Board of Directors was able to use some of this year’s surplus and held the line on new spending.

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

Grounds Committee 2020 Year-End Report

It was another busy year for the Grounds Committee. Due to the unusual circumstances caused by the ongoing pandemic, most meetings have been conducted remotely, and all contact has been via electronic or phone communication. I am pleased to report that this has worked well, and that all committee members and our management company have performed very well despite the changes that have been put in place.

In 2020 Mother Nature kept us very busy with the trees throughout our neighborhood. 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. Several trees along CountrySide Boulevard had to be replaced due to damages caused by vehicle accidents, at no cost to CountrySide. The care and management of bushes and trees along Algonkian Boulevard is an ongoing project with BrightView, our landscaping company. There have been several meetings with 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. The Grounds Committee also have access to HOA Connect, a tool that makes it possible to track work and issues handled by BrightView. These reports will allow the Grounds Committee to monitor and track grounds work projects and maintenance.

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 2021. The committee also heard about parking concerns within the town home communities. The committee has completed repainting the FIRE LANE curbs throughout the town home neighborhoods. Repaving of streets for phase four and five was completed well under budget in September, as well as selected trails throughout our community.

In 2020 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 2020 Grounds changed the supplier of dog waste bags for the dispensers throughout CountrySide, resulting in a significant cost savings.

In 2020 Grounds has completed the redesign of our plantings at the Community entrance signs and touched up the neighborhood name signs. This work will be continued in 2021 to ensure plant materials are all healthy and well suited. More precise attention to these very prominent areas is being required of BrightView as these areas present the "Face" of CountrySide.

In 2020 Grounds has removed numerous occasions of graffiti found on common areas and streets.

In 2020, the maintenance of the CountrySide pond struggled due to the combination of precipitation, storms and temperatures. Solitude Lake Management inspected, evaluated and proposed more effective treatments for the pond which will be continued in 2021. The Grounds Committee is in communication with the County and Supervisor Briskman about dredging of the pond to increase its health and minimize any issues in the future.

In 2020, all three of the 2nd option year of the landscaping, tree service and snow removal agreements with BrightView were exercised for the 2021 contract year

In 2020 the trash, recycling agreement was rebid and the Grounds Committee and the BoD agreed to extend our agreement with Republic Services.

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 2020 Grounds Committee were: David Barrie, Barbara O'Connor, 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 2020 Year-End Report

The 2020 Horsepen Run Ad Hoc Committee personnel were:
Debi Holbrook, Carlos Garcia, Benu Bhargava, Tony Palm, Rob Heckman, Steve LeHew, Aaron Emery,
Bob Griesbach, Vance Middleton, Taylor Couch, and David Barrie. These volunteers were involved in the
maintenance of our beautiful nature preserve- Horsepen Run.

We updated the HPR map.

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.

We put an article in the Courier about ticks.

Re-did the Monarch Butterfly area into a flower garden pulling weeds and planting.

We added more mulch to the Barred Owl and CountrySide Trails,

Re-built the "walk-over" at the River trail west.

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

We re-constructed the "walk over bridge" beside the pond area on the Deer trail.

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
Chairperson



Submitted by Debi Holbrook

Neighborhood Advisory Council 2020 Year-End Report

The Neighborhood Advisory Council (NAC) is a Standing Committee consisting of 5 volunteer members who are the designated representatives of the 7 CountrySide neighborhoods from which they are elected. As such the NAC had another busy year in 2020 providing advice and support to the Board of Directors on the following items:

1. Proposed changes to the Community Guidelines for 2020:

- "Standard" entry door styles for Morven, Oakridge and Welbourne Townhouses.
- New Fence style for Oatlands Single-Family Homes.
- New "Standard" Roof color and Siding colors for Oakridge Globe Colonial Townhouses.
- Modifications to existing Guidelines including Room Additions/House Expansion for all Single-Family homes.
- "Standard" Patio Doors for Morven and Oakridge Tudor Townhomes.
- Trim and Trim Wrap all Neighborhoods.

2. Reviewed and made recommendations on a total of 223 non-standard DRC applications submitted by residents for architectural modifications in CountrySide.

3. Reviewed the proposed 2021 budget recommendations and rankings from the Standing Committees and provided critical input to the Board of Directors in its final determination of next year's budget.

The NAC is an important part of our CountrySide community providing a platform whereby 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 genuinely 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 2020 Year-End Report

In 2020, the Design Review Committee (DRC) reviewed 223 "non-standard" applications. The Design Review Coordinator reviewed and approved 136 "standard" applications.

In September 2020, 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 2020 involved "standard" entry door styles for Morven, Oakridge and Welbourne Townhouses. New Fence style for Oatlands Single Family Homes.

New "Standard" Roof color and Siding colors for Oakridge Globe Colonial Townhouses. Modifications to existing Guidelines included Room Additions/House Expansion, Single Family homes. "Standard" Patio Doors Morven and Oakridge Tudor Town homes. Trim and Trim Wrap all Neighborhoods.

I would like to thank all the DRC members that served in 2020, Sarah Wertz, Chair, 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 to live.

Respectfully,
Sarah Wertz, Chair
Design Review Committee

The 2021 Community Guidelines will be posted on our website under HOA Documents.



2021 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2021 operating budget at the November 4, 2020 Board of Directors meeting. The 2021 assessment rates are indicated below.

2021 CountrySide Proprietary Approved Consolidated Budget

	2021
Total Income	\$2,821,834.00
Total Administrative Expenses	\$755,260.00
Total Insurance & Tax Expenses	\$31,217.00
Total Community Relations Expenses	\$23,920.00
Total Pool & Community Center Expenses	\$284,950.00
Total Grounds & Maintenance	\$748,405.00
Total Townhouse Expenses	\$327,945.00
Reserve Expense	\$658,768.00
Total Operating Expenses	\$2,822,013.00
Operating Income vs. Expense	-178.00
Total Reserve Projects	\$591,885.00.00

Capital & Townhouse Reserve Balance Information for December 31, 2020

Projected Capital Reserve Balance as of December 31, 2020 in study prepared by Mason & Mason \$1,148,934

Estimated Capital Reserve and Contingency Reserve Balance as of December 31, 2020 \$1,335,883

Projected Townhouse Reserve Balance as of December 31, 2020 in study prepared by Mason & Mason \$1,274,755

Estimated Townhouse Reserve and Snow Contingency Reserve Balance as of December 31, 2020 \$1,309,813

Note: The Projected Reserve Fund balances at 12/31/20 may vary from Estimated balance at 12/31/20 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 opted in to receive a coupon book but do not receive a new coupon booklet by December 27, 2020, 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.

2021 Monthly Assessment Summary

2021 MONTHLY ASSESMENT 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 Villa's at CountrySide	\$57.50 per unit per month

The monthly assessments will remain unchanged in 2021. The Board of Directors was able to use savings from 2020 and held the line on new spending to keep assessments steady in this difficult environment for many people.

Those homeowners who currently pay through ACH or an automatic scheduled "Bill Pay" feature with their bank will not have to take any action.

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 will 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://propertypay.cit.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:

- No applicant who applied and was accepted for 2018 and 2019 may apply for 2020.
- Applicants must bring their assessment account current and sign up for the Direct Debit/ACH Program.
- At least one payment must be received under the Direct Debit/ACH Program before the interest charge/ late fee amnesty occurs.
- Applicants must remain on Direct Debit/ACH for at least nine months after signing up
- 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 703-430-0715 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
Foxfield	Monday Thursday	Monday	Thursday
Oatlands			
Morven			
Rokeby	Tuesday Friday	Tuesday	Friday
Welbourne			
Belmont			
Oakridge			

YARD WASTE:

Yard waste must be in paper bag, clear plastic bags, or a container marked "yard waste." Wood waste must be cut into 4-foot lengths and bundled (arm-full size) with rope or twine and should not exceed 50 lbs.

RECYCLABLE MATERIALS:

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

HOLIDAYS:

There will be no pickup on Thanksgiving Day, Christmas Day, and New Years' Day

FOR LARGE ITEM PICKUPS:

Please email your request to:
hoa.nova@republicservices.com

SPECIAL 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.

TRUE OR FALSE?

Republic Services Has Discontinued Curbside Glass Recycling at Countryside.

ANSWER: FALSE

It was brought to our attention that a Facebook rumor stated that Republic Services would no longer include glass in their curbside recycling program. We checked with Republic Services, who said that Loudoun County is considering implementing a glass collection drop-off, similar to Fairfax County's program. This program eliminates curbside recycling and is currently a 'pilot program.'

Please see the [Loudoun County press release](#) for further information.

loudoun.gov/CivicAlerts.aspx?AID=5931



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.

'Tis the Season

of new power tools, updated smartphones and the latest got-to-have toys! Be a responsible environmental steward by disposing of your electronics and batteries safely. Here's how:

Holiday Lights
Half the lights are burned out, so it's tempting to just throw the tangled strand into your waste cart and buy new next year, right? Not so fast. Those lights can't go to the landfill because they leak toxins into the ground. Check with your city to see if it has a drop-off program available. Or consider our Bulb & Battery Recycling Mail-Back Kits for responsible disposal.

Phones, Tablets & Computers
The updated tablet or the newest phone may be on your list this year, but don't just kick your old ones to curb. Literally... they are not recyclable curbside. If you put them in your recycling cart, they can damage the environment and start fires in the landfill! Recycle them via various big-box store drop-off locations and with Republic Services' Electronics Recycling Mail-Back Kits.

Battery-Operated Toys
Remove the batteries. If they still work, use them in something else. If they're dead, take them to a store that offers battery recycling, or purchase a mail-back recycling kit. Give the toy to someone else who might use it or take it to a thrift store.

Power Tools
Whether it plugs into an outlet or uses a battery, you shouldn't just toss dysfunctional power tools in the garbage. Hazardous material can end up in our ground water as a result. To dispose of tools safely, remove the batteries. Some brands allow free drop-off at certain manufacturer locations, or you can send the tools back via a mail-back recycling kit.

Enjoy your holidays and celebrate your responsible actions toward our planet! Visit RecyclingSimplified.com and RepublicServices.com for more information.



'Tis the Season for Holiday Recycling

Gift Bags
Recycle or Reuse (if uncoated)
Toss or Reuse (if embellished)

Ribbons
Toss or Reuse

Boxes
Recycle or Reuse

Wrapping Paper
Recycle (if uncoated)
Toss (if glossy or embellished)

Bows
Toss or Reuse

Tissue Paper
Recycle

Cellophane
Toss

Enjoy your holidays and celebrate your responsible actions toward our planet! Visit RecyclingSimplified.com and RepublicServices.com for more information.



You may NOT recycle holiday lights, electronic devices, power tools, or battery-operated toys.

Toss: Ribbons, bows, plastic wrap
Recycle: Paper bags, cardboard/gift boxes, wrapping paper, and tissue paper

Christmas Trees will be picked up on your normal yard waste removal for the first two weeks in January (Monday for Foxfield, Oatlands & Morven/Tuesday for Rokeby, Welbourne, Belmont & Oakridge).

Christmas trees not placed out the first two weeks will be serviced with the regular trash pick-up days.

Please make sure your tree is free from tinsel, ornaments, and lights!

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:

catherineen.cside@pmpbiz.com

Front Desk: 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:

lisamm.cside@pmpbiz.com

Common Ground:

Common area concerns, playground maintenance, any maintenance or operational problems associated with the pools, snow removal in the townhouse sections of the CountrySide:

Mike Stracka:

mikeas.cside@pmpbiz.com

**Meeting Room Rental at Parkway Pool/
Missed Trash & Recycle:**

Alicia McKenna-Graves:

aliciam.cside@pmpbiz.com

Parking Issues on Townhouse Streets:

reception.cside@pmpbiz.com,

Erin Gilmore: erinrg.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)

Local Numbers

Animal Control: (703) 777-0406 for welfare concerns, stray, aggressive animals, off leash. Barking dog complaints must be submitted online. <https://www.loudoun.gov/3055/Report-an-Issue>

VDOT: (800) 367-7623 - Bridges, Road Concerns, Guardrails, etc.

Non-Emergency Police: (703) 777-1021. Trespassing, report cars on VDOT streets with expired or dead tags, loud noises, disturbances, welfare concerns, disputes.

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:

Erin Gilmore
erinrg.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-

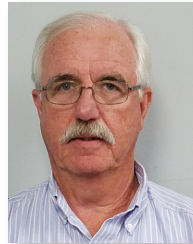
12 Bentley Drive
Belmont@countryside-va.org



FOXFIELD:

Greg Haren

Foxfield@countryside-va.org



MORVEN:

Roddy Dean

Morven@countryside-va.org



OAKRIDGE:

Penelope Francke-

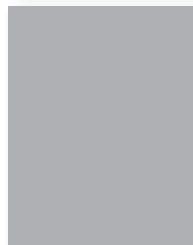
Oakridge@countryside-va.org



OATLANDS:

Dave Barrie-

Oatlands@countryside-va.org



ROKEBY:

Vacant



WELBOURNE:

Fredrik Wallin

Welbourne@countryside-va.org



Board of Directors Vacancy
Rokeby

There is a vacancy on the CountrySide Proprietary 2021 Board of Directors for the **Rokeby** 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 **Rokeby** 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 a challenging, rewarding, and 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 at 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 2021 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: Gabbi Jones

FOXFIELD: Linda Sieh,

lindasieh@outlook.com | 703-935-6685

MORVEN: Vacant

OAKRIDGE: Amanda Boone, amandam35@gmail.com |
703-869-2457

Elizabeth Moran | 267 Chelmsford Ct.

ekamoran1@comcast.net | 703-430-7566

OATLANDS:

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 | rodneyandlisa@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,

tommy.jackson@abm.com | 571-238-7141

FOXFIELD: Vacant

MORVEN: Vacant

OAKRIDGE: Amanda Boone

amandam35@gmail.com | 703-869-2457

OATLANDS: Timothy Shamble

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

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:

Vacant

WELBOURNE:

Diane Blunt | 1 Nicholson Ct.

diane.blunt92@gmail.com | 703-430-7136

HORSEPEN RUN AD HOC COMMITTEE

Dave Barrie, Chair

BELMONT:

Benu Bhargava

Tony Palm

FOXFIELD:

Carlos Garcia

Debi Holbrook | debi20010@outlook.com

MORVEN:

Rob Heckman

Steve LeHew

OAKRIDGE: Taylor Couch | taylor.h.couch@gmail.com

404-729-4980

OATLANDS:

Vance Middleton

ROKEBY:

Aaron Emery

WELBOURNE: Bob Griesbach | robert.griesbach@verizon.net

net

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

2020 COMMITTEE LISTINGS (CONTINUED)

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

Linda Lurie | jbreslow@yahoo.com

Molly Murphy | 8 Paxton Ct.

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 | denise@moldover.net

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



Submitted by Debi Holbrook

NEIGHBORHOOD SERVICES

The Proprietary, its members, and the 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 Erin Gilmore at erinrg.cside@pmpbiz.com to get a copy of the registration form.

SERVICE	LOCATION	AVAILABILITY	NAME	PHONE	AGE
Yard Work/Pets	All	Weekends/Evenings/ Summer	Jack, Sam, Ben Shumaker	703-309-5086	Teens
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	Anytime	John Ellis Rawls	571-342-4862	Adult



CountrySide Circa 1987

SELLING YOUR HOME

WHAT YOU NEED TO KNOW

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 previous approval. If you haven't done so already, please ensure that you have submitted an application for those exterior modifications

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.

Ready to order a POA package? Please contact the Proprietary office at 703-430-0715.

Selling your home? You will need to order a POA Packet!

HOW TO ORDER A POA PACKAGE

CountrySide and PMP have partnered with CondoCerts to provide user-friendly POA document delivery to homeowners. You can track the 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. Register, place your order, and your documents will be processed.

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

Westwick Court 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 Erin Gilmore at erinrg.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.



CLASSIFIEDS:

Zampiello **PAINT!**

Contractors, Inc.

"Quality Home Services Since 1992"

**Painting your neighborhood
one home at a time**



Interior Painting • Exterior Painting
Rotten Wood Repair • Siding Cleaning
Deck Cleaning • Crown/Chair Rail Install
Drywall Repair • Wallpaper Removal

Call or visit us today!

703-263-1000

zampiellopaint.com



14107 Mariah Court • Chantilly, VA 20151

The Christ Accounting Group

The Christ Accounting Group

Lori Christ CPA, LLC

Phone: 703-304-5173

Email: Lori@LoriChristCPA.com

- Tax Services
- Bookkeeping
- Small Business Payroll

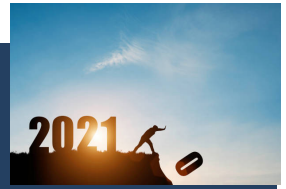
Mike Christ EA

Phone: 202-725-2716

Email: MikeChrist@thechristaccountinggroup.com



January 2021



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 NEW YEAR'S DAY OFFICE CLOSED	2
3	4	5	6 BOARD OF DIRECTORS MEETING (REMOTE)	7	8	9
10	11	12 NAC MEETING (REMOTE)	13	14	15	16
17	18 MARTIN LUTHER KING DAY OFFICE CLOSED	19	20	21	22	23
24	25 DRC MEETING 6:30 PM (REMOTE)	26	27 BOARD OF DIRECTORS MEETING (REMOTE)	28	29	30

February 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 BOARD OF DIRECTORS MEETING (REMOTE)	4 CRC MEETING (REMOTE - TENTATIVE)	5	6
7	8	9	10 HPR MEETING (REMOTE - TENTATIVE)	11 FAC MEETING (REMOTE)	12	13
14	15 PRESIDENT'S DAY	16 NAC MEETING (REMOTE)	17 GRNDS MEETING (REMOTE)	18	19	20
21	22 DRC MEETING (REMOTE)	23	24 BOARD OF DIRECTORS MEETING (REMOTE)	25	26	27
28						