

# THE COURIER

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



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**WELBOURNE BoD VACANCY**



COURIER VOL. 41, NO. 2 | FEBRUARY 2021

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## MEETING SCHEDULE

**COMMITTEE MEETINGS WILL BE HELD  
VIRTUALLY UNTIL FURTHER NOTICE**

**BOARD OF DIRECTORS (BOD)  
1ST AND 4TH WEDNESDAYS, 7:00 PM**

**DESIGN REVIEW COMMITTEE (DRC)  
4TH MONDAY, 6:30 PM**

**FACILITIES COMMITTEE (FAC)  
2ND THURSDAY, 7:00 PM**

**GROUNDS COMMITTEE (GRNDS)  
3RD WEDNESDAY, 7:00 PM**

**HORSEPEN RUN AD HOC COMMITTEE (HPRN)  
2ND WEDNESDAY, 7:00 PM**

**NEIGHBORHOOD ADVISORY COUNCIL (NAC)  
2ND TUESDAY, 6:00 PM**

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

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

## 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](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.

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

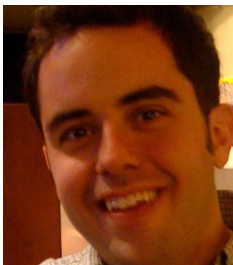


# Reminders and News

## February Committee Meetings

CountrySide Proprietary Committees will hold VA Property Owners' Association Act compliant meetings virtually. 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.

**BOARD OF DIRECTORS: FEBRUARY 3<sup>RD</sup>, FEBRUARY 24<sup>TH</sup>**  
**COMMUNITY RELATIONS COMMITTEE: TO BE DETERMINED**  
**DESIGN REVIEW COMMITTEE: FEBRUARY 22<sup>ND</sup>**  
**FACILITIES COMMITTEE: FEBRUARY 11<sup>TH</sup>**  
**FINANCE COMMITTEE: NO MEETING IN FEBRUARY**  
**GROUNDS COMMITTEE: FEBRUARY 17<sup>TH</sup>**  
**HORSEPEN RUN COMMITTEE: NO MEETING IN FEBRUARY**  
**NEIGHBORHOOD ADVISORY COMMITTEE: FEBRUARY 9<sup>TH</sup>**

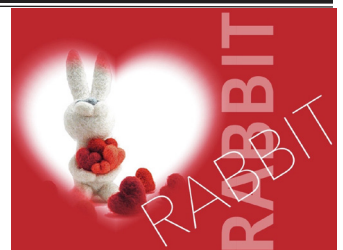


**Please welcome Albert "AI" Zangrilli to the Board of Directors! The Board of Directors unanimously voted to appoint AI to represent the Rokeby neighborhood for 2021. Congratulations, AI!**

Together with my wife, 6-year-old daughter and 3-year old son, I move to Rokeby in 2018 after having lived in the greater Capital area for about 10 years. I moved to northern Virginia in 2010 to take a job with the Federal Government after spending nine years as a Naval Aviator. Beyond the civil service, I moonlight as a real estate investor with properties in four states and interests in three others. I earned my MBA from the University of Michigan to further these investments and to support several years' experience in managing capital and operating budgets.

I hope to join the BoD to keep Countryside a great place to live. In speaking with a deliberate cross-section of my neighbors, I discovered that they uniformly hope the HOA will keep Countryside beautiful whether we have kids or grandchildren. At the same time, they want the BoD to make prudent financial decisions that respect everyone's budgets while attracting new residents whose purchases boost everyone's property values.

**The CountrySide office remains closed to outside traffic to help mitigate community spread of COVID-19. PMP staff is present during regular business hours, Monday - Friday, 8:00 am - 5:00 pm unless otherwise noted.**

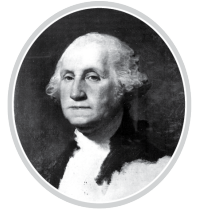


**The Chinese New Year begins on February 12th! 2021 is the Year of the Ox.**

## WASHINGTON'S BIRTHDAY - OR IS IT PRESIDENTS DAY?

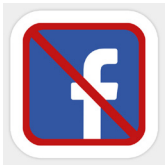
Here are some Fun Facts, courtesy of George Washington's Mount Vernon Estate and the National Archives.

- George Washington's birthday became a federally recognized holiday in 1879. Rutherford B. Hayes signed S. 623 into law after the bill was passed by the 45th Congress.
- Washington was born on February 22. In 1896, it became a tradition in the Senate for a current member to read Washington's Farewell Address on Washington's birthday.
- As part of the "Uniformed Monday Holiday Act" in 1968, Washington's Birthday was officially moved from his actual birth date to the third Monday of February.
- The federal government never officially changed the name of the holiday from "Washington's Birthday" to "President's Day."



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## 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!

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## Pandemic (amounts of ) Puppy Poop

We've received numerous complaints by dog walkers, passers-by, and even a few pooches, that the grassy areas within CountrySide are becoming littered with dog poop! Please pick up after your dog! Not only is it the responsible thing to do as a dog parent, it keeps our community clean, keeps our rivers and waterways clean, and it's the law! Not cleaning up after your pet can be unsightly, smelly and can be hazardous to other pets as well as the children who play in these areas. Please be courteous to your neighbors and the community - pick up after your dog. It is a small gesture that goes a long way towards maintaining our neighborhoods.

Per CountrySide Resolution 230, Paragraph I [Requirements and Restrictions] (a) states:

*"Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas. Paragraph II [Prohibitions] (b) states "Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner, unless it violates Section II (c) hereof), of the Common Areas."*

# CountrySide Management Annual Meeting Report

## Accomplishments and Significant Events since the 2019 Annual Meeting.

By Ed Thomas, CEO

Typically, each year when giving this report I go through a list of accomplishments and cite significant events that occurred. And I end the report thanking the board, committee members and staff for their support, cooperation, and dedication. This year I am reversing the order.

I personally thank the Board and Committees for their support as we navigated our way from in-person, face-to-face meetings to a virtual format. I thank the homeowners for their patience, understanding and support in your communications with the CountrySide office. The coronavirus forced us, virtually overnight, to implement immediate, drastic changes to how we managed CountrySide. We closed the office to walk in traffic, staggered staffing with alternating work in-the-office, work-from-home scheduling. We altered our operations to adhere to the CDC and Commonwealth of Virginia COVID-19 guidelines. We thought this would be a short-term plan. Nine months later I am sad to report many of the restrictions are still in place but pleased to report thus far our efforts in keeping the staff healthy have been successful.

We delayed the Annual Inspection ... we tread lightly in the beginning of the pandemic as we were uncertain how homeowners would react to receiving notices to maintain their properties. We were sensitive to potential homeowner concerns: loss of job, income, laid-off, inability to find a contractor for larger jobs. In April and May as the weather improved, we were pleasantly surprised to see hundreds of CountrySide homeowners making small repairs and getting their property in the best shape in years. Thank you!

Last year we embarked on an in-house scanning project where we digitized a massive amount of CountrySide documents. General Manager Catherine Neelley and staff created a catalog system and we now have architectural applications and other vital information stored electronically. This project should be completed early in 2021.

The CountrySide Staff supervised and completed approximately \$890,000 of reserve related projects in 17 different board approved projects in 2020. The most ever!

During the pandemic, our staff turnover has remained remarkably low. We lost the services of one staff member who resigned to accept a position in the community where she resides. Fortunately, prior to the pandemic we had hired Erin Gilmore as a part-time assistant. Erin moved seamlessly into the vacant position.

Thank you again to the CountrySide Board and committee members for your support this year. We recognize the difficulties in holding meetings, communicating, reviewing contracts, and generally doing business in this environment.

I would be remiss to not recognize the outstanding work the staff has done. Catherine Neelley has been amazing. Mike Stracka and the maintenance guys have not stopped all year. Lisa Marnet has performed admirably given the COVID-19 restrictions. Alicia McKenna and Erin Gilmore have done a stellar job of keeping the administrative functions flowing and communicating with the community. Carlos Ramirez and Bryan Neal did a stellar job of maintaining the CountrySide physical plant. I am proud of each of you and your dedication to CountrySide.

And thank you to the CountrySide homeowners who have largely worked with us and supported us this year. You are wonderful people!

- My personal best wishes to each of you for a safe, healthy, and relaxing holiday season.

Most Respectfully,

*Ed Thomas, CEO*  
Property Management People

# 2021 CountrySide Budget

## 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.

### 2021 MONTHLY ASSESSMENT SUMMARY

(Amounts are per unit per month)

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

The 2021 Coupon Books have been ordered. Our vendor has experienced staffing issues related to COVID-19. We do apologize for any inconvenience this has caused.

### **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](http://www.countryside-va.org).



## When it Snows

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

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



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



*Submitted by Debi Holbrook*

## COUNTRYSIDE SNOW PLOWING AND SANDING POLICY

The following streets are owned and maintained by **Virginia Department of Transportation (VDOT)**:  
CountrySide Boulevard and Algonkian Parkway

***Rokeby:***

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

***Foxfield:***

Bentwood Rd  
Sarret Way  
Spotswood Ct

***Welbourne:***

Cromwell Rd

***Belmont:***

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

***Oakridge:***

Amersham Ct  
Christopher Ln  
Dunbar Way  
Forester Ct  
Lowery Ct  
Owens Ct  
Prescott Ct  
Rutherford Cir  
Stafford Ct  
Steed Pl  
Thorton Ct  
First ½ Chelmsford Ct  
(through cul-de-sac,  
portion with no townhomes)

***Morven:***

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

***Oatlands:***

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

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



**COUNTRYSIDE SNOW ALERT: PLOWING AND  
SANDING POLICY**

(Continued)

**The following townhome streets are owned and maintained by the Proprietary:**

***Foxfield:***

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

***Oakridge:***

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

***Morven:***

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

***Welbourne:***

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

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

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

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

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

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

# Volunteers Are Needed!

The Neighborhood Advisory Council (NAC) and the Design Review Committee (DRC) Committees currently have several vacancies in the following neighborhoods. The NAC committee is responsible for assisting the Board of Directors on matters pertaining to its particular neighborhood and is directly involved with the Architectural review and Budget process.

## **Neighborhood Advisory Council**

Foxfield - 2 seats Vacant  
Oatlands- 1 seat Vacant  
Welbourne- 4 seats Vacant

## **DRC, Design Review Committee**

The DRC committee is responsible for assisting the Board of Directors on matters pertaining to the Architectural review.

Welbourne- 1 seat Vacant

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

Interested? Please contact Lisa Marnet, Design Review Coordinator at 703-430-0715 ext. 3012 or e-mail [lisamm.cside@pmpbiz.com](mailto:lisamm.cside@pmpbiz.com)

**The Facilities Committee has a need for a volunteers to represent the following:**

Foxfield  
Morven  
Welbourne



# 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](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 Oatlands Morven	Monday Thursday	Monday	Thursday
Rokeby Welbourne Belmont Oakridge	Tuesday Friday	Tuesday	Friday

## 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.

## FOR LARGE ITEM PICKUPS:

Please email your request to:  
[hoa.nova@republicservices.com](mailto: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](http://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.**

**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:

[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:

[lisamm.cside@pmpbiz.com](mailto: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](mailto:mikeas.cside@pmpbiz.com)

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

Alicia McKenna-Graves:

[aliciam.cside@pmpbiz.com](mailto:aliciam.cside@pmpbiz.com)

**Parking Issues on Townhouse Streets:**

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

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



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-**

[Belmont@countyside-va.org](mailto:Belmont@countyside-va.org)

**Treasurer**



**FOXFIELD:**

**Greg Haren**

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



**MORVEN:**

**Roddy Dean**

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

**Secretary**



**OAKRIDGE:**

**Penelope Francke-**

[Oakridge@countyside-va.org](mailto:Oakridge@countyside-va.org)

**Vice President**

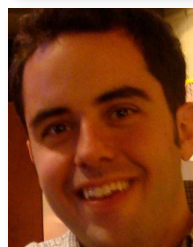


**OATLANDS:**

**Dave Barrie-**

[Oatlands@countyside-va.org](mailto:Oatlands@countyside-va.org)

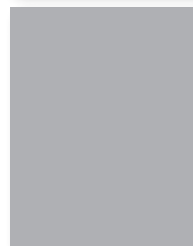
**President**



**ROKEBY:**

**Albert Zangrilli**

[Rokeyby@countyside-va.org](mailto:Rokeyby@countyside-va.org)



**WELBOURNE:**

**Vacant**

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

**Welbourne  
Board of Directors Vacancy**

There is a vacancy on the CountrySide Proprietary 2021 Board of Directors for the Welbourne neighborhoods. 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 Welbourne neighborhood of CountrySide and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding and an educational experience. All Board members are volunteers who serve the community. To apply, fill out the application directly below. 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, General Manager, CountrySide Proprietary at 703-430-0715 or via e-mail [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com).

NOTE: Applications must be received at the Proprietary Office, 2 Pidgeon Hill Drive, Suite 560, Sterling, VA 20165 to the attention of Catherine Neeley, Community Manager, no later than 5PM on Thursday, February 18, 2021.

**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. _____ |



# 2021 COMMITTEE LISTINGS

## COMMUNITY RELATIONS COMMITTEE Penny Francke, 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:**  
**Dave Barrie** | Oatlands@countryside-va.org  
**ROKEBY:**  
**Pat Bour** | Patricia.Bour@verizon.net  
**WELBOURNE:**  
**John Fernandes** | jffern@yahoo.com  
**Melissa Castan**

## DESIGN REVIEW COMMITTEE Greg Haren - 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 Greg Haren, 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** | Morven@countryside-va.org  
**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 Albert Zangrilli, 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

## NEIGHBORHOOD ADVISORY COUNCIL Jeff Kretsch and Pat Bour, BoD Liaison

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

# 2021 COMMITTEE LISTINGS (CONTINUED)

**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

**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:**

Vacant

**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:**

Vacant

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

**Jim Krips** | 154 Peyton Rd. | jaskrips@gmail.com

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

**Yolanda Brooks**

**WELBOURNE:**

**Diane Blunt** | 1 Nicholson Ct.

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

Vacant

\*\*\*\*\*



*Submitted by Debi Holbrook*

## COUNTRYSIDE PROPRIETARY

### BOARD OF DIRECTORS MEETING Go To Meeting Remote Meeting Due to COVID-19 Pandemic Wednesday, November 4, 2020

#### BOARD MEMBERS PRESENT:

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

#### BOARD MEMBERS ABSENT:

Fredrik Wallin - Welbourne

#### 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:

Penny Francke 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 pending or probable litigation 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.**" Bob King seconded the motion. Five voted for the motion, one member was absent. Motion carried. 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 at 6:48 PM 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 October 28, 2020.** Bob King seconded the motion. Motion carried unanimously.

#### RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents

were in attendance. Items discussed:  
DRC Guideline Revisions

#### GENERAL BUSINESS:

**A. OLD BUSINESS: None**

**B. NEW BUSINESS:**

#### 2021 Annual Budget

Bob King **moved that the Board of Directors adopt the 2021 Annual Budget as written and included in the Board packet. Penny Francke seconded the motion.** Motion carried unanimously.

#### 2021 Management Contract

Penny Francke **moved that the Board of Directors award the 2021 CountrySide Management Services contract to Property Management People, Inc. (PMP).** Roddy Dean seconded the motion. 5 voted for the motion. Welbourne was absent. Motion carried.

#### CountrySide Community Guidelines Updates and Revisions for 2021

Bob King **moved that the Board of Directors adopt the updates and revisions to be part of the 2021 CountrySide Community Guidelines, except for white vinyl fencing.** Penny Francke seconded the motion. Five voted for the motion. Welbourne was absent. Motion carried.

#### Oatlands Community Fencing Guideline Updates and Revisions for 2021

Bob King **moved that the Board of Directors adopt the updated fence guideline for Oatlands to be part of the 2021 CountrySide Community Guidelines.** Kumar Sangaran seconded the motion. Four voted for the motion. Oakridge voted against the motion, Welbourne was absent. Motion carried.

#### 2021 Proprietary Insurance

Penny Francke **moved that the Board of Directors accept the proposal from John Manougian Insurance Agency Inc for the following insurance coverages:**

- Property
- Commercial General Liability
- Business Automobile
- Umbrella Liability
- Fidelity Bond (Dishonesty)
- Inland Marine
- Directors and Officers
- Community

#### Association Volunteer Accident

Bob King seconded the motion. 5 voted for the motion. Welbourne was absent. Motion carried.

#### Resolution #283 – Procedures for 2020 Virtual Annual Meetings

Bob King **moved that the Board of Directors adopt Resolution #283 – Procedures for a Virtual Annual Meeting in 2020 as written.** Roddy Dean seconded the motion. 3 voted for the motion. Oatlands voted against the motion. Oakridge abstained from the motion. Motion carried.

**Resolution #284 – Procedures for Electronic Elections**  
Bob King moved that the Board of Directors adopt **Resolution #284 – Procedures for Electronic Elections as written.** The voting platform will be open 15 days prior to the annual meeting and will close 24 hours prior to the calling of the annual meeting to order. Roddy Dean seconded the motion. 3 voted for the motion. Oatlands voted against the motion. Oakridge abstained from the motion. Motion carried.

**ARCHITECTURAL ITEMS: None**

**FACILITIES:**

**2021 Pool Management Services**

Penny Francke moved that the Board of Directors award the 2021 Pool Management Contract to High Sierra Pools, the cost not to exceed \$200,000. The award is contingent upon the finalization of acceptable contract changes, to which High Sierra has already agreed to in principle (the language is to be drafted by PMP and approved by FAC). The cost of to be charged to GL7500. The FAC has voted unanimously, (electronically, to be confirmed at our next meeting) to award the 2021 Pool Management Contract to High Sierra Pools. Roddy Dean seconded the motion. Motion carried unanimously.

**FINANCE:**

**Resolution #282 – 2021 Common Driveway Assessment**  
Bob King moved that the Board of Directors adopt **the 2021 Common Driveway Assessment, Resolution #282.** Penny Francke seconded the motion. Motion carried unanimously.

**GROUNDS: None**

**INFORMATION/DISCUSSION ITEMS:**

**COMMITTEE REPORTS: None**

**MANAGEMENT REPORTS: None**

**ADJOURN:**

Bob King moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:56 PM.

**COUNTRYSIDE PROPRIETARY  
BOARD OF DIRECTORS MEETING  
Go To Meeting Remote Meeting Due to  
COVID-19 Pandemic  
Wednesday, January 27, 2021**

**BOARD MEMBERS PRESENT:**

Dave Barrie – Oatlands  
Bob King – Belmont  
Penny Francke – Oakridge  
Roddy Dean – Morven  
Greg Haren – Foxfield  
Al Zangrilli - Rokeby

**BOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:**

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

**CALL TO ORDER:**

Dave Barrie called the meeting to order at 7:01 PM.

**EXECUTIVE SESSION:**

**APPROVAL OF MEETING MINUTES:**

Bob King moved that the **Board of Directors approve as written the minutes of the Board of Directors Meeting November 4, 2020.** Roddy Dean seconded the motion. Motion carried unanimously.

Bob King moved that the **Board of Directors approve as written the minutes of the Board of Directors Meeting January 06, 2021.** Greg Haren seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 5 Residents were in attendance.

Items discussed:

- Violations
- Committee Appointments

**GENERAL BUSINESS:**

**A. OLD BUSINESS: None**

**B. NEW BUSINESS:**

Appointment of a Director to the Board of Directors for the Rokeby Neighborhood  
Penny Francke moved that the **Board of Directors appoint Albert Zangrilli to represent the Rokeby Neighborhood on the CountrySide Proprietary Board of Directors for 2021, effective immediately.** Bob King seconded the motion. Motion carried unanimously.



**2021 Board Secretary**

Penny Francke moved that the Board of Directors elect Roddy Dean as the Secretary of the CountrySide Proprietary Board of Directors for 2021. Bob King seconded the motion. Five voted for the motion, Morven abstained from the motion. Motion carried.

**2021 Grounds Committee Chairperson**

Bob King moved that the Board of Directors elect Al Zangrilli as the Chairperson of the CountrySide Proprietary Grounds Committee for 2021. Roddy Dean seconded the motion. Five voted for the motion, Rokeby abstained from the motion. Motion carried.

**2021 CRC Committee Chairperson**

Greg Haren moved that the Board of Directors elect Penny Francke as the Chairperson of the CountrySide Proprietary Community Relations Committee for 2021. Roddy Dean seconded the motion. Motion carried unanimously.

**Election of Members to serve on the 2021 Neighborhood Advisory Council**

Penny Francke moved the following members be elected to the Neighborhood Advisory Council for 2021:

- Oatlands – Bob Butcher
- Rokeby – Charles Robinson

Both are CountrySide members in good-standing. Roddy Dean seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:**

**2021 DRC Appointments**

Penny Francke moved that the Board of Directors appoint the following member to serve on the 2021 Design Review Committee:

**Foxfield – Lorraine Gunzerath**

All are CountrySide members in good-standing. Al Zangrilli seconded the motion. Motion carried unanimously.

**Board of Directors Extension for Account 69770**

Bob King moved that the Board of Directors grant an extension to June 30, 2021 to have work completed for Account 69770. Penny Francke seconded the motion. Motion carried unanimously.

**Minor Violations**

Bob King moved if corrective action is not taken by February 4, 2021 for MINOR violations, the Board agrees to exercise in accordance with Restrictions, Article IV, Section 1(d) "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective February 5, 2021.

The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary

**Governing Documents, Covenants and Restrictions Article VI, Section 1.** Greg Haren seconded the motion. Motion carried unanimously.

**Major Violations**

Al Zangrilli moved if corrective action is not taken by February 11, 2021 for this Major violation the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective February 12, 2021, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by March 1, 2021 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Bob King seconded the motion. Motion carried unanimously.

**Major Violations**

Greg Haren moved if corrective action is not taken by February 11, 2021 for this Major violation the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective February 12, 2021, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by March 1, 2021 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Bob King seconded the motion. Motion carried unanimously.

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

**INFORMATION/DISCUSSION ITEMS:**

- LCPS Safe Routes to School Survey

**COMMITTEE REPORTS:**

<b>Design Review Committee</b>	<b>November 23, 2020</b>
<b>Facilities Committee</b>	<b>November 12, 2020</b>
<b>Grounds Committee</b>	<b>November 18, 2020</b>
<b>Neighborhood Advisory Council</b>	<b>November 10, 2020</b>

**MANAGEMENT REPORTS:**

- Management Report**
- Project List**

**ADJOURN:**

Bob King moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:10 PM.

## Design Review Committee

**DESIGN REVIEW COMMITTEE MEETING**  
**Approved Meeting Minutes**  
**November 16, 2020**  
**Remote Due to COVID-19**

The virtual meeting of the Design Review Committee was opened on November 16, 2020 at 6:33pm.

**DRC Members:**

Rodney Collins (Belmont), Roy Weidner (Oakridge), Sarah Wertz (Oatlands), Abdul Alqassab (Rokeby).

Others in Attendance:

Residents of 70 and 74 Rutherford Circle, Oakridge

Resident of 24 Fenton Wood Drive, Oatlands

Kumar Sangaran, (BoD Liaison)

Lisa Marnet, DRC Coordinator, PMP

- i. Approval of the October 26, 2020 meeting minutes  
 Collins moved to approve, Weidner seconded, approved unanimously.

Community	Address	Application #	Alteration	DRC Ruling
Belmont	34 Bentley Drive	67475-69535	Deck: Color Change	Approved 4-0.
	42 Carrollton Road	67457-98387	Stoop and Walkway Overlay	Approved 4-0.
	2 Newland Court	67667-98819	Basement Egress Window	Approved 4-0.
	7 Rawlston Court	67495-127778	Fence: Color Change	Approved 4-0.
Foxfield	90 Bickel Court	67496-95404	Deck: Color Change	Approved 4-0.
	4 Gannon Way	67497-98404	Deck & Fence: Color Change	Approved 4-0.
	23 Palmer Court	67546-119357	Patio	Approved 4-0.
Morven	4 Millard Court	67694-124479	Shed	Approved 4-0.
	8 Paxton Court	67515-75556	Patio	Approved 4-0.
Oakridge	4 Amersham Court	67680-97274	Chimney and Windows	Approved 4-0.
	4 Amersham Court	67681-97274	Entry Door	Approved 4-0.
	201 Finchingfield Court	67457-133441	Deck	Approved 4-0.

Design Review Committee

	201 Finchingfield Court	67700-13341	Fence	Contingent approval 4-0. Fence must be 1" from the property line.
	70 Rutherford Circle	67684-97906	Patio, Privacy Screening, French Drain and Screened Porch	Approved 4-0.
	178 Sulgrave Court	67679-70706	Shed	Approved 4-0.
Oatlands	5 Darian Court	67665-71504	Deck: Color Change	Approved 4-0.
	24 Fenton Wood Drive	67570-118143	Shed	Approved 4-0.
	13 McCarty Court	67431-71018	Deck: Color Change	Contingent approval 4-0: Deck posts and beams shall also be painted to match the same color as the Deck.
	23 McPherson Circle	67244-70294	Roof: Color Change	Approved 4-0.
	63 McPherson Circle	67682-70904	Screened Porch	Approved 4-0.
	65 McPherson Circle	67267-71483	Screened Porch: Color Change	Approved 4-0.
	74 McPherson Circle	67369-70315	Ramp and Walkway	Approved 4-0.
	74 McPherson Circle	67683-70315	Patio	Approved 4-0.
Rokeby	7 Coleman Lane	67513-69792	Deck: Material Change	Approved 4-0.
	143 Peyton Road	67678-132999	Fence	Contingent approval same as NAC ruling 4-0. The Fence, Gates and Line Posts shall not exceed 48" in height.
	5 Turner Lane	67527-70749	Garage Door	Approved 4-0.
Welbourne	17 Mosbey Court	67368-108822	Fence and Shed: Color Change	Approved 4-0.

Meeting Adjourned at 7:29pm.

Respectfully Submitted  
 Lisa Marnet, DRC Coordinator

## Grounds Committee

**GROUNDS COMMITTEE  
Approved Meeting Minutes  
November 18, 2020  
Remote Meeting Due to COVID-19**

### **1) CALL TO ORDER**

- a) Meeting Called to Order via remote attendance at 7:02 PM.
- b) Attendees: Fredrik Wallin (Chair), Diane Blunt (Welbourne), Terri Hess (Foxfield), Pamela McGraw (Oakridge), Barbara O'Connor (Belmont), Anne Steingass (Oatlands), Mike Stracka (PMP), Dan Elbon (BrightView)
- c) Absent: Ron McNulty

### **2) COMMITTEE ADMINISTRATION**

- a) Approval of the October Meeting Minutes.

### **3) RESIDENT & GUEST PARTICIPATION**

a) Discussion of the dumping of woody debris along the trail between 24 and 26 Bedford Drive. A resident violation was cleared by their removal of debris added to the debris pile, but a large quantity of older debris remains at this area and numerous residents have asked for it to be removed. BrightView has submitted a \$351.71 proposal to chip up the debris in this area. The committee voted 3 yeas, 2 nays to approve the proposal for a cost NTE \$351.71. Cost to be applied to GL 6127.

b) Discussion of a resident concerns about common area tree limbs growing over their property at 34 Alden Court. The limbs are too high to reach to trim and they would like them removed to prevent the pine needles from collecting on their property and before the limbs begin encroaching on their roof. The committee directed PMP to have BrightView's arborist evaluate the trees and to mark for removal any tree that is determined to pose a hazard to the property during a future tree service visit.

Approval of the October 13, 2020 meeting minutes

c) Discussion of a resident concern about common area pine trees behind their property at 3 Berkeley Court that they feel is leaning and may be creating drainage concerns. The committee directed PMP to have BrightView's arborist evaluate the tree to see if it or the root system pose any concerns and to continue to monitor the tree during future rain events to determine if there are any standing water concerns to be addressed.

### **4) BRIGHTVIEW ITEMS**

a) Discussion of items noted on the BrightView Landscape Report. It was noted that the following work noted as completed on the report are not yet complete:  
i) Replacement of the coreopsis in the entrance beds is partially completed and is still in progress.  
ii) Work in the Welbourne punchlist is partially completed and is still in progress.

b) Discussion of the following BrightView proposals:

i) Proposal to edge out the parking island in front of 15 Nicholson and create a mulch bed at a cost of \$500.00. The committee voted unanimously to approve the proposal for a cost NTE \$500.00. Cost to be applied to GL 6127.

ii) Proposal to edge out the parking island in front of 25 Nicholson and create a mulch bed at a cost of \$500.00. The committee voted unanimously to approve the proposal for a cost NTE \$500.00. Cost to be applied to GL 6127.

iii) Proposal to edge out the parking island in front of 31 Berkeley and create a mulch bed at a cost of \$500.00. The committee voted unanimously to approve the proposal for a cost NTE \$500.00. Cost to be applied to GL 6127.

iv) Proposal to add a Shasta Viburnum and to hand trim the juniper in the planter bed next to the mailboxes adjacent to 2 Nicholson Court at a cost of \$427.93. The committee voted unanimously to approve the proposal for a cost NTE \$430.00. Cost to be applied to GL 6127.

v) Proposal to add 16 Diervilla 'Kodiak Red' Shrubs and mulch in the planter beds next to the bench area on Hopton Court at a cost of \$ 2,740.94. The committee decided to reduce the total number of Diervilla to 14 and voted unanimously to approve the proposal for a cost NTE \$2,500.00 as revised. Cost to be applied to GL 6127.

c) Discussion of concerns regarding the appearance of the burning bushes along Algonkian Parkway after the new and warranty replacements have been completed.



## Grounds Committee

**GROUNDS COMMITTEE  
Approved Meeting Minutes  
November 18, 2020  
Remote Meeting Due to COVID-19**

BrightView was directed to perform another review of the condition of the bushes and to provide a report on their condition, making specific note of the number and locations where needed. It was also noted that the plants replaced this year are marked with Green ribbons for those replaced under warranty and orange ribbons for those new replacements.

d) Discussion of the status of the warranty plantings and replacements of the entrance annual daisy's and at the Gazebo and Parkway Entrance. Replacements have been successfully planted and will be monitored in the spring.

e) Discussion of the updated Welbourne Survey observations made during the member review of the Welbourne neighborhood. BrightView's designer and the Welbourne Survey members will confer to reconsider the following designs and proposals:

i) Alternate designs for the bench considered for the curb "bumpout" in front of 15 Nicholson Court.

ii) Alternate designs to address the erosion in the common area between the end units of 19 and 21 Nicholson.

f) BrightView was requested to prepare the following proposals for the first meeting in 2021:

i) Proposal to treat the Yoshino Cherry trees in the Algonkian medians with a fungicide to prevent the Shot-Hole disease experienced in 2020.

ii) Proposal to address concerns with the crabapple trees in Welbourne.

### **5) PMP REPORT**

a) Tree Removal/Trimming Items and a copy of the current tree services list.

i) 3 regular tree service days have been completed this period.

b) Common Area Ground Maintenance Items

i) Staff replaced two sections of damaged split rail fencing, zero damaged or rotted street signposts, and 34 damaged or missing fire lane posts this period. Fire lane post replacements have been completed.

ii) Staff continue to apply the Fire Lane stencils on the repainted curbs as time and weather allow.

c) Accident Related Items

i) We have received the reimbursement for one of the damaged trees and the check for the 5 damaged trees is in the mail from that insurance company. We are still awaiting the updated copy of the final accident report to be filed by the investigating deputy. Once it is filed and available, we will get a copy of that accident report and file a claim for the replacement of the last tree.

d) 2020 Proforma and YE Projection

e) 2020 Project List

### **6) OLD BUSINESS**

a) Discussion and status of the paving projects:

i) NVM finally completed all remaining punchlist items on 11/9. This completes all paving work for this year.

### **7) NEW BUSINESS**

a) Discussion of the \$4,992.00 proposal from Solitude for the annual pond services agreement for the 8-month period of April to November 2021. The committee unanimously voted to approve the proposal for a cost NTE \$4,992.00. Cost to be applied to GL 6153.

The committee also noted that the missed second service visit in October of 2020 shall be set aside and used in 2021 to ensure that service visits occur every 2 weeks for treatment and control during the growth period of the filamentous algae.

The committee also directed PMP to follow up and ensure the monthly service reports from Solitude are delivered by the 15th of the following month.

### **8) INFORMATIONAL ITEMS**

a) Loudoun County's contractor has completed the repairs to the underground stormwater drainpipes behind 55 Carrolton.

### **9) ADJOURN**

a) Meeting Adjourned at 9:28 PM.

b) Next regular meeting is TBD

# Neighborhood Advisory Council

## NEIGHBORHOOD ADVISORY COUNCIL Approved Meeting Minutes November 10, 2020 Remote Meeting Due to COVID-19

### Members in attendance:

- Belmont:** Louis Kaiser and Art Rodriguez
- Foxfield:** Elizabeth McMahon, Gretchen Hamm and Scott Simon
- Morven:** Brenda Koontz, Linda Lurie, Molly Murphy and Jonathan Breslow
- Oakridge:** Mike Sziede
- Oatlands:** Courtney Hasbrouck and Pouya Hojjat
- Rokeby:** Pat Bour and Diane Bohn
- Welbourne:** Diane Blunt

### Others in attendance:

- Belmont BoD representative,** Bob King,
- Foxfield BoD Candidate,** Greg Haren.
- Morven BoD representative,** Roddy Dean
- Oakridge BoD representative,** Penny Francke
- Welbourne BoD representative,** Fredrik Wallin

Residents of 24 Fenton Wood Drive and 74 McPherson Circle, Oatlands  
 Jeff Kretsch, BoD Liaison  
 Lisa Marnet, PMP  
 Pat Bour called the meeting to order at 6:02pm  
 Approval of October 13, 2020 meeting minutes  
 Lurie moved, Sziede seconded, approved as written.

### BELMONT

Approval of the October 13, 2020 meeting minutes  
 Minutes approved.  
 Meet the Candidates of the 2021 Board of Directors  
 McMahon withdrew petition will remain on the Foxfield  
 NAC. Greg Haren will be appointed.  
 Standing Committee Reports  
 No reports given  
 Review of Neighborhood Applications  
 Four applications reviewed.

### FOXFIELD

Approval of the October 13, 2020 meeting minutes  
 Minutes approved.  
 Meet the Candidates of the 2021 Board of Directors  
 McMahon withdrew petition will remain on the Foxfield  
 NAC. Greg Haren will be appointed.  
 Standing Committee Reports  
 No reports given  
 Review of Neighborhood Applications  
 Three applications submitted and all approved.

### MORVEN

Approval of the October 13, 2020 meeting minutes  
 Minutes approved.  
 Meet the Candidates of the 2021 Board of Directors  
 The election will be virtual and will be held two  
 weeks prior to the December 14, 2020 Board of  
 Directors meeting. Members for 2021 BOD will be  
 announced at the December 14, 2020 meeting.  
 Candidates in attendance at the NAC meeting  
 this evening were as follows: Belmont-Bob King,  
 Morven-  
 Roddy Dean, Welbourne-Fredrik Wallin, Foxfield-  
 Gregory Haren, and Oakridge- Penny Francke. Dave  
 Barry from Oatlands and Tracey Medlock from  
 Oakridge were not in attendance. Elizabeth  
 McMahon  
 from Foxfield pulled her application. Rokeby has a  
 candidate that is interested, but not meet the  
 deadline for submitting their application; therefore,  
 they will be appointed at the January BOD meeting.  
 Standing Committee Reports.  
 CRC-Nothing to report,  
 Facilities-Working on pool management contract.  
 New roof for Cromwell pool building.  
 Finance-No in person meeting, regular business  
 being conducted.  
 Grounds-Fall landscaping projects being completed.  
 Meeting with a pond management company, full  
 report of this meeting will be published in the  
 Courier.  
 Review of Neighborhood Applications  
 2 applications submitted for review, both were  
 approved.  
 Approval of the October 13, 2020 meeting minutes  
 Minutes approved.  
 Meet the Candidates of the 2021 Board of Directors  
 Met  
 Standing Committee Reports  
 Reported  
 Review of Neighborhood Applications  
 Reviewed

## Neighborhood Advisory Council

**NEIGHBORHOOD ADVISORY COUNCIL  
Approved Meeting Minutes  
November 10, 2020  
Remote meeting Due to COVID-19**

### **OATLANDS**

Approval of the October 13, 2020 meeting minutes  
Minutes approved.  
Meet the Candidates of the 2021 Board of Directors  
Introduction of candidates. Foxfield and Oakridge will  
vote for candidates .Other neighborhood  
candidates are uncontested. December 14th is the  
Annual Meeting.  
Standing Committee Reports  
No reports given  
Review of Neighborhood Applications  
Eight applications reviewed and approved.

### **ROKEBY**

Approval of the October 13, 2020 meeting minutes  
Approved October Minutes  
Meet the Candidates of the 2021 Board of Directors  
Meet and Greet Board members  
Standing Committee Reports  
CRC: Nothing to report.  
FAC: Cromwell Pool house needs new Roof, Pool  
management company discussion.  
FIN: No in-person meetings hope to resume in January  
business as usual.  
GRDS: Pool management discussion ongoing.  
Review of Neighborhood Applications  
Three applications reviewed , two approved as is. One  
approved contingent on Fence, gate posts, line  
posts will not exceed 48" above ground as confirmed  
by homeowner.

### **WELBOURNE**

Approval of the October 13, 2020 meeting minutes  
Minutes approved.  
Meet the Candidates of the 2021 Board of Directors  
McMahon withdrew petition will remain on the Foxfield  
NAC. Greg Haren will be appointed.  
Standing Committee Reports  
No report given  
Review of Neighborhood Applications  
One application reviewed and approved

Meeting Adjourned at 7:06pm  
Respectfully Transcribed  
Lisa Marnet, DRC Coordinator



# 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](mailto:erinrg.cside@pmpbiz.com) to get a copy of the registration form.

SERVICE	LOCATION	AVAILABILITY	NAME	PHONE	AGE
<b>Yard Work/Pets</b>	All	Weekends/Evenings/ Summer	Jack, Sam, Ben Shumaker	703-309-5086	Teens
<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	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](http://www.countryside-va.org) and download the advertising form. You can also e-mail Erin Gilmore at [erinrg.cside@pmpbiz.com](mailto:erinrg.cside@pmpbiz.com) for more information.**

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# 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 NAC MEETING (REMOTE)	10 HPR MEETING (REMOTE - TENTATIVE)	11 FAC MEETING (REMOTE)	12	13
14	15 PRESIDENT'S DAY	16	17 GRNDS MEETING (REMOTE)	18	19	20
21	22 DRC MEETING (REMOTE)	23	24 BOARD OF DIRECTORS MEETING (REMOTE)	25	26	27
28						

# March 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 Board of Directors Remote	4 CRC Meeting Tentative	5	6
7	8	9 NAC Meeting Remote	10 Horsepen Run Meeting Tentative	11 Facilities Committee Remote	12	13
14	15	16 Finance Committee Tentative	17 Grounds Committee Remote St. Patrick's Day Erin go Bragh!	18	19	20
21	22 Design Review Committee Remote	23	24 Board of Directors Remote	25	26	27
28	29	30	31			