

# THE COURIER

"A COMMUNITY ON THE POTOMAC" | [WWW.COUNTRYSIDE-VA.ORG](http://WWW.COUNTRYSIDE-VA.ORG)



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COURIER VOL. 43, NO. 8 | AUGUST 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**

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# Reminders and News

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## August 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: AUGUST 4 & AUGUST 25**  
**COMMUNITY RELATIONS COMMITTEE: AUGUST 5**  
**DESIGN REVIEW COMMITTEE: AUGUST 23**  
**FACILITIES COMMITTEE: AUGUST 12**  
**FINANCE COMMITTEE: AUGUST 17**  
**GROUNDS COMMITTEE: AUGUST 18**  
**HORSEPEN RUN COMMITTEE: AUGUST 11**  
**NEIGHBORHOOD ADVISORY COMMITTEE: AUGUST 10**

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**Fall Fest Vendors Wanted**  
**Our Annual Fall Fest is on October 2, 2021 from 12-4 PM.**

Vendor space is available to promote your home business, non-profit, or community business. Vendor space is only \$20 for residents and \$25 for non-residents. Resident vendors must have a valid 2021 Amenities Pass (2019 stickers are acceptable) which will grant you free food and activities. Non-resident vendors can purchase food and activity wristbands for \$10 each.

This is a great way to meet neighbors and foster new business opportunities. Call the Proprietary office at 703-430-0715 or email [reception.cside@pmpbiz.com](mailto:reception.cside@pmpbiz.com). You may download the Fall Fest Vendor Registration form on our website [www.countryside-va.org](http://www.countryside-va.org).

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*Send Us Your Community Photos!*

We are pleased to accept pictures of CountrySide for possible publication in the Courier! We'd be happy to showcase what delights the residents of CountrySide, whether that be Horsepen Run, a favorite tot lot, a favorite nature spot along one of the trails, or even a hydrangea or other floral/fauna in your yard that you are particularly proud of! Send your photos to Erin Gilmore in JPEG form. ([erinrg.cside@pmpbiz.com](mailto:erinrg.cside@pmpbiz.com))

## CountrySide Budget Planning

### The Finance Committee and the Board of Directors want your input to help plan for next year!

Each year at this time, the CountrySide Finance Committee begins a process that results in a budget for the upcoming year. As always, the Finance Committee is requesting **input from residents, neighborhoods, and other committees**. With this information, it is possible to budget for programs and projects that residents would like to see in the coming year.

We're asking all residents to take a few minutes to reflect on our community.

- **Are we happy with how things are being handled?**
- **Do we need to make any changes which will require money to be spent?**
- **Do other communities offer services that should be considered at CountrySide?**
- **Are we comfortable asking ALL residents to pay for additional features or services we want?**
- **Are we satisfied with the scheduled events or are there other activities we'd like to sponsor?**

The answers to these questions, and other suggestions you may have, are critical input to the Finance Committee as they develop the 2022 budget for CountrySide. As a community, CountrySide is equivalent to a medium size town in Virginia. Many of the services and facilities are dependent on the feedback received and the affordability of the suggestions. The Finance Committee is given the task to prepare a budget for the Board of Directors, which balances the community's **absolute or mandatory obligations** (such as maintenance of assets and infrastructure, or items legally required) and its **desires for amenities** against the capacity of the residents to bear the **costs** of these requirements. For example, maintaining the common grounds must be done, and the ongoing repair to our townhouse streets is a costly, but unavoidable necessity.

The number of **events** we have per year depends on how much we are prepared to spend over and above those baseline obligations, and how much interest there is across the community in the proposed projects. Similarly, new community features should only be added if there's significant resident demand—AND resident willingness to pay for those added features. Hopefully, you can see how the process **urgently needs information from you**, the residents. The more input we receive from you about how you want your assessment dollars spent, the more confidence the Finance Committee can have that the proposed budget accurately reflects the wishes of **YOU**, the major stakeholders. This, in turn, helps your Board of Directors make decisions on your behalf—decisions you can support because you were involved.

The budget cycle this year will have the added challenge of balancing the restoration of programs curtailed by the pandemic (fewer events, e.g.) versus the additional financial demands on our residents from ever-increasing costs. Even while CountrySide enjoys a surge in real estate popularity, our families still have to balance their own household expenses and budgets. All of our Committees and the Board are sensitive to this, and we will scrutinize the budget proposals carefully with an eye toward minimizing any increase in assessments. You can help further by providing feedback through your Neighborhood Advisory Council (NAC) representatives, as their rankings of proposed budget items is a critical component of the Board's evaluation process.

### WE NEED YOUR INPUT NO LATER THAN AUGUST 31.

You can mail your responses to:

CountrySide Proprietary

By **e-mail**: reception.cside@pmpbiz.com

Or **call** 703-430-0715 with suggestions

Or **mail** ideas to 2 Pidgeon Hill Drive, Suite #560, Sterling, VA 20165

## *Please clean up after your pet!*

- Pet waste can harbor harmful germs and bacteria such as E. coli, Salmonella and Fecal Coliform.
  - Pet waste left on the ground allows these germs and bacteria to be washed into streams, creeks, and water supplies by rain and snowmelt.
  - Pet waste also contains nutrients that deplete the oxygen that fish and other aquatic life need to live.
  - **Simple Ways to Love Your Pet and the Environment**
  - Always clean up after your pet. Dog droppings in parks, on the street, and even in your garden can all end up polluting our streams. It may not be the most pleasant chore, but cleaning up after your dog can prevent water pollution, and it's the law. Encourage other pet owners to pick up, too!
  - Dispose of pet waste properly. Bag it and place pet waste in the trash.
  - Never dispose of pet waste in a storm drain. These drains lead directly to local waterways.
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## **E-Mail Communications**

### **Stay Informed About CountrySide through E-Mail**

**CountrySide seeks to effectively communicate and distribute information to our residents. E-Mail is the fastest, easiest, and most cost-effective method of communication. Our goal is to have 100% resident participation in electronic delivery of information through E-Mail.**

### **What is sent by E-Mail?**

**\*\*\*Compliance notices letters and forms \*\*\*Home Sale Package Disclosures  
\*\*\*Financial Payment Confirmations \*\*\*The Courier - the Monthly Newsletter  
\*\*\*Important information such as Events, Meeting Changes, and Severe Weather Notices.**

**Please be assured that we value the safety of your E-Mail address and we do not sell, distribute, or share this valuable information with anyone.**

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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!**

## Safety Reminders

### FROM THE LOUDOUN COUNTY FIRE & SAFETY DEPARTMENT

#### **Importance of Smoke Alarms**

In the United States, 80% of all civilian fire deaths result from home structure fires. Most of these fires occur at night when people are sleeping. Smoke alarms double your chances of surviving a fire and a working smoke alarm could have saved these lives. People often assume the most fire deaths are due to flames. In fact, most fire deaths are caused by the inhalation of smoke and poisonous gases.

Smoke alarms are one of the best and easiest safety features you can use to alert you and your family if there is a fire in your home. Fire-rescue personnel want you to "Put A Finger On It!" and follow the safety tips below. If you need a battery-powered smoke alarm, they are available for free by calling 703-737-8600.

#### **Open Burning is Banned in Loudoun County May 1st through September 30th. This includes CountrySide!**

The regulation on open burning is based upon air quality standards developed by the Virginia Department of Environmental Quality (DEQ) and is enforced locally by the Loudoun County Fire Marshal's Office. The DEQ has included Loudoun County in the Northern Virginia area which has extended the open burning ban from May through September of each year.

Violations and Penalty: Violations of the open burning regulations may result in being charged with and convicted of a Class 1 Misdemeanor. In addition, the responsible party may be held liable for all damages and the costs of firefighting operations. Questions can be directed to the Fire Marshal's Office at 703-737-8600 during normal business hours.

As part of Loudoun County's annual smoke alarm program, firefighters from stations across Loudoun County are taking a hands-on approach to fire safety by canvassing neighborhoods one weekend a month from April to October. Our first responders will go door to door between 10:00 a.m. – 2:00 p.m. offering free smoke alarm assessments and valuable information about fire safety and home escape planning. Firefighters will be canvassing neighborhoods across Loudoun County on the following dates:

**Saturday, August 7, 2021**  
**Saturday, September 11, 2021**  
**Saturday, October 2, 2021**



**Loudoun County Combined  
Fire and Rescue System  
Phone: 703-777-0333**

#### **Location**

801 Sycolin Road, Suite 200  
Leesburg, VA 20175

#### **Mailing Address**

P.O. Box 7100  
Leesburg, VA 20177



## Friendly Reminders to Help You Maintain Your Home

Lawns must be mowed and trimmed on a regular basis.

Landscaping Beds must be weeded and maintained.

Vegetable Gardens are prohibited in the front of the homes of CountrySide. Pursuant to the Guidelines: Vegetable Gardens are to be placed behind the front fence line of a home or in the rear yard.

**Window Air Conditioning Units are prohibited in CountrySide.**

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## Common Area Reminder

**Please do not place your yard waste, including grass clippings, bush or tree trimmings, planting or other materials in the Common Areas.**

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## Trash & Yard Waste Reminders

### USE A TRASH CAN

#### CountrySide Regulations state:

Article VI, Section 6. Prohibited Uses and Nuisances. (e):

*"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."*

What this means is you **MUST** use a covered trash receptacle. Trash placed out in bags is in direct violation of the Governing Documents. Also, the use of bags attracts unwanted wildlife leading to an unsightly and unsanitary mess.

### YARD WASTE HANDLING

- Brush and limbs must be cut to 4 ft. lengths and bundled with twine in arm-full size bundles.
- Tree stumps and tree limbs (that are larger than 6" in diameter and longer than 4 ft.) will NOT be collected.
- Grass clippings and leaves should be put in PAPER bags (**no plastic bags**) OR in a container marked "Yard Waste"

# 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 be considerate of your neighbors and do not make it difficult for them to access their reserved parking spaces.

## 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 or signed rental agreement.**

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.

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.**

## ROAD RUNNER WRECKER SERVICE, INC.

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

7pm and 8am or any Saturday, Sunday, or holiday, an additional fee of \$25 per instance will be charged.

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

**After Hours/Holidays/Weekends:** For towing a vehicle between

**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  
[WWW.REPUBLICSERVICES.COM](http://WWW.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 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. Please do **NOT** use plastic bags (clear or otherwise) for excess recyclables, as the plastic bags can cause mechanical problems in the processing operations. Please use paper bags or additional bins.

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.

## TRASH MUST BE IN A TRASH BIN.

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

## WHO TO CALL AT THE PROPRIETARY OFFICE FOR INFORMATION

**Catherine Neelley**  
General Manager  
catherineen.cside@pmpbiz.com

Contracts, budget issues, assessments & dues, and personnel issues.

**Mike Stracka**  
Grounds & Facilities Manager  
mikeas.cside@pmpbiz.com

Common area concerns, playground maintenance, operational problems associated with the pools, and snow removal in the townhouse sections of CountrySide.

**Carlos Ramirez**  
Grounds & Facilities Staff

**Bryan Neal**  
Grounds & Facilities Staff

**Lisa Marnet**  
Design Review Coordinator  
lisamm.cside@pmpbiz.com

To report any house in a state of visual disrepair or obtain an Architectural Application for exterior improvements. Trash/recycling on private property.

**Erin Gilmore**  
Community Relations Coordinator  
erinrg.cside@pmpbiz.com

Community Events, parking issues on townhouse streets, the Courier, website

**Alicia McKeena-Graves**  
Administrative Assistant  
aliciam.cside@pmpbiz.com

General inquiries, Virginia Resale Disclosure Packets, account inquiries & statements, missed trash/recycle.

## 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)

### Helpful 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.

## **VOLUNTEERS NEEDED!** **YOU CAN MAKE A DIFFERENCE!**

As a volunteer, you will vote on important neighborhood issues. We need your input, energy and feedback.

**Board of Directors:** The primary responsibility of the Board of Directors (BOD) is to review and vote on neighborhood issues such as common area projects, contracts and renewals, delinquent accounts, unresolved violations and appealed applications.

**Current Vacancies: None**

**Community Relations Committee:** The primary responsibility of the Community Relations Committee (CRC) is to advise and assist the BOD in managing the flow of information across the CountrySide community. The CRC is also responsible for planning and hosting community programs, activities, and events for the benefit and enjoyment of CountrySide residents, and communicating information through the website, the CountrySide Courier newsletter, and mass electronic correspondence (e.g., e-mail blasts).

**Current Vacancies: Foxfield, Morven, and Oatlands**

**Design Review Committee:** The primary responsibility of the Design Review Committee (DRC) is to advise and assist the BOD in monitoring, reviewing and enforcing compliance with the architectural control standards established for the community.

**Current Vacancy: Foxfield**

**Facilities Committee:** The primary responsibility of the Facilities Committee (FAC) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance the swimming pools, pool bath houses, Par course, basketball and tennis courts, tot lots, and maintenance compound. Particular focus is in regard to the maintenance of and improvements to these areas, and to advise and assist the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents.

**Current Vacancies: Foxfield, Morven, and Welbourne**

**Finance Committee:** The primary responsibility of the Finance Committee (FIN) is to advise and assist the BOD in financial management and oversight of the annual operating budget for the Proprietary.

**Current Vacancies: Belmont and Oatlands**

**Grounds Committee:** The primary responsibility of the Grounds Committee (GRNDS) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance landscaping, turf, parking areas, streets and paths - particularly the maintenance and improvements to these areas. Grounds also advises and assists the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents, and is responsible for the administration of the landscaping and trash contracts.

**Current Vacancies: None**

**Horsepen Run Committee:** The primary responsibility of the Horsepen Run Committee is to generate recommendations for Board consideration for Horsepen Run and to develop a land management and maintenance plan for Horsepen Run.

**Current Vacancy: Foxfield**

**Neighborhood Advisory Council:** The primary responsibility of the Neighborhood Advisory Council (NAC) is to advise and assist the BOD on matters pertaining to its particular neighborhood, Proprietary affairs through standing committees and is directly involved with the architectural review and budget process.

**Current Vacancies: Belmont (1 seat), Foxfield (3 seats), Morven (1 seat), Oakridge (1 seat), Oatlands (3 seats), Welbourne (3 seats)**

**All Committee and Board meetings are open for attendance by CountrySide residents. See the Meeting Schedule at the front of this Courier.**

Contact the Proprietary office for more information and [Become a CountrySide volunteer!](#)



**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:**

**Phil Gorman**

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



**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**

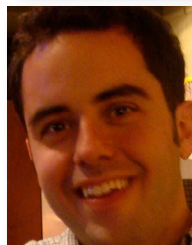


**OATLANDS:**

**Dave Barrie**

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

**President**



**ROKEBY:**

**Albert Zangrilli**

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



**WELBOURNE:**

**Sam Wilson**

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

# 2021 COMMITTEE LISTINGS

## COMMUNITY RELATIONS COMMITTEE

Penny Francke, Chair  
Pat Bour, Alternate Chair

**BELMONT:**

Gabbi Jones

**FOXFIELD:**

Vacant

**MORVEN:**

Vacant

**OAKRIDGE:**

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

Elizabeth Moran | 267 Chelmsford Ct.

| ekamoran1@comcast.net | 703-430-7566

**OATLANDS:**

Vacant

**ROKEBY:**

Pat Bour | Patricia.Bour@verizon.net

**WELBOURNE:**

John Fernandes | jffern@yahoo.com

Melissa Castan

## DESIGN REVIEW COMMITTEE

Sarah Wertz, Chair  
Will Vigil, Alternate Chair  
Greg Haren, BoD Liaison

**BELMONT:**

Rodney Collins | rodneyandlisa@msn.com

**FOXFIELD:**

Lorraine Gunzerath | lg72xx@verizon.net

**MORVEN:**

Will Vigil | willvigil@gmail.com

**OAKRIDGE:**

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

**OATLANDS:**

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

**ROKEBY:**

Abdul alQassab | aboudiq@msn.com

**WELBOURNE:**

Vacant

## FACILITIES COMMITTEE

Sam Wilson, Chair  
Tommy Jackson, Alternate Chair

**BELMONT:**

Tommy Jackson

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

**FOXFIELD:**

Vacant

**MORVEN:**

Vacant

**OAKRIDGE:**

Amanda Boone

amandam35@gmail.com | 703-869-2457

## FACILITIES COMMITTEE

Continued...

**OATLANDS:**

Timothy Shamble

Cathy Cunningham (Alternate)

Tanja Fitzel (At Large)

**ROKEBY:**

Pat Bour | Patricia.Bour@verizon.net

**WELBOURNE:**

Vacant

## FINANCE COMMITTEE

Dave Barrie, 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. |

jkretsch@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:**

Jim Krips | jaskrips@gmail.com

**WELBOURNE:**

Diane Blunt | 1 Nicholson Ct.

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

## 2021 COMMITTEE LISTINGS (CONTINUED)

### HORSEPEN RUN AD HOC COMMITTEE

Dave Barrie, Chair

#### BELMONT:

Benu Bhargava  
Tony Palm

#### FOXFIELD:

Vacant

#### 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 Liaisons

#### BELMONT:

Art Rodriguez | 26 Halifax Ct.  
artandjanet.public@gmail.com  
Barbara O'Connor | 38 Westmoreland Dr.  
barb@moconner.net  
Inge Nystrom | Inystrom2@gmail.com  
Louis Kaiser | 9 Wiltshire Ct E  
lmk1981pa@yahoo.com  
Vacant

#### FOXFIELD:

Elizabeth McMahon, **Chair** |  
E\_McMahon555@comcast.net  
Scott Simon | 12 Alden Ct.  
scott.simon58@yahoo.com | 571-434-9483  
Vacant  
Vacant  
Vacant

#### MORVEN:

Brenda Koontz, **Chair** | 5 Griswold Ct.  
d.koontz1@verizon.net | 703-406-0216  
David Torres | davidtorrespada@yahoo.com  
Jonathan Breslow | 44 Aldridge Ct.  
jbreslow@yahoo.com  
Linda Lurie | linda\_lurie@comcast.net  
Vacant

### NEIGHBORHOOD ADVISORY COUNCIL

Continued...

#### OAKRIDGE:

Mike Sziede, **Chair** | mikesziede@gmail.com  
Julie Young | 186 Sulgrave Ct.  
jkyoung1969@gmail.com | 703-380-2200  
Traci Medlock | 200 Sulgrave Court  
tracimedlock@gmail.com  
Deblyn Flack | Flack\_d@hotmail.com

#### OATLANDS:

Thomas Simmons | 1 Glengyle Lane  
thomasleesimmons@gmail.com  
Brad Bucher  
Vacant  
Vacant  
Vacant

#### ROKEBY:

Diane Bohn, **Chair** | ddbohn@yahoo.com  
Jim Krips | 154 Peyton Rd. | jaskrips@gmail.com  
Pat Bour | patricia.bour@verizon.net  
Charles Robinson  
Janet Callum

#### WELBOURNE:

Diane Blunt, **Chair** | 1 Nicholson Ct.  
diane.blunt92@gmail.com | 703-430-7136  
Daniel Castan | daniel.castan.dc@gmail.com  
Vacant  
Vacant  
Vacant

**COUNTRYSIDE PROPRIETARY  
BOARD OF DIRECTORS MEETING  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, June 23, 2021**

**BOARD MEMBERS PRESENT:**

Dave Barrie – Oatlands  
Penny Francke – Oakridge  
Roddy Dean – Morven  
Greg Haren – Foxfield  
Al Zangrilli – Rokeby  
Sam Wilson – Welbourne

**BOARD MEMBERS ABSENT:** Phil Gorman - Belmont

**OTHERS PRESENT:** Catherine Neelley – PMP  
Alicia McKenna-Graves– PMP

**CALL TO ORDER:**  
Dave Barrie called the meeting to order at 7:02 PM.

**APPROVAL OF MEETING MINUTES:**  
Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 19, 2021.** Penny Francke seconded the motion. Motion carried unanimously.

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 2, 2021.** Penny Francke seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 5 Residents were in attendance. Items discussed:  
- Short Term Rentals  
- DRC Application Appeal  
- Hidden Lane Landfill, Askegrens Lane Land Development

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Resolution #285 – Procedures Relating to Virtual Board, Committee, and Annual Meetings**

Penny Francke **moved that the Board of Directors adopt Resolution #285 – Procedures Relating to Virtual Board, Committee, and Annual Meetings as written.** Sam Wilson seconded the motion. Motion carried unanimously.

**Loudoun County Government Report on impacts of re-zoning on CountrySide**

Sam Wilson **moved that the Board of Directors solicit a paid report from Loudoun County Government’s zoning division to assess the impacts of re-zoning CountrySide to fall under Loudoun County’s 1993 zoning ordinance, at a cost NTE \$500.00. Cost to be charged to GL 5221.** Al Zangrilli seconded the motion. 4 (Welbourne, Rokeby, Oatlands, Foxfield) voted for the motion. 1 (Morven) voted against the motion. 1 (Oakridge) abstained from the motion. Motion carried.

**ARCHITECTURAL ITEMS:**

**Appeal of DRC Contingent Approval Application #69729-125946 – Solar Panels**

Sam Wilson **moved that the Board of Directors uphold the DRC’s decision on May 24, 2021 and deny application #69729-125946.** Roddy Dean seconded the motion. 2 (Morven, Oatlands) voted for the motion. 3 (Rokeby, Oakridge, Foxfield) voted against the motion. 1 (Welbourne) abstained from the motion. Motion failed.

Greg Haren **moved that the Board of Directors overturn the DRC’s decision on May 24, 2021 and approve application #69729-125946.** Al Zangrilli seconded the motion. Motion carried unanimously.



Board of Directors

**Appeal of DRC Denial Application #69797-132999 – Shed**

Al Zangrilli moved that the Board of Directors overturn the DRC’s decision on May 24, 2021 and approve application #69797-132999. Motion failed.

Roddy Dean moved that the Board of Directors uphold the DRC’s decision on May 24, 2021 and deny application #69797-132999. Penny Francke seconded the motion. 4 (Morven, Oakridge, Oatlands, Welbourne) voted for the motion. 1 (Rokeby) voted against the motion. 1(Foxfield) abstained from the motion. Motion carried.

**FACILITIES:**

2021 Pool Rules and Regulations – Revised  
Motion withdrawn by Facilities Chairperson

Resumption of Parkway Room and Pool Rentals  
Motion withdrawn by Facilities Chairperson

**FINANCE:**

**Non Standard Payment Plan, Account 71740**

Roddy Dean moved that the Board of Directors approve the Non-Standard Payment Plan for Account #71740. Penny Francke seconded the motion. Motion carried unanimously.

**GROUND:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:**

Community Relations Committee	June 3, 2021
Design Review Committee	May 24, 2021
Facilities Committee	May 13,2021
Finance Committee	June 15, 2021
HPR	May 11, 2021

**MANAGEMENT REPORTS:**

- Management Report
- Financial Reports
- Project List

**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 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.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 8:52 PM.

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

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

The Board exited Executive Session and reconvened in open session at 9:14 PM.

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Sam Wilson seconded the motion. Motion carried unanimously. The meeting adjourned at 9:15 PM.

**COUNTRYSIDE PROPRIETARY  
BOARD OF DIRECTORS MEETING  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, July 7, 2021**

**BOARD MEMBERS PRESENT:**

Dave Barrie – Oatlands  
Penny Francke – Oakridge  
Roddy Dean – Morven  
Greg Haren – Foxfield  
Al Zangrilli – Rokeby  
Sam Wilson – Welbourne  
Phil Gorman - Belmont

**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 7:04 PM.

**APPROVAL OF MEETING MINUTES:**  
Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 23, 2021.** Penny Francke seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 6 Residents were in attendance. Items discussed:  
- DRC Appeals  
- Short Term Rentals

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**  
**Suspension of 2021 Amenities Privileges**

Penny Francke **moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents:**  
***"the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association.,"***

**The suspension shall be effective as of July 12, 2021 and shall apply until the following accounts compiled with maintenance requests and/or have no unpaid assessments.** Roddy Dean seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:**

**Appeal of DRC Denial Application #70156-108035 - Solar Panels**  
Roddy Dean **moved that the Board of Directors overturn the DRC's decision on June 14, 2021 and approve application #70156-10835.** Greg Haren seconded the motion. Motiona carried unanimously.

**Appeal of DRC Denial Application #70044-90832 - Solar Panels**  
Roddy Dean **moved that the Board of Directors overturn the DRC's decision on June 14, 2021 and approve application #70044-90832.** Greg Haren seconded the motion. Motiona carried unanimously.

## Board of Directors

### **Minor Violations**

Penny Francke moved if corrective action is not taken by May 14, 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 July 17, 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.

**FACILITIES:** None

### **2021 Pool Rules and Regulations - Revised**

Sam Wilson moved that the Board of Directors approved the July 7, 2021 Pool Rules and Regulations as revised and included in the July 7, 2021 Board packet. Greg Haren seconded the motion. Motion carried unanimously.

### **Resumption of Parkway Room and Pool Rentals**

Motion withdrawn

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:** None

**MANAGEMENT REPORTS:**

Project List

### **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 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. Sam Wilson seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:49 PM.

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

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

The Board exited Executive Session and reconvened in open session at 7:52 PM.

### **ADJOURN:**

Roddy Dean moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 7:53 PM.

**COUNTRYSIDE PROPRIETARY  
Community Relations Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Thursday, July 1, 2021**

**1. CALL TO ORDER**

A) Attendance:

- i) In person at Proprietary Office: Penny Francke, Pat Bour
- ii) Remotely via Go To Meeting: Melissa Castan, John Fernandes, Gabbi Jones, Elizabeth Moran, Erin Gilmore (PMP)
- iii) Absent: Amanda Boone

**2. COMMITTEE ADMINISTRATION**

A) Committee voted unanimously (of those present) to approve the corrected minutes of the 03Jun2021 CRC meeting.

B) Penny explained the recent change in VA law which allows committee meetings to be in person, all virtual, or some combination thereof, as long as an HOA has documented its policy; CountrySide Resolution 285 was referenced. Several members expressed a preference to continue virtual meetings; others prefer hybrid or in person. Hybrid (combination of in person and virtual) may work best; once Parkway Meeting Room is retrofitted with the necessary equipment, we can try a hybrid approach.

**3. GUEST AND RESIDENT PARTICIPATION** – No guests present.

**4. OLD BUSINESS**

A) Committee reminded to submit Input for Courier and website

**5. NEW BUSINESS**

A) Planning for Family Fun Night (July 17)

- i) Staffing: Melissa, Gabbi, and Elizabeth can assist
- ii) Food Menu: Pizza, individual bags of chips, ice pops, ice cream sandwiches if budget allows. Drinks: water (16 oz, also some 8 oz), sodas, juice boxes or equivalent. CRC to serve guests/no "help yourself", to minimize health risks. No group/communal food items (fruit/veggie trays) this year, due to health concerns.
- iii) Games and Prizes: Penny toss winners get a gift card. Other games: limbo, corn hole toss, hula hoop—but for fun, NOT competition, to avoid disputes. Instead, we'll use tickets to raffle off some gift cards.

iv) Pool toys to be obtained for use at FFN

B) Planning for Concert #2 (July 31):

- i) Band arrangements – Erin confirmed Justify will perform.
- ii) Staffing – Elizabeth, Penny, Melissa, maybe Pat
- iii) Supplies, giveaways: Remaining budget (\$100) beyond band fee will limit what we provide. Might just do ice pops and water. We should send an e-mail blast setting expectations: "bring your own food and beverages". We'll have glow necklaces/bracelets to give away to kids. Gabbi reported that Amazon had 300 bracelets and 300 necklaces for about \$40. Any leftovers can be used at future events.

**C) Fall Fest preliminary discussions**

- i) Erin reports Harmon's Hay Ride is lined up, using deposit from 2019
- ii) CRC members commented that the pony rides and face-painting were favorites, and should be included. We usually also have a rock climbing wall, carnival midway games. Members also recommended against a magician, based on past experience, but said balloon animals were popular. The balloon artist may have been hired separately (not through Talk of the Town); Erin will check on the details.
- iii) Elizabeth reminded us that we had to rent or borrow an extra generator in the past, as backup for the inflatable kids' structures. Erin to compare quotes from Talk of the Town and other options.
- iv) We usually rent space to vendors; make sure we're ready to do so again.
- v) Erin will work on getting competitive quotes for Fall Fest events.



*Community Relations Committee, Continued...*

**D) Courier**

- i) Deadlines confirmed as the 20th of each month for the next month's issue.
- ii) Pictures still wanted!

**E) 2022 Budget Cycle**

- i) Penny asked the CRC members to think about what events CRC should host/offer in 2022. Does our "Wish List" of Events include all of the events we offered pre-COVID?
- ii) Committee members requested to review the Budget Input article in the July Courier
- iii) Software for Courier and website has previously been identified as a budget request for 2022. Erin and the "software subcommittee" (Gabbi, Amanda and Penny) still need to meet to discuss user requirements, when Erin and the subcommittee can find a mutually agreeable time for Erin to demo the current packages' shortcomings to Gabbi and Amanda.
- iv) Committee members should submit suggestions for future discussions, projects, etc.
- v) All input is due by August 31st, but we should discuss possibilities at the August 5th CRC meeting.
- vi) No "Movie Night" was budgeted for 2021; we should decide whether to request funds for 2022.

**C) ADJOURN** – Meeting was adjourned at 8:11PM

**COUNTRYSIDE PROPRIETARY  
Finance Committee Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Tuesday, June 12, 2021**

**Call to Order:**

David Barrie called the regular meeting of the Finance Committee to order at 7:01PM in the Proprietary meeting room and via GoToMeeting.

**Member Present:**

Members present in person were Dave Barrie and Robert (Bob) Griesbach. Attending via GoToMeeting were A. Charles Dean, Roddy Dean, Jeff Kretsch, and Sheryl Rader. Also attending remotely and representing PMP were Catherine Neeley and Chris Rogers.

**Items Discussed:**

The Committee unanimously approved the amended Finance minutes from the May 18, 2021 meeting.

The Committee reviewed and discussed the Balance sheet, Income, Proforma, Investment, Aging report, and status of accounts over 2K dollars.

Catherine reported the Proprietary will receive \$4250 at closing from a home that was recently sold in CountrySide with a past due balance. Jeff Kretsch reported this information to the NAC.

Chris to review and adjust the prepaid insurance information.

The Committee reviewed and unanimously approved a non-standard payment plan.

There was unanimous agreement on a motion to move 200k from the operating account to Morgan Stanley.

There was unanimous agreement on a motion to leave 40K in the First Bank account and decide at the next meeting on what to do with these funds.

Chris will provide additional information, prior to the next meeting.

There being no further business, the meeting was **adjourned at 7:51PM.**

**COUNTRYSIDE PROPRIETARY  
Horsepen Run Committee Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Thursday, July 17, 2021**

The HPR Committee meeting was called to order by David Barrie at 7:10PM on Thursday, July 14, 2021.

**In attendance were:** Taylor Couch, Aaron Emery, Vance Middleton, David Barrie, and Catherine Neelley (PMP).

**Absent were:** Benu Bhargava, Steven LeHew, Rob Heckman, Bob Griesbach, and Tony Palma.

David Barrie asked the HPR committee members present to think about any budget requests they might want to submit for HPR or any other area and reminded them that budget submissions were due by close of business on August 31, 2021.

Dave noted that the only two items on the agenda were the timeline for 2022 budget requested and Tony Palma's presentation on possible stream restoration in Horse Pen Run.

Since Tony was not present at the meeting, he suggested that the meeting be re-scheduled for the following week. Catherine to send out an email to determine committee members availability and schedule the meeting in Go To Meeting.

The meeting adjourned at 7:23 P.M.

**COUNTRYSIDE PROPRIETARY  
Horsepen Run Committee Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Thursday, July 22, 2021**

The HPR Committee meeting was called to order by David Barrie at 7:08PM on Thursday, July 22, 2021.

**In attendance were:** Tony Palm, Robert Griesbach, Aaron Emery, David Barrie, and Catherine Neelley (PMP).

**Absent were:** Benu Bhargava, Steven LeHew, Rob Heckman, Vance Middleton, and Taylor Couch.

**Old Business:**

- David Barrie reported that all the trails had grass cutting done, with the exception of the CountrySide trail, which still has muddy areas.
- Tony Palm presented his report on Stream Restoration in HPR.
- The stream near the Potomac has fallen trees and branches, causing a stream back-up, erosion of both banks and a future of a flood plain in this area.
- Tony has involved Chris Stone of Loudoun County "Stormwater Chief".
- The Committee discussed this presentation and options to restore the stream.
- The Committee requested David Barrie to share this presentation with the BOD for comments and how we should proceed.

David reminded the Committee that all residents requests for HPR and/or CountrySide must be submitted by August 31, 2021.

The next meeting of the HPR Committee will be August 11th

The meeting adjourned at 7:35 P.M.

COUNTRYSIDE PROPRIETARY  
Grounds Committee Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, June 16, 2021

**1) CALL TO ORDER**

a) Meeting Called to Order via remote attendance at 7:08 PM.

b) Attendees:

At Parkway: Albert Zangrilli (Chair), Diane Blunt (Welbourne)

Remote: Pamela McGraw (Oakridge), Ron McNulty (Morven), Barbara O'Connor (Belmont), Anne Steingass (Oatlands), Mike Stracka (PMP), Dan Elbon (BrightView)

Absent: Terri Hess, James Krips

**2) COMMITTEE ADMINISTRATION**

a) Approval of the May 2021 meeting minutes. Approved unanimously.

**3) RESIDENT & GUEST PARTICIPATION**

a) None Anticipated.

**4) BRIGHTVIEW ITEMS**

a) Discussion of items noted on the BrightView Landscape Report:

Discussed PH on soil test report. Foxfield & Welbourne were low 6's, we like 7.5. BV to send locations where samples were taken.

Summer flowers: lantana installed. Showing color will take a while to filling Pam says small entrance only has 4 lantanas remaining. Pulled up by animal. Replacements coming.

Pool entrances mulched and pruned for grand opening.

777 Maples on roadway pruned back.

Butterfly bush at Parkway Pool was pruned.

Coreopsis picked up and installed. Pam said it looks very nice.

Forsythia pruning tomorrow with special instructions.

Burning bush on AP lightly tip sheered. Looks much better (Pam).

Replacements coming and Juniper removal in a few weeks.

Good efforts to keep dead wood pruned from trees along AP.

Mowing schedule has been published with a plan to catch up.

Ron noted his email about BV mowing his neighbor's yard instead of around. Should not be trespassing on private property.

Trail clearance pruning – brush and limbs moved back 5 feet. We used to bring the mower and mow to the wood line once a week. Vines knocked back.

145 Sulgrave ground cover proposal adjusted with unit pricing. Euonymus patch is not yet installed awaiting the other install.

Watering canceled due to heavy rains. Mike to send out Dan's list of areas approved to water.

Pam – abelia at back of Parkway gazebo – dead wood needs to be pruned. Horticultural notes included in the package.

b) Discussion of the following BrightView proposals:

i) Discussion of the request from the Facilities Committee to add screening behind the Cromwell pool fence and the \$ \$1,737.27 BV proposal to install three Arborvitae trees at this location. Committee will consider options.

c) Discussion of the following concerns raised regarding landscape services and the BrightView responses to these concerns:

i) Status of the replacement Coreopsis for the entrance planter beds.

## Grounds Committee

- ii) Frequency of Mowing cycles
- iii) Routine and timeliness of HOA Connect updates for the mowing schedule and the daily activity reports.
- iv) Timing of the trimming, mowing and limbing up for clearance of the community trails.

### 5) PMP REPORT

- a) Tree Removal/Trimming Items and a copy of the current tree services list.
  - i) 2 regular tree service days have been completed this period.
- b) Common Area Ground Maintenance Items
  - i) Staff replaced or repaired 5 sections of damaged split rail fencing this period and replaced one damaged 6x6 street signpost.
- c) Accident-Related Items
  - i) No updates.
- d) 2021 Proforma
- e) 2021 Project List

Entrance signage – Mike working on the SOW for July meeting. Some interested vendors to give up some quotes.

Rokeby stairway to CountrySide (Near Cromwell) needs to be rebuilt. To replace with today's pressure treated lumber in same design. Project list entry for Projects less than 7500 reserve items trails. Working with Catherine to see if BOD will agree to fund the \$1200 – \$1500 cost out of reserve so as not have to take out of our operating budget. The committee voted unanimously to approve the work for an amount NTE \$1,500.00.00.

Diane asked Mike to look at deteriorating wood on Hopton Court bench while he is buying wood.

- f) CountrySide Pond Items
  - i) Copy of the of the monthly report from Solitude.
  - ii) Pond has improved with the regular treatments and recent rain. Additional aeration to add more oxygen is not the problem. Currently treating it aggressively before moving to other measures. July is a 3-visit month. John Geiger would like to see more cattails removed but the Committee is happy with the current number of cattails.

### 6) OLD BUSINESS

- a) PMP is sent the RFPs for the Land, Tree and Snow Removal services to the vendors on 6/14 with the bids due on 6/25. Tentatively scheduling an executive session meeting on 6/30 to review the bids. Held pre-bid conf today with 6 vendors. 1 vendor came by today to look around behind the scenes to see what needs to be done. BV was quiet and listened to the questions, Discussion on what had changed.
- b) PMP is scheduled to send the RFPs for the Townhouse Street and asphalt trail repairs to the vendors on 6/14 with the bids due on 6/25. Tentatively scheduling an executive session meeting on 6/30 to review the bids.

### 7) NEW BUSINESS

- a) None this period.

### 8) INFORMATIONAL ITEMS

- a) None this period.

### 9) ADJOURN

- a) Meeting Adjourned at 7:53 PM.
- b) Tentative Executive Session meeting to review RFPs scheduled for 7:00 PM on Wednesday, June 30, 2021.
- c) Next regular meeting is scheduled to be held remotely at 7:00 PM on Wednesday, July 21, 2021.

**COUNTRYSIDE PROPRIETARY  
Facilities Committee Meeting  
Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, June 17, 2021**

**1) CALL TO ORDER**

- a) Meeting Called to Order via GoToMeeting at 7:02 PM
- b) Attendees:
- c) At Parkway: Jackson, Wilson
- d) Remote: Boone, Cunningham, Shamble, Stracka (PMP), Kashinov (HSP)

**2) COMMITTEE ADMINISTRATION**

- a) Approval of the May 2021 meeting minutes. Motion was unanimously approved as drafted.

**3) GUEST & RESIDENT PARTICIPATION**

- a) Patrick Mitchell attended to request an exception and waiver of the seasonal amenities pass fee for a special needs caretaker. The Committee unanimously approved the request and directed PMP to make arrangements to issue the pass.
- b) Traci Medlock attended to discuss the option and possibility of allowing food trucks access to the pool parking lots for sales. Resident was referred to the Board of Directors regarding this issue.

**4) WAVES ISSUES**

- a) Discussion regarding the planning and procedures to be implemented by the Waves for the upcoming swim season. Waves have conducted 2 home meets and are working through adjustments to streamline procedures during meets.

**5) POOL ISSUES**

- a) Vote to verify the e-vote to approve the opening season pool rules and regulations. Motion was unanimously approved.
- b) Vote to verify the e-vote to approve the request and waive all fees for the Algonkian Elementary 5th grade graduation party, scheduled to be held at the Lindenwood pool from 2:30 PM to 7:30 PM on Wednesday, June 9, 2021. Motion was unanimously approved.
- c) Discussion of the findings during the opening weeks of the pool season. All pools have been opened and operating as scheduled with no significant issues.
- d) Discussion of HSP's recruitment results for the season. All pools are fully staffed but HSP is still actively recruiting to fill positions to increase their alternate pool of guards for call outs
- e) Discussion of HSP's planning regarding the opening of the snack bars at the pools for the season. HSP expressed reservations about operating the snack bars but agreed to begin operations the weekend of June 26th and will reevaluate operations at the next meeting.
- f) Discussion of options and costs available regarding the issuance and use of amenities passes for the 2021 season and beyond. The committee unanimously agreed to not issue 2021 stickers and to allow all residents to access the pools with a pass with a valid 2019 sticker or a new pass issued in 2021 for replacements or for those residents who have moved to CountrySide since the 2019 season.
- g) Discussion of revisions required to the pool rules and regulations for the remainder of the season. The Committee unanimously recommend the BoD approve the Pool Rules and Regulations as drafted and amended.
- h) Discussion regarding the recommended schedule for the reopening of the Parkway meeting room and the pools for resident rentals. The Committee unanimously recommends the BoD approve the resumption of rentals for the pools and the Parkway meeting room.
- i) Discussion regarding the ongoing water losses that appear to be continuing at the Lindenwood Pool and the proposal from HSP to seal the pipe openings behind the pool lights. The Committee unanimously approved the proposal for a cost NTE \$750.00. Cost to be applied to GL 7520.



## Facilities Committee

### 6) PROJECT LIST & BUDGET

- a) 2021 Project List - Reviewed with no concerns
- b) 2021 Proforma - Reviewed with no concerns
- c) The repairs to the tennis court surfaces and the fencing at the Foxfield courts are still tentatively scheduled to begin the week of August 2, 2021.

### 7) OLD BUSINESS

- a) Tennis DNA is scheduled to use the CountrySide Tennis courts for the pilot tennis lesson program between 8 AM and 12 PM, on weekdays between June 14 and July 23. They also have their lesson signups online.

### 8) NEW BUSINESS

- a) PMP is working with GRNDS to get and estimate to plant screening trees behind the Cromwell pool to block the sightlines from the shopping center parking area behind the pool. PMP was also requested to prepare additional screening options for the Cromwell and Lindenwood rear fences for review at the next meeting.

### 9) INFORMATIONAL ITEMS

- a) We ordered, received, and installed a replacement DVR system for the Cromwell pool, prior to opening for the season. We could not find a direct replacement DVR, but we were able to purchase a bundle DVR and camera system and will be able to use the old cameras as spares or to supplement the systems at Lindenwood and Parkway.

### 10) ADJOURN

- a) Meeting Adjourned at 8:52 PM.
- b) Next regular FAC meeting is scheduled to be conducted remotely at 7:00 PM on Thursday, July 8, 2021.

**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**June 8, 2021**  
**Remote Meeting Due to COVID-19**

**Members in attendance:**

Belmont: Barb O'Connor, Inge Nystrom, Louis Kaiser, and Art Rodriguez  
Foxfield: Elizabeth McMahon and , Gretchen Hamm and Scott Simon  
Morven: Linda Lurie  
Oakridge: Traci Medlock, Deblyn Flack and Julie Young  
Oatlands: Absent  
Rokeby: Pat Bour, Diane Bohn, Janet Callum, Charles Robinson, and Jim Krips  
Welbourne: Diane Blunt and Dan Castan

**Others in attendance:**

Traci Medlock and Elizabeth McMahon physically present.  
Resident of 35 Aldridge Court, Morven  
Jeff Kretsch, BoD Liaison  
Lisa Marnet, PMP  
Diane Bohn called the meeting to order at 6:05pm  
Approval of May 11, 2021, meeting minutes  
McMahon moved to approve. Medlock seconded, approved as written, two abstained.

**BELMONT:**

Approval of the May 11, 2021, meeting minutes  
Approved  
Committee Reports  
Reports given. See full minutes in the Courier.  
Review of Neighborhood Applications  
Nine applications reviewed.

**FOXFIELD:**

Approval of the May 11, 2021, meeting minutes  
Approved  
Committee Reports  
Reports given. See full minutes in the Courier.  
Review of Neighborhood Applications  
No applications this month.

**MORVEN:**

Approval of the May 11, 2021, meeting minutes  
Approved  
Committee Reports  
Reports given. See full minutes in the Courier.  
Review of Neighborhood Applications  
Reviewed nine applications.

## Neighborhood Advisory Council

### **OAKRIDGE:**

Approval of the May 11, 2021, meeting minutes approved  
Committee Reports

Finance: Meeting May 18, audit approved. Bob King, treasurer, has retired and moved. Full minutes in Courier. Next meeting June 15. Dave Barrie is now appointed treasurer. Facilities: Meeting on May 13, main topic of pools. Sam Wilson new Facilities Chair, replacing Greg Haren who had previously chaired two committees. Discussion on social media about age discrimination, regarding babies and adult swim/10-minute break. Next meeting June 10. CRC: Family Fun Night - July 17. Concert - July 31. Approved Algonkian 5th Grade graduation having pool party June 9. CRC meeting July 1. Grounds: Landscaping issues, tree work being done. Proposals for ground cover plantings for wet areas. Approved proposal for watering replacement bushes. Pond has been treated twice, is looking good. Leaving a buffer around pond, health of pond is improving. They come out every two weeks. Discussion on dye to improve color but is not allowed due to regulations. Next meeting June 16.

Review of Neighborhood Applications  
Reviewed and approved six applications.

### **OATLANDS:**

Approval of the May 11, 2021, meeting minutes  
Approved

Committee Reports  
Reports given. See full minutes in the courier.  
Review of Neighborhood Applications  
Applications deferred to the DRC Committee.

### **ROKEBY:**

Approval of the May 11, 2021, meeting minutes  
Approved

Non-Agenda Allowing Food Trucks in Countryside discussed .  
Committee Reports  
CRC – Family Fun Fest, July 17; Concert July 31  
st. FAC- Pools open; Guidelines being reviewed for legality.  
FIN- New Chair appointed and Audit approved. GRDS- Plantings continued, tree work done, and Pond treated.  
Review of Neighborhood Applications  
Reviewed nine applications.

### **WELBOURNE:**

Approval of the May 11, 2021, meeting minutes  
Approved , 2 abstained.

Committee Reports  
Reports given. See full minutes in the Courier.  
Review of Neighborhood Applications  
Reviewed and approved one application.

Meeting Adjourned at 7:16pm

**DESIGN REVIEW COMMITTEE MEETING**  
**Approved Meeting Minutes**  
**June 14, 2021**  
**Remote Meeting Due to COVID-19**

The virtual meeting of the Design Review Committee was opened on June 14, 2021, at 6:30pm.

**DRC Members:**

Rodney Collins (Belmont), Lorraine Gunzerath (Foxfield), Will Vigil (Morven), Roy Weidner (Oakridge), Abdul ALQASSAB (Rokeby).

**Others in Attendance:**

Residents of 13 and 23 Lipscomb Court, Belmont  
 Resident of 5 West Court, Rokeby  
 Resident of 5 Conoy Court, Welbourne  
 Lisa Marnet, DRC Coordinator

I. Approval of the May 24, 2021, meeting minutes. Collins moved to approve as amended, Gunzerath seconded, approved unanimously.

<b>Community</b>	<b>Address</b>	<b>Application#</b>	<b>Alteration</b>	<b>DRC Ruling</b>
<b>Belmont</b>	20 Bedford Drive	70098-98770	Deck	Approved 5-0.
	2 Crisswell Court	70123-136082	Exterior Lighting	Approved 5-0.
	7 Halifax Court	70237-71501	Garage Doors	Approved 5-0.
	13 Lipscomb Court	70144-133788	Patio and Retaining Wall	Approved 5-0.
	23 Lipscomb Court	70146-123594	Solar Panels	Approved 5-0.
	2 Newland Court	70236-98819	Fence	Approved 5-0.
	27 Oakdale Court	70216-134070	Replacement Roof (color change)	Approved 5-0.
	27 Oakdale Court	70128-134070	Color Change trim House Trim, Door and Decorative Panels	Approved 5-0.
	3 Webley Court	68996-135788	Deck	Approved 5-0.
<b>Foxfield</b>	<i>No Applications</i>			
<b>Morven</b>	35 Aldridge Court	70156-108035	Solar Panels	Denied 5-0. Pursuant to the Guidelines solar panels on the front Roof.
	9 Teasdale Court	70207-132771	Replacement Patio Door and Windows	Approved 5-0.

Community	Address	Application#	Alteration	DRC Ruling
<b>Oakridge</b>	19 N Lowery Court	70210-134899	Fence	Approved 5-0.
	31 Rutherford Circle	70180-70584	Deck Stain	Approved 5-0.
	102 Waltham Court	70230-109557	Patio (wooden)	Approved 5-0.
	102 Waltham Court	70231-109557	Walkway	Approved 5-0.
	102 Waltham Court	70232-109557	Patio (concrete)	Approved 5-0.
	102 Waltham Court	70232-109557	Artificial Turf	Approved 3-2.
<b>Oatlands</b>	23 Brinks Court	70044-90832	Solar Panels	Denied 5-0; Pursuant to the Guidelines solar panels on the front Roof.
	9 Dudley Court	70239-69867	Patio	Approved 5-0.
	21 Dudley Court	70059-121426	Fishpond	Approved 3-2.
	15 Ferguson Court	70107-71259	Replacement Skylights	Approved 5-0.
	24 Ferguson Court	70016-118962	Shed	Approved 5-0.
	61 McPherson Circle	70179-70311	Fence	Contingent approval 5-0. New Fence shall be painted to match the existing Gray Fence.
<b>Rokeby</b>	138 Peyton Road	69919-70513	Screened Porch	Approved 5-0.
	5 West Court	70240-96489	Patio and Screened Porch	Approved 5-0.
<b>Welbourne</b>	5 Conoy Court	70017-69796	Deck	Approved 5-0.

Meeting Adjourned at 8:00pm



# 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	Teen
<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
<b>Yard Work/Snow</b>	All	Days/Summer	Zack Daughtry	571-277-6820	Adult
<b>Babysitting/Pets</b>	All	Weekend/Summer/ Holiday	Sarah Moldover	703-278-3160	Teen

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#### Westwick Court Villas:

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

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

#### 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.....*

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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

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## 2021 CountrySide Events

<u>Event</u>	<u>Date &amp; Time</u>	<u>Location</u>
Spring Clean-Up	Saturday, April 24 <sup>th</sup> 10am-12pm	Parkway Parking Lot
Spring Yard Sale	Saturday, May 1 <sup>st</sup> 8am – Seller's discretion	C-Side Residences
Family Fun Night #2	Saturday, July 17 <sup>th</sup> 5-8pm Rain Date: July 18 <sup>th</sup>	Parkway Pool
<b>CANCELED</b> Concert #2	Saturday, July 31 <sup>st</sup> 7-9pm <b>ALTERNATE DATE TBD</b>	Parkway Lawn
Family Fun Night #3	Saturday, August 14 <sup>th</sup> 5-8pm Rain Date: August 15 <sup>th</sup>	Parkway Pool
Pre-Teen Pool Party	Saturday, August 28 <sup>th</sup> 4:30-7:30pm	Lindenwood Pool
Shred Event	September 18th 2021 9:00—Noon	Parkway Parking Lot
Doggie Swim (FAC)	Saturday, September 11 <sup>th</sup> 1-4pm	Parkway Pool
Fall Yard Sale	Saturday, September 18 <sup>th</sup> 8am – Seller's discretion	C-Side Residences
Fall Fest	Saturday, October 2 <sup>nd</sup> 12-4pm	Parkway Parking Lot
Boo Fest	Saturday, October 23 <sup>rd</sup> 1-3pm	Parkway Meeting Room
Winter Celebration	Saturday, December 4 <sup>th</sup> 1-3pm	Parkway Meeting Room

*All dates are subject to change*

*Revised July 28, 2021*



# AUGUST 2021

CALENDAR MONTH	AUGUST
CALENDAR YEAR	2021
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
			BoD MEETING 7:00 PM	CRC MEETING 6:30 PM		
	8	9	10	11	12	13
		NAC MEETING 6:00 PM	HPR MEETING 7:00 PM	FAC MEETING 7:00 PM		FAMILY FUN NIGHT 5:00 - 8:00 PM PARKWAY POOL
	15	16	17	18	19	20
		FIN MEETING 7:00 PM	GRDS MEETING 7:00 PM			
	22	23	24	25	26	27
	DRC MEETING 6:30 PM		BoD MEETING 7:00 PM			PRE-TEEN POOL PARTY 4:30 - 7:30 PM LINDENWOOD POOL
	29	30	31	1	2	3
	5	6	Notes			

# SEPTEMBER 2021

CALENDAR MONTH	SEPTEMBER
CALENDAR YEAR	2021
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	29	30	31	1	2	3
			BoD MEETING 7:00 PM	CRC MEETING 6:30 PM		
	5	6	7	8	9	10
	LABOR DAY OFFICE CLOSED		HPR MEETING 7:00 PM	FAC MEETING 7:00 PM		DOGGIE SWIM 1:00 - 4:00 PM PARKWAY POOL
	12	13	14	15	16	17
		NAC MEETING 6:00 PM	GRDS MEETING 7:00 PM			SHRED EVENT 9:00 - 12:00 AT PARKWAY YARD SALE - STARTS AT 8:00 AM
	19	20	21	22	23	24
		FIN MEETING 7:00 PM	BoD MEETING 7:00 PM			
	26	27	28	29	30	1
	DRC MEETING 6:30 PM					
	3	4	Notes			