

THE COURIER

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



PAGE 4
Fall Fest

PAGE 19
2022 BoD Call for
Candidates

PAGE 8
New Styles of Roof
Shingles Approved



COURIER VOL. 43, NO. 10 | OCTOBER 2021

IN THIS ISSUE



Reminders and News	Page 3
Fall Fest	Page 4
Event Photos	Page 7
New Roof Shingles Guidelines	Page 8
Public Safety Announcements	Page 11
Assessment Payments	Page 13
Parking & Enforcement	Page 14
Trash Collection	Page 15
Call for Candidates	Page 19
Board of Directors	Page 21
Committee Listings	Page 22
Meeting Minutes	Page 24
Selling Your Home	Page 38
2021 Events	Page 40
Calendars	Page 41

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. 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

October 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: OCTOBER 6 & OCTOBER 27
COMMUNITY RELATIONS COMMITTEE: OCTOBER 7
DESIGN REVIEW COMMITTEE: OCTOBER 25
FACILITIES COMMITTEE: OCTOBER 14
FINANCE COMMITTEE: OCTOBER 19
GROUNDS COMMITTEE: OCTOBER 20
HORSEPEN RUN COMMITTEE: OCTOBER 13
NEIGHBORHOOD ADVISORY COMMITTEE: OCTOBER 12


**HEY FOLKS! Call for Candidates
for the 2022 Board of Directors.
See pages 19 & 20 in this
edition for details!!**

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)



CountrySide Fall Fest



**Saturday, October 2nd
Noon - 4:00 pm at Parkway
46020 Algonkian Parkway**



PUMPKIN PATCH

HAYRIDES & PONY RIDES

FUNNEL CAKES




RIDES & AMUSEMENTS



CARNIVAL GAMES

VENDORS

A valid amenities pass is required for this event. Residents must be in good standing to gain free entrance, or pay \$10. Guest are welcome and may purchase wristbands for \$10



COUNTRYSIDE'S FALL FEST 2021 OCTOBER 2, 2021 FROM 12 - 4PM!

This year, we are excited to introduce food trucks at our beloved community event. The CRC determined this would be the best approach to providing food options, given budget considerations, and keeping COVID safety in mind. Having food trucks ensures that food preparation is handled professionally. Residents who do not wish to purchase food or refreshments may, of course, bring their own or enjoy the always popular funnel cake which will still be available at no additional charge to attendees. Each truck accepts cash and credit cards as forms of payment. The offerings will include Italian subs, Tacos, Burritos, BBQ, Quesadillas, and more!

This year's attractions will include past favorites like pony rides, the Adrenaline Rush, the Accelerator Double Lane Slide, the rock-climbing wall, carnival booths, and more! A hayride is a great way to usher in the Fall season, and the Pumpkin Patch will give younger residents the opportunity to pick up a pumpkin in preparation for Halloween. Please plan to join us--rain or shine!-- or a fun afternoon at the Parkway Pool Parking lot (46020 Algonkian Pkwy, Sterling, VA 20165). Please remember that parking on neighborhood streets will be limited, and plan accordingly. And please remember your wallets, so you can enjoy a variety of delicious cuisine from the food trucks—and support our local vendors!

Fall Fest is open to all residents in good standing (i.e., current in assessments and with no outstanding architectural violations) upon presentation of a valid amenities pass. Guest passes are also available at \$10/person.

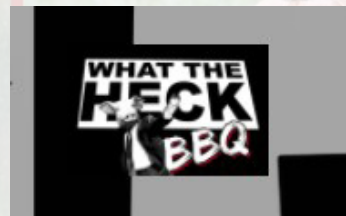
We can't wait to welcome you back to Fall Fest!

Sincerely,

The Community Relations Committee

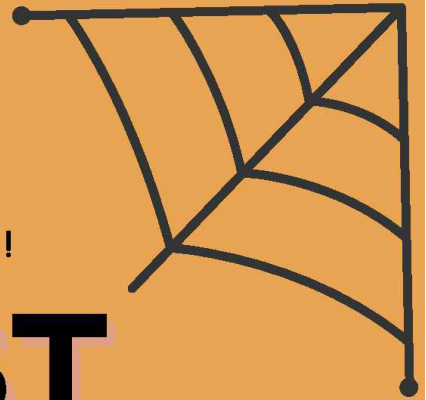
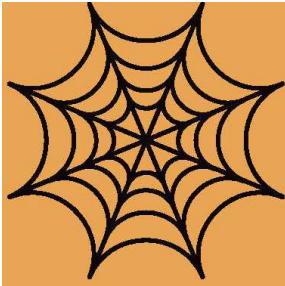
TAQUERIA EL SABOR	
	TACOS 3 PER ORDER Toppings: Pico de gallo, lettuce, cilantro, tomato sauce BEEF 11 CHICKEN OR CHORIZO OR CARNITAS 10
	QUESADILLAS Toppings: Pico de gallo, sour cream, peppers, onions BEEF OR CHICKEN - WITH CHEESE 10
	BURRITOS Rice, beans, lettuce, sour cream, chile, tomato sauce BEEF OR CHICKEN OR CHORIZO OR CARNITAS 10
	PLATES Rice, Beans, Salad BEEF 12 GRILLED CHICKEN 11
BEVERAGES	
	CANNED SODAS 1.50
	JARRITOS 2.50
	HORCHATA 2.50
	BOTTLED WATER 1.00

FROM TUSCANY WITH LOVE SUBS COMBO	
	BEST SELLER: MEATBALL SUB: 100% Angus beef, Italian style meatballs, melted cheddar and provolone cheeses, fresh basil. Optional: french fries, onion rings, hot and spicy. 10.99
	CHICKEN BRUSCHETTA: hand sliced chicken breast, red onions, garlic, fresh basil. Optional: onion rings, french fries, hot and spicy. 10.99
	CHICKEN CAPRESE: hand sliced chicken breast, mozzarella, tomatoes, fresh basil, balsamic dressing. 10.99
	TURKEY PROVOLONE: hand sliced turkey breast, provolone, cheddar, tomatoes, fresh basil, balsamic dressing. 10.99
	VEGGIE: hand sliced fresh tomatoes, provolone, cheddar, tomatoes, fresh basil, balsamic dressing. 9.99



Autumn

BOO FEST!



COME ONE, COME ALL!

BOO FEST



BOO!

**SATURDAY, OCTOBER 23
1:00 - 3:00 AT PARKWAY**

COUNTRYSIDE BOOS AND GHOULS, 13 AND UNDER, ARE INVITED TO JOIN US AT PARKWAY FOR A SPOOKTACULAR AFTERNOON OF FUN! COME IN YOUR HALLOWEEN COSTUME TO EAT, DRINK AND BE SCARY AT OUR ANNUAL BOO FEST. THERE WILL BE A FIENDISH FEAST OF FOOD AND DRINK FOR ALL OF OUR HOBGOBLINS. YOU CAN MAKE A BOO-TIFUL CRAFT TO SHOW YOUR HALLOWEEN SPIRIT AND GET A GOODIE-BAG OF TREATS TO TAKE HOME.



2021 CountrySide Events



Back to School Night



Family Fun Night



Rover Shredding Services at Parkway for our Community Shred



Unsold yard sale items were brought to Parkway to donate items to GreenDrop. Donation benefited the American Red Cross.



Doggie Swim Day at Parkway Pool!

Revised!

Roof shingles (townhouse)

Replacement shingles for townhouses require an application. If the proposed roof replacement meets the "Standards" listed below, the DRC Coordinator can consider it a standard application and approve it.

Globe Colonial Townhomes- Foxfield & Welbourne

Color changes for the entire roof are permitted. Such changes shall be architecturally harmonious with the colors of the siding, trim, shutters, and door and with other roof colors in the neighborhood. Architectural/Textured/Hail Resistant roof shingles are permitted.

Globe Colonial Townhomes- Oakridge

The approved standard replacement shingle for Oakridge Globe Colonial townhomes shall match in both color and style to the "CertainTeed XT-25", the color is "Oakwood" **OR** Owens Corning, style TruDefinition, the color is " Brownwood". **Color changes are not permitted.** Architectural/Textured/Hail Resistant roof shingles are permitted. The standard for Oakridge Globe Colonial Townhomes is:

COURT	NUMBER	COLOR
Felsted Court	ALL townhomes	"Oakwood" or " Brownwood"
Finchingfield Court	ALL townhomes	"Oakwood" or " Brownwood"
Sulgrave Court	ALL townhomes	"Oakwood" or " Brownwood"
Waltham Court	ALL townhomes	"Oakwood" or " Brownwood"

Tudor Townhomes - Morven and Oakridge

The approved standard replacement shingle for Morven and Oakridge Tudor Style townhomes shall match in both color and style to "CertainTeed XT-25", the color is "Oakwood" **OR** Owens Corning, style TruDefinition, the color is " Brownwood". **Color changes are not permitted.** Architectural/Textured/Hail Resistant roof shingles are permitted. **Color changes are not permitted. Architectural/Textured/Hail Resistant roof shingles are permitted.**

COURT	NUMBER	COLOR
Chelmsford Court	ALL townhomes	"Oakwood" or " Brownwood"
Lyndhurst Court	ALL townhomes	"Oakwood" or " Brownwood"
Millard Court	ALL townhomes	"Oakwood" or " Brownwood"

Scarborough Townhomes- Morven

The approved standard replacement shingle for Morven Scarborough townhomes shall match in both color and style to the "CertainTeed XT-25, Owens Corning or IKO Dynasty colors" listed below. Color changes are not permitted. Architectural/Textured/Hail Resistant roof shingles are permitted. The standard for Morven Scarborough townhomes is:

COURT	NUMBER	COLOR
Aldridge Court	#1-11-odd numbers only	"Slate Gray" or "Colonial Slate"
Aldridge Court	#13-23-odd numbers only	"Moire Black" or "Granite Black"
Aldridge Court	#25-35-odd numbers only	"Slate Gray" or "Colonial Slate"
Aldridge Court	#2-8-even numbers only	"Oakwood" or "Brownwood"
Aldridge Court	#10-20-even numbers only	"Slate Gray" or "Colonial Slate"
Aldridge Court	#22-34-even numbers only	"Cedar Brown" or "Brownwood"
Aldridge Court	#36-46-even numbers only	"Oakwood" or "Brownwood"
Aldridge Court	#48-54-even numbers only	"Moire Black" or "Granite Black"
Haxall Court	#1-13-odd numbers only	"Moire Black" or "Granite Black"
Haxall Court	#15-23-odd numbers only	"Moire Black" or "Granite Black"
Haxall Court	#25-39-odd numbers only	"Slate Gray" or "Colonial Slate"
Haxall Court	#2-10-even numbers only	"Oakwood" or "Brownwood"
Haxall Court	#12-26 even numbers only	"Oakwood" or "Brownwood"
Haxall Court	#28-42 –even numbers only	"Oakwood" or "Brownwood"
Ludwell Court	#1-13-odd numbers only	"Oakwood" or "Brownwood"
Ludwell Court	#15-25- odd numbers only	"Slate Gray" or "Colonial Slate"
Paxton Court	#2-16-even numbers only	"Slate Gray" or "Colonial Slate"
Paxton Court	#18-28 –even numbers only	"Oakwood" or "Brownwood"
Paxton Court	#30-42-even numbers only	"Slate Gray" or "Colonial Slate"

Scarborough Townhomes- Welbourne

If the color and style remain the same as existing it can be considered a “standard” application, Color changes are subject to the formal committee review process. **Architectural/Textured/Hail Resistant roof shingles are permitted.**

COURT	NUMBER	COLOR
Berkeley Court	2-30 even numbers only	Colonial Slate
Berkeley Court	1-31 odd numbers only	Colonial Slate
Berkeley Court	33-47 odd numbers only	“Oakwood” or “Brownwood”
Conoy Court	2-14 even numbers only	“Oakwood” or “Brownwood”
Conoy Court	1-11 odd numbers only	“Moire Black” or “Granite Black”
Hopton Court	2-24 even numbers only	Colonial Slate
Jermyn Court	1-9 odd numbers only	“Moire Black” or “Granite Black”
Jermyn Court	11-23 odd numbers only	“Oakwood” or “Brownwood”
Nicholson Court	1-9 odd numbers only	“Oakwood” or “Brownwood”
Nicholson Court	11-31 odd numbers only	“Moire Black” or “Granite Black”
Nicholson Court	33-odd number only	“Moire Black” or “Granite Black”
Nicholson Court	2-10 even numbers only	Colonial Slate
Nicholson Court	12-32 even numbers only	“Oakwood” or “Brownwood”
Vandecastle Road	1-11 odd numbers only	Colonial Slate
Vandercastle Road	13-21 odd numbers only	Colonial Slate

Application Contents - materials, color, style of house and roof shingle sample. Applications **must** state that the color of the replacement shingle matches the approved roof color. Roof color samples for the “Standards” listed above are available for viewing at the Proprietary office.

Safety Reminders

FROM THE LOUDOUN COUNTY FIRE & SAFETY DEPARTMENT

FREE SMOKE ALARM ASSESSMENTS



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.

**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

Don't miss the Sterling Volunteer Fire Department at the Fall Festival! Saturday, October 2nd.

October 23, 2021 - National Drug Take Back Day

Dispose of Unused or Expired Medications

The Loudoun County Sheriff's Office has drug collection units available at several locations throughout the county, providing residents with a safe and environmentally responsible way to dispose of unwanted, unused, or expired medication, including controlled substances.

In addition, the Leesburg Police Department has a drug collection unit available at the Leesburg Police Department Headquarters, 65 Plaza Street, northeast in Leesburg.

The units are intended to reduce the amount of unneeded medicine in residents' homes and decrease prescription drug abuse, which has soared in recent years, especially among teenagers. More than 70% of teenagers say it is easy to get prescription drugs from their parents' medicine cabinets, according to a Partnership for Drug-Free Kids study.

Drugs can be dropped off with ***no questions asked.***



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.

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.

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

Payment Plans

CountrySide Proprietary offers its homeowners the option of a written installment payment arrangement for the purposes of satisfying a delinquent account balance. This option is known as a Payment Plan. There are essentially two types of Payment Plans available:

Standard Payment Plan – Enables homeowners to pay off their outstanding balance over a period of ten months. The monthly payment amount is calculated by taking 10% of the balance due and adding it to the regular monthly assessment amount. This plan also requires that the homeowner signs up for Direct Debit/ACH so that the monthly amount due can be taken directly from a bank account.

Non-Standard Payment Plan – Enables homeowners to suggest an alternate monthly payment amount and to make those payments via cash or check. This type of plan is offered for a period of nine months, at which time it will be reviewed to determine whether or not the plan can continue and/or needs to be altered.

Both types of Payment Plans are subject to Board approval. If you currently have an outstanding balance and would like to apply, please contact Catherine Neelley, Community Manager, at (703) 430-0715 or by emailing catherineen.cside@pmpbiz.com.

Parking and Enforcement

TOWNHOUSE PARKING

The Proprietary Office has received numerous complaints about parking issues in our townhouse neighborhoods. In order to keep the parking issues to a minimum, we ask that everyone be courteous to your neighbors and assist us in the following areas:

1. Use of **visitor parking spaces** for parking a vehicle **3 times in any 30 day period** is prohibited. (See resolution #233 for more details). **The Proprietary Office will be monitoring, tagging, and towing vehicles that misuse the visitor spaces.**

2. If your neighborhood has unmarked curb areas, please 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 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
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**

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 Vacancy: 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 Vacancies: None

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!**](#)

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.



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!

OPT IN FOR COUPON BOOKS

The Countryside Board of Directors and PMP are working together to reduce the number of payment coupons printed each year. It costs CountrySide \$2.75 to print and mail a single coupon book and envelopes many of which are not being used. This year we are asking any homeowner who received a coupon book in 2021 to "opt-in" to receiving one for 2022. If you wish to receive a coupon book for 2022, please notify the CountrySide Proprietary office at reception.cside@pmpbiz.com by December 6, 2021.

Coupon books will be ordered the week of December 13th and sent only to owners who request them.

We appreciate your cooperation as we attempt to contain our expenses and reduce waste.

CALL FOR CANDIDATES ELECTION OF THE 2022 BOARD OF DIRECTORS

Included in this edition of the courier on the next page, you will find a petition of candidacy for the CountrySide Board of Directors for 2022.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

Please include a brief statement of your reasons for seeking election to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position.

We would appreciate any personal information that you would like to share, such as length of residency in countryside, other committees you have served on and community service experience.

Your statement will be published in the Courier. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. Due to the COVID-19 pandemic the petition of candidacy form has been formatted to accept electronic as well as physical signatures.

All petitions must be received in the proprietary office **by 5:00 pm on Thursday, October 7, 2021.** You may drop your petition off at the proprietary office or mail it to:

CountrySide Proprietary
Attention: Elections Committee
2 Pidgeon Hill Drive, Suite 560, Sterling, VA 20165

Please feel free to call the proprietary management office or your present board representative if you have any questions about the election process or need further information about board positions. We look forward to hearing from you.

Sincerely,

Catherine Neelley
Community Manager
Catherineen.cside@pmpbiz.com
(703) 430-0715

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

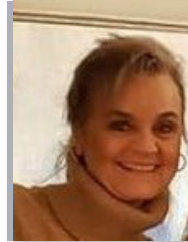
703-430-0715



BELMONT:

Phil Gorman

Belmont@countyside-va.org



FOXFIELD:

Sheryl F. Rader

Foxfield@countyside-va.org



MORVEN:

Roddy Dean

Morven@countyside-va.org

Secretary



OAKRIDGE:

Penelope Francke

Oakridge@countyside-va.org

Vice President

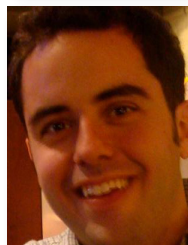


OATLANDS:

Dave Barrie

Oatlands@countyside-va.org

President



ROKEBY:

Albert Zangrilli

Rokeby@countyside-va.org



WELBOURNE:

Sam Wilson

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.
| jekamoran1@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
Roddy Dean, 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. |
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, Alternate 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, August 25, 2021**

BOARD MEMBERS PRESENT:

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

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 7:00 PM.

EXECUTIVE SESSION: None

APPROVAL OF MEETING MINUTES:

Sam Wilson **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 28, 2021.** Penny Francke seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 8 Residents were in attendance. Items discussed:

- DRC Appeals
- Short Term Rentals
- Town Hall Meeting
- Solar Panels

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Election to the Board of Directors for the Foxfield Neighborhood

Roddy Dean **moved that the Board of Directors appoint Sheryl Rader to represent the Foxfield Neighborhood on the CountrySide Proprietary Board of Directors for 2021, effective immediately. She is a CountrySide property owner in good standing and has met the requirements for appointment to the Board of Directors.** Penny Francke seconded the motion.

Morven, Oakridge, and Oatlands voted for the motion. Belmont, Rokeby, and Welbourne abstained from the motion. The meeting was paused while PMP staff researched Robert’s Rules of Order to confirm the outcome of a vote where there are three yes vote and three abstentions. Since an abstention is considered a choice not to cast a vote, the three yes votes prevail. Motion carried.

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 suspensions shall be effective as of August 28, 2021 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Sam Wilson

Board of Directors

seconded the motion. Welbourne, Rokeby, Oatlands, Oakridge, Foxfield and Belmont voted for the motion. Morven was absent. Motion carried.

2021 DRC Liaison

Penny Francke **moved that the Board of Directors elect Roddy Dean as the Design Review Committee Liaison to the CountrySide Proprietary Board of Directors for the remainder of 2021.** Sam Wilson seconded the motion. Oakridge, Oatlands, Foxfield, Rokeby, Belmont and Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #70374-71217 – Shed

Phil Gorman **moved that the Board of Directors overturn the DRC’s decision on July 26, 2021 and approve application #70374-71217, with the understanding that shrubbery will be placed to obstruct the view of the shed.** Penny Francke seconded the motion. Welbourne, Rokeby, Oatlands, Oakridge, and Belmont voted for the motion. Morven abstained from the motion. Motion carried.

Appeal of DRC Denial Application #70671-132999 – Shed

Penny Francke **moved that the Board of Directors uphold the DRC’s decision on July 26, 2021 and deny application #70671-132999.** Roddy Dean seconded the motion. Morven, Oakridge, and Oatlands voted for the motion. Belmont, Rokeby, and Welbourne voted against the motion. Split vote, motion failed.

Al Zangrilli **moved that the Board of Directors overturn the DRC’s decision on July 26, 2021 and approve application #70671-132999.** Phil Gorman seconded the motion. Belmont, Rokeby, and Welbourne voted for the motion. Morven, Oakridge and Oatlands voted against the motion. Split vote, motion failed.

Ruling to remain as voted upon at the June 23, 2021 Board of Directors meeting.

Minor Violations

Penny Francke **moved if corrective action is not taken by September 3, 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 September 4, 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. Sam Wilson seconded the motion. Motion carried unanimously.

Annual Inspection Violations

Sam Wilson **moved if corrective action is not taken by September 10, 2021 for ANNUAL Inspection Violations 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 September 11, 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 October 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. Sheryl Rader seconded the motion. Motion carried unanimously.

Revision of 2021 CountrySide Community Guidelines – Solar Panels

Motion withdrawn and sent back to DRC committee.

FACILITIES: None

FINANCE: None

GROUNDS:

Asphalt and Trail Services

Roddy Dean **moved that the Board of Directors award the bid for 2021 paving services on the townhouse streets, townhouse curb repairs and asphalt trail repairs to NVM Paving at a total cost of \$287,454.00.**

Cost to be applied:

GL9554 (Street Repairs) \$248,877.00

(Includes bid price of \$223,877.00 plus a \$25,000 Overage to cover unforeseen repairs that might be revealed after milling)

GL9557 (Curbs and Gutters) \$12,489.00

GL9558 (Asphalt Trails) \$26,088.00

The Grounds Committee unanimously recommended approval. Although staff was unable to find a third vendor to submit a qualified bid for the services, NVM was selected and satisfactorily performed paving services in 2020 and was the lowest bid. Sam Wilson seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Community Relations Committee	August 5, 2021 & August 18, 2021
Facilities Committee	July 12, 2021
Finance Committee	August 17, 2021
Grounds Committee	July 18, 2021
HPR	August 11, 2021
Neighborhood Advisory Council	July 13, 2021

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Penny Francke **moved to adjourn the meeting.** Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 9:27 PM.

THE COURIER

COUNTRYSIDE PROPRIETARY BOARD OF DIRECTORS MEETING Go To Meeting Remote Meeting Due to COVID-19 Pandemic Wednesday, September 1, 2021

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Penny Francke – Oakridge
Roddy Dean – Morven
Al Zangrilli – Rokeby
Phil Gorman – Belmont
Sheryl Rader - Foxfield

BOARD MEMBERS ABSENT: Sam Wilson – Welbourne

OTHERS PRESENT:

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

CALL TO ORDER:

Dave Barrie called the meeting to order 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 August 25, 2021. Phil Gorman seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 7 Residents were in attendance.

Items discussed:

- DRC Extension
- DRC Appeal
- Short Term Rentals
- Town Hall Meeting

GENERAL BUSINESS:

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

ARCHITECTURAL ITEMS:

Request for Extension, Major Violation #69803

Penny Francke moved that the Board of Directors approve request for an extension to account #69803 for Major Violations dated June 17,2021 until August 31, 2022 to correct and complete the work necessary for abatement of all maintenance requests noted in above referenced violation.

If the violation is not corrected by August 31, 2022 the Board of Directors will exercise the rights "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" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, 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. Al Zangrilli seconded the motion.

Sheryl Rader amended the motion to read **I move that the Board of Directors approve request for an extension to account #69803 for Major Violations dated June 17,2021 until June 30, 2022 to correct and complete the work necessary for abatement of all maintenance requests noted in above referenced violation.**

If the violation is not corrected by June 30, 2022 the Board of Directors will exercise the rights "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" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, 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. Belmont, Foxfield, Oakridge, Oatlands, and Rokeby voted for the motion. Morven abstained from the motion. Motion carried.

Appeal of DRC Denial, Application #70950-114859 – Shed

Al Zangrilli moved that the Board of Directors overturn the DRC's decision on July 26, 2021 and approve application #70950-114859 contingent upon the homeowners obscure the sightline from the street with shrubs or bushes planted. Penny Francke seconded the motion. Motion carried unanimously.

Minor Violations

Penny Francke moved if corrective action is not taken by September 10, 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 September 11, 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. Roddy Dean seconded the motion. Motion carried unanimously.

Annual Inspection Violations

Penny Francke moved if corrective action is not taken by September 17, 2021 for ANNUAL Inspection Violations 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 September 18, 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 October 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. Phil Gorman seconded the motion. Motion carried unanimously.

Revision of 2021 CountrySide Community Guidelines – Townhouse Roofs

Roddy Dean moved that the Board of Directors adopt the attached update and revision to the Townhouse Roof guidelines of the 2021 CountrySide Community Guidelines. Penny Francke seconded the motion. Belmont, Foxfield, Morven, Oakridge, Oatlands and Rokeby voted for the motion. Welbourne was absent. Motion carried.

FACILITIES: None

FINANCE: None

GROUND: None

INFORMATION/DISCUSSION ITEMS: None

Board of Directors

COMMITTEE REPORTS:

Design Review Committee

July 26, 2021

MANAGEMENT REPORTS:

Management Report

Financial Reports

Project List

EXECUTIVE SESSION: None

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, September 2, 2021**

1. CALL TO ORDER

A) Attendance:

- i) Pat Bour, Amanda Boone, Melissa Castan, Penny Francke, Erin Gilmore (PMP), Catherine Neelley (PMP)
- ii) Absent: John Fernandes, Gabbi Jones, Elizabeth Moran

2. COMMITTEE ADMINISTRATION

- A) Unanimous vote of those present to confirm the e-vote approval of the 18Aug2021 Minutes
- 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) Review of Back-to-School Night
 - i) Attendance unknown; PMP to check with HSP to see if lifeguards counted
 - ii) Missing giveaways were located; "School is Cool" pencils will be used at Fall Fest
 - iii) Collapsible vases for serving ice pops also found; to be used at future events
 - iv) Pest problem at pool houses to be monitored by PMP

5. NEW BUSINESS

A) September 11th Doggie Swim Day (NOT a CRC event)

- i) Per Pat, Sam Wilson will bring treats for dogs; FAC to staff the event (no CRC donation needed).
- ii) Erin found a few giveaways (individual doggie poop bag dispensers in the shape of a bone) that we'll give to FAC to distribute.

B) September 18th Yard Sale/Green Drop

- i) Yard sale sign-ups still low; reminder will be sent via e-mail blast
- ii) Green Drop confirmed 1-2PM with Red Cross as designated charity
- iii) Erin to ask Green Drop for contact info for day of event (Saturday)
- iv) Staffing – Gabbi and Penny so far for Shred AND Green Drop
- v) Need to advertise the event in the Courier, on the website, and via an e-mail blast

C) Shred Event

- i) Just CountrySide this event/no other HOA, per last meeting's decision
- ii) September 18th confirmed with vendor
- iii) Staffing – Gabbi and Penny/overlap with Green Drop

Community Relations Committee, Continued...

D) Fall Fest

- i) Committee voted to approve TOTT order dated September 1 (timestamp 2:54PM) with the following changes/notations: NO hand sanitizer stations to be provided by TOTT, and Erin to question TOTT on the \$1,350 delivery fee; approved amount NTE \$10,500. NO additional attraction added.
- ii) PMP to purchase additional hand sanitizer stands and refills for the \$500 not paid to TOTT.
- iii) Donations: PMP to donate apples; BrightView to donate 4 pallets of small pumpkins (approx. 700), 4 straw bales, and 6 corn stalks. No plastic bags needed, per Erin. Erin to contact Republic to see if they want a booth with promotional giveaways.
- iv) PMP awaiting quote from our insurance broker on event insurance; expected to be less than \$300.
- v) PMP has information on cancellation policies for all vendors.
- vi) Penny and PMP to draft a communication to residents informing them that food trucks will be the "main/entrée" food source (no hot dogs), and advising them on forms of payment accepted by trucks. Per minutes of last meeting: "Only food trucks with Loudoun County permits and proper insurance will be considered. \$500 minimum sales take is typical. Average pricing is \$10-14 per meal." Melissa again confirmed that one (1) truck per 300 attendees is a good rule of thumb. Committee suggests three "entrée" food trucks (maybe BBQ, Tex-Mex/Taco, and hot dogs/pizza or other kid-friendly offering; selections to be confirmed either via e-mail or special meeting, ASAP.
- vii) Committee agrees that no other food offerings will be provided by CountrySide, except for food trucks and funnel cake (i.e., no chips, soda, water, etc.). Food trucks may expect revenue from beverages.
- viii) Fall Fest is held "rain or shine"; no rain date applies.
- ix) PMP will purchase all carnival game prizes.
- x) Staffing: Who can assist? Committee to let Penny know. Notice ran in September Courier asking for resident volunteers. PMP is "All hands on deck".

E) 2022 Budget Cycle

- vi) Resident input spreadsheet not yet received from PMP; Catherine did show us CRC items via shared screen, but spreadsheet needs to be distributed to CRC members for committee rankings. Rankings due by end of month.
- vii) Catherine to provide pricing on the "digital amenities pass/newsletter/website/parking permit" package(s) that PMP has seen demonstrated.
- viii) Melissa suggested that the Courier be sent to CRC committee members for review before release; we will try an expanded review on the next issue where time permits.

F) ADJOURNED at 8:05PM

**COUNTRYSIDE PROPRIETARY
Finance Committee Meeting
Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Tuesday, August 17, 2021**

Call to Order:

David Barrie called the regular meeting of the Finance Committee to order at 7:06 PM virtually via GoToMeeting.

Member Present:

Members present Roddy Dean, A. Charles Dean, Jeff Kretsch, David Barrie, and Catherine Neelley and Chris Rogers (PMP).

Absent:

Sheryl Rader and Bob Griesbach

Items Discussed:

The Committee unanimously approved July 20, 2021 Finance Committee meeting minutes.

The Committee reviewed and discussed the Balance sheet, Income statement and Proforma financials.

In reviewing the Investments, Chris assured the Committee that funding would be available to pay the remaining projects for 2021.

There was a short discussion on two items on the aging report that were over 90 days. Catherine explained the reason for this outstanding debt.

There were no changes in the accounts over two thousand dollars.

The Detailed Income statement was reviewed.

Items of interest to the NAC, in September the Finance Committee will review the customer requests for the Budget along with the NAC Residents requests for the 2022 budget must be submitted by August 31.

The meeting was **adjourned at 7:50 PM.**

**COUNTRYSIDE PROPRIETARY
Facilities Committee Meeting
Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, August 12, 2021**

1) CALL TO ORDER

- a) Meeting Called to Order via GoToMeeting at 7:03 PM
- b) Attendees: Boone, Bour, Shamble, Wilson, Stracka (PMP), Kashinov (HSP), Dimitrov (HSP)
- c) Absent: Cunningham, Fitzel, Jackson

2) COMMITTEE ADMINISTRATION

- a) Approval of the July 2021 meeting minutes. Unanimously approved as drafted.

3) GUEST & RESIDENT PARTICIPATION

- a) None Anticipated.

4) WAVES ISSUES

- a) Season wrap up update for the Waves. Courtney Freck advised that the season went very well, considering the adjustments needed in relation to the pandemic. The Waves won a few meets over the season and swimmers did very well in the All-Star meet, breaking records.

5) POOL ISSUES

- a) Discussion of HSP's staffing concerns and schedule adjustments necessary to support operations for end of the 2021 season. Many guards have tendered resignations and are ending their season early, creating staffing concerns for the remainder of August. Anticipate only being able to open one pool daily after August 16 and may need to further restrict operating hours for the last 2 weeks of the season.

b) Discussion regarding guard availability for Doggie Swim Day scheduled between 1 PM and 4 PM at Parkway Pool on Saturday, September 11, 2021. HSP will have a guard available for the event and strongly encouraged that the event be restricted to only dogs in the water for health and safety concerns.

6) PROJECT LIST & BUDGET

a) 2021 Project List presented and reviewed.

b) 2021 Proforma presented and reviewed.

c) The repairs to the tennis court surfaces and the fencing at the Foxfield courts are now confirmed to begin on August 30, 2021, weather permitting.

7) OLD BUSINESS

a) Discussion of an additional screening option located for the rear fences at Lindenwood and Cromwell. No motion made.

8) NEW BUSINESS

a) None this period.

9) INFORMATIONAL ITEMS

a) Reminder, 2022 budget project requests and suggestions are due to be submitted by the COB on August 30, 2021. Requests should be submitted via e-mail to reception.cside@pmpbiz.com

b) We are in the process of developing the equipment specifications for the replacement of the Kubota this fall. These will be presented to the FAC at the next meeting.

c) We noted some vandalism and graffiti at the Welbourne tot lot the morning of 8/5. A police report has been filed and our staff removed or covered the graffiti on the equipment, and we have asked our electrician to provide an estimate to replace the broken glass covers of the security lights.

ADJOURN

a) Meeting Adjourned at 8:11 PM.

b) Next regular FAC meeting is scheduled to be conducted remotely at **7:00 PM on Thursday, September 9, 2021.**

**NEIGHBORHOOD ADVISORY COUNCIL
Approved Meeting Minutes
August 10, 2021
Remote Meeting Due to COVID-19**

Members in attendance:

Belmont: Barb O'Connor and Art Rodriguez
Foxfield: Elizabeth McMahon and Scott Simon
Morven: Brenda Koontz, Linda Lurie, and Jonathan Breslow
Oakridge: Julie Young and Mike Sziede
Oatlands: Brad Bucher and Thomas Simmons
Rokeby: Pat Bour, Diane Bohn, Janet Callum, and Charles Robinson
Welbourne: Diane Blunt and Dan Castan

Others in attendance:

Resident of 4 Foxmore Court, Belmont
Resident of 19 Aldridge Court, Morven
Roddy Dean, BoD member, Morven
Jeff Kretsch, NAC Liaison
Lisa Marnet, PMP

Diane Bohn called the meeting to order at 6:01pm

Approval of July 13, 2021, meeting minutes

Pat Bour moved to approve, Rodriguez, approved unanimously with 2 abstentions.

BELMONT:

Approval of the July 13, 2021, meeting minutes

Approved

Proposed Revision to Guideline #43 – Townhouse Roofs

After much discussion the NAC voted to recommend approval of the architectural shingles revision to the DRC.

Committee Reports

CRC- Everyone needs to keep abreast of things on the Countryside web site. The remainder of the community reports can be found in the Courier, FAC-Of particular interest is that Facilities spoke to the lack of lifeguards and the potential impact on community events and hours and numbers of the pools operating.

Review of Neighborhood Applications

4 applications reviewed with 3 approved and one conditional approval.

FOXFIELD:

Approval of the July 13, 2021, meeting minutes

Approved

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

All Committees gave reports.

Review of Neighborhood Applications

Two applications reviewed. One approved one denied.

Neighborhood Advisory Council

MORVEN:

Approval of the July 13, 2021, meeting minutes

Approved

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

Reports given. See full minutes in the Courier.

Review of Neighborhood Applications

No applications for Morven this month.

OAKRIDGE:

Approval of the July 13, 2021, meeting minutes

Approved

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

Reports given. See full minutes in the Courier.

Review of Neighborhood Applications

Two applications reviewed and approved.

OATLANDS:

Approval of the July 13, 2021, meeting minutes

Approved

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

Reports given. See full minutes in the Courier.

Review of Neighborhood Applications

Three applications reviewed.

ROKEBY

Approval of the July 13, 2021, meeting minutes

Approved with minor corrections.

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

CRC- Aug 14, Family Fun Night; Aug 28, Pool Party; Sept 11 Doggie Swim Day, Shred Event (all subject to change) FAC-Aug 15- Limited Pool Hours start subject to availability of lifeguards. FIN- Budget deadline is Aug 31, minutes in the Courier.

Review of Neighborhood Applications

Two applications reviewed and approved.

WELBOURNE:

Approval of the July 13, 2021, meeting minutes

Approved as written

Proposed Revision to Guideline #43 – Townhouse Roofs

Approved as written

Committee Reports

Reports given. See full minutes in the Courier.

Review of Neighborhood Applications

Three applications reviewed.

Meeting Adjourned at 6:57pm

THE COURIER

DESIGN REVIEW COMMITTEE MEETING Approved Meeting Minutes August 23, 2021 Remote Meeting Due to COVID-19

The virtual meeting of the Design Review Committee was opened on August 23, 2021, at 6:36pm.

DRC Members:

Rodney Collins (Belmont), Lorraine Gunzerath (Foxfield) , Roy Weidner (Oakridge), Sarah Wertz (Oatlands).

Others in Attendance:

Resident of 16 Brookmeade Court and 4 Foxmore Court, Belmont
Residents of 19 Aldridge Court
Roddy Dean, BoD representative, Morven
Lisa Marnet, DRC Coordinator, PMP

I. Approval of the July 26, 2021, meeting minutes

Collins moved to approve, Weidner seconded, approved unanimously.

II. Proposed Revision to Guideline #43- Townhouse Roofs

Unanimously approved 4-0.

Community	Address	Application#	Alteration	DRC Ruling
Belmont	3 Exeter Court	70943-85427	Wire Mesh	Approved 4-0.
	4 Foxmore Court	70933-7006	Shed	Contingent Approval 4-0; Plantings remain around Shed.
	14 Webley Court	70721-70788	Hot Tub W/Screening and Patio	Approved 4-0.
	12 Wiltshire Ct. E.	70649-111825	Fence	Approved 4-0.
Foxfield	2 Bickel Court	70719-91827	Patio	Approved 4-0.
	39 Southall Court	70621-105840	Color Change to Deck and Shed	Denied 4-0; Same as NAC ruling, color is not a neutral tone.
Morven	No Applications			
Oakridge	258 Chelmsford Court	70913-69720	Deck Railing and Privacy Screens	Approved 4-0.
	12 Christopher Lane	70720-128059	Exhaust Vents	Approved 4-0.
	6 Thorton Court	70795-110558	Solar Panels	Approved 4-0.
Oakridge	5 Brookmeade Court	70946-133039	Patio	Approved 4-0.
	16 Brookmeade CT	70950-114859	Shed	Denied 3-1; The visual impact, shed is in the front of the house.
	22 Dudley Court	70892-69873	Mailbox Post	Approved 3-1.
Rokeby	5 Coleman Lane	70747-84909	Deck Stain	Approved 4-0.
	7 Coleman Lane	70976-133969	Deck Extension	Approved 4-0.
Welbourne	8 Berkeley Court	70891-125982	Exhaust Vent	Approved 4-0.
	25 Dulany Court	70971-100416	Patio	Approved 4-0.
	12 Nicholson Court	70796-77900	Deck Modification	Approved 4-0.

Meeting Adjourned at 7:44pm.

NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pets	Daniela Miranda	703-407-0941
Pets	Julianne McNulty	703-444-2552
Yard Work/Snow	John Ellis Rawls	571-342-4862
Yard Work/Snow	Zack Daughtry	571-277-6820
Babysitting/Pets	Sarah Moldover	703-278-3160

The Proprietary, its members, and the Board of Directors do not recommend or endorse any person on this list. If you or your child would like to register to be on the services list, please email Erin Gilmore at erinrg.cside@pmpbiz.com to get a copy of the registration form.

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Go to <https://pmprent.condocerts.com/resale> to order. Register, place your order, and your documents will be processed.

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.....*

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.

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2021 CountrySide Events

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

All dates are subject to change

Revised July 28, 2021

October 2021

September '21							November '21						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
5	6	7	8	9	10	11	7	8	9	10	11	12	13
12	13	14	15	16	17	18	14	15	16	17	18	19	20
19	20	21	22	23	24	25	21	22	23	24	25	26	27
26	27	28	29	30			28	29	30				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2 FALL FEST NOON - 4:00 PM
3	4	5	6 BoD MEETING 7:00 PM	7 CRC MEETING 6:30 PM	8	9
10	11	12 NAC MEETING 6:00 PM	13 HPR MEETING 7:00 PM	14 FAC MEETING 7:00 PM	15	16
17	18	19 FIN MEETING 7:00 PM	20 GRNDS MEETING 7:00 PM	21	22	23 BOO FEST 1:00 - 3:00 PM
24	25 DRC MEETING 6:30 PM	26	27 BoD MEETING 7:00 PM	28	29	30
31 HALLOWEEN	1	Notes				

November 2021

October '21							December '21						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
3	4	5	6	7	8	9	5	6	7	8	9	10	11
10	11	12	13	14	15	16	12	13	14	15	16	17	18
17	18	19	20	21	22	23	19	20	21	22	23	24	25
24	25	26	27	28	29	30	26	27	28	29	30	31	
31													

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3 BoD MEETING 7:00 PM	4 CRC MEETING 6:30 PM	5	6
7	8	9 NAC MEETING 6:00 PM	10 HPR MEETING 7:00 PM	11 FAC MEETING 7:00 PM	12	13
14	15 DRC MEETING 6:30 PM	16 FIN MEETING 7:00 PM	17 GRNDS MEETING 7:00 PM	18	19	20
21	22	23	24	25 Thanksgiving Holiday	26 Thanksgiving Holiday	27
28	29	30	1	2	3	4
5	6	Notes				