

THE COURIER

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



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NEEDED

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2022 BOARD OF
DIRECTORS



COURIER VOL. 44, NO. 2 | FEBRUARY 2022



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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, 7:00 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

February Committee Meetings

CountrySide Proprietary Committees will hold VA Property Owners' Association Act compliant meetings virtually. All meetings are open for property owners who wish to phone-in to attend. Please contact the office and the call-in information will be sent to you via email on the day of the meeting.

BOARD OF DIRECTORS: FEBRUARY 2ND, FEBRUARY 23RD
COMMUNITY RELATIONS COMMITTEE: FEBRUARY 3RD
DESIGN REVIEW COMMITTEE: FEBRUARY 21ST
FACILITIES COMMITTEE: FEBRUARY 24TH
FINANCE COMMITTEE: FEBRUARY 15TH
GROUNDINGS COMMITTEE: FEBRUARY 16TH
HORSEPEN RUN COMMITTEE: FEBRUARY 9TH
NEIGHBORHOOD ADVISORY COMMITTEE: FEBRUARY 8TH

ONLINE TOOL SHOWS VDOT SNOW PLOWING STATUS IN NORTHERN VIRGINIA NEIGHBORHOODS

The Virginia Department of Transportation (VDOT) has a web tool that shows the status of plowing in northern Virginia neighborhoods. Residents can see the status of plowing Loudoun County neighborhoods at <http://novasnowplowing.virginia.gov>.

Users can enter an address in northern Virginia to see a color-coded snow map that indicates the plowing status in that area:

- Green indicates a neighborhood has been plowed
- Yellow means plows are in progress in the neighborhood
- Blue indicates plows have not yet started the neighborhood
- Gray means the area is not maintained by VDOT. Cities, towns, and some developments maintain their own roads.

For a street-by-street listing of VDOT and CountrySide streets please see our website and download a PDF.



When it Snows

Shovel Your Sidewalks

Loudoun County Ordinances require snow removal on sidewalks on properties adjacent to public streets.

Clear the sidewalks in front of and alongside of your home after a snow fall.

Be a good neighbor!

Protect Your Pets in Winter Weather

Follow these tips from the Humane Society to keep animals safe and comfortable in the cold this winter.

1. Keep pets sheltered

Keep your pets inside with you and your family. Under no circumstances should pet cats be left outdoors, even if they roam outside during other seasons. Dogs are happiest when taken out frequently for walks and exercise, but kept inside the rest of the time. Don't leave pets outdoors when the temperature drops.

2. Bundle up, wipe down

No matter what the temperature is, windchill can threaten a pet's life. Exposed skin on noses, ears and paw pads are at risk for frostbite and hypothermia during extreme cold snaps. For this reason, short-haired dogs often feel more comfortable wearing a sweater—even during short walks.

Rock salt and other chemicals used to melt snow and ice can irritate the pads of your pet's feet. Wipe all paws with a damp towel before your pet licks them and irritates their mouth.

3. Remove common poisons

Antifreeze is a deadly poison, but it has a sweet taste that may attract animals and children. Wipe up any antifreeze spills immediately and keep it, like all household chemicals, out of reach. Coolants and antifreeze made with propylene glycol are less toxic to pets, wildlife, and family.

4. Protect outdoor animals

If there are outdoor cats, either owned pets or community cats in your area, remember that they need protection from the elements as well as food and water.

5. Speak out

If you encounter a pet left in the cold, politely let the owner know you're concerned. Some people genuinely don't know the risk that cold weather poses to their pets or livestock and will be quick to correct any problems you address.



Report a Concern to Humane Law Enforcement

- Officers are actively on the road Monday through Friday from 7 a.m. to 9 p.m. and Saturday and Sunday from 7 a.m. to 6 p.m.
- Animal Services officers are also on-call for emergency and priority calls after hours.
- Loudoun County Animal Services strives to deliver accessible, convenient service to the Loudoun community. Animal complaints can be submitted online through Loudoun Express Request (LEx). To learn more about LEx, visit the [LEx homepage](#)

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
Yard Work/Snow Removal/Pets	Cristian Avalos	703-727-3485

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.

RUN THE GREENWAY

5K & 10K RUN
KIDS FUN RUN
MAY 7, 2022 @ 7:30 AM
FUNDRAISING FOR LOCAL CHARITIES
dullesgreenway.com/run-the-greenway/

Presented by:
wtop news



The CountrySide Proprietary, its members, and/or Board of Directors do not recommend or endorse any advertiser. The CountrySide Proprietary reserves the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not necessarily reflect the opinions of the CountrySide Proprietary, its members, or the Board of Directors.

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: Belmont, Foxfield, Morven, Oatlands, and Rokeby

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: 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 (2 seats), Oakridge (1 seat), Oatlands (3 seats), Rokeby (1 seat), 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 ASSISTANTS:

Alicia McKenna-Graves
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Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:

Carlos Ramirez
Bryan Neal

Board of Directors

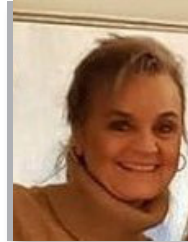
703-430-0715



BELMONT:

Gabriella Jones

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:

Kumar Sangaran

Rokeby@countyside-va.org



WELBOURNE:

Sam Wilson

Welbourne@countyside-va.org

2022 COMMITTEE LISTINGS

FACILITIES COMMITTEE *Continued...*

COMMUNITY RELATIONS COMMITTEE

Gabbi Jones, Chair

BELMONT:

Vacant

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:

Vacant

WELBOURNE:

John Fernandes | jffern@yahoo.com

Melissa Castan

OATLANDS:

Tanja Fitzel

Cathy Cunningham (Alternate)

ROKEBY:

Pat Bour | Patricia.Bour@verizon.net

WELBOURNE:

Fredrik Wallin

FINANCE COMMITTEE **Sheryl Rader, Chair** **Roddy Dean, Alternate Chair**

BELMONT:

Vacant

FOXFIELD:

Vacant

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

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:

Fredrik Wallin

GROUNDS COMMITTEE

Penny Francke, Chair

Pamela McGraw, Alternate Chair

BELMONT:

Barbara O'Connor | 38 Westmoreland Dr. |

barb@moconnor.net | 703-450-1872

FOXFIELD:

Terri Hess | thess61@gmail.com

MORVEN:

Ron McNulty | rmcnulty234@gmail.com

OAKRIDGE:

Pamela McGraw | pamelam1950@verizon.net

OATLANDS:

Timothy Shamble

ROKEBY:

Jim Krips | jaskrips@gmail.com

WELBOURNE:

Diane Blunt | 1 Nicholson Ct.

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

FACILITIES COMMITTEE

Sam Wilson, Chair

Tommy Jackson, Alternate Chair

BELMONT:

Tommy Jackson

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

FOXFIELD:

Chaz Rayome

MORVEN:

Vacant

OAKRIDGE:

Amanda Boone

amandam35@gmail.com | 703-869-2457

2022 COMMITTEE LISTINGS

HORSEPEN RUN AD HOC COMMITTEE

Dave Barrie, Chair

BELMONT:

Benu Bhargava
Tony Palm

FOXFIELD:

Vacant

MORVEN:

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:

Jonathan Breslow | 44 Aldridge Ct.
jbreslow@yahoo.com
Linda Lurie | linda_lurie@comcast.net
Vacant
Vacant
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
Anne Steingass | anne.st100@gmail.com
Vacant
Vacant
Vacant

ROKEBY:

Jim Krips | 154 Peyton Rd. | jaskrips@gmail.com
Pat Bour | patricia.bour@verizon.net
Charles Robinson
Janet Callum
Vacant

WELBOURNE:

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

LOOKING FOR MINUTES?

The most up-to-date minutes of each committee and the Board of Directors are published on our website once they are approved. Visit the CountrySide website at

<https://countryside-va.org/>



Facilities Committee Meeting Minutes

Go To Meeting - Remote
Thursday, November 18, 2021

1) CALL TO ORDER

- a) Meeting Called to Order via GoToMeeting at 7:01 PM
- b) Attendees: Boone, Bour, Jackson, Shamble, Wilson, Stracka (PMP)
- c) Absent: Cunningham, Fitzel
- d) Guests: Chas Rayome

2) COMMITTEE ADMINISTRATION

- a) Approval of the October 2021 meeting minutes. Approved unanimously.
- b) Charles (Chas) Rayome volunteered to represent Foxfield on the FAC and was appointed to the position by the chair.
- c) Discussion of committee member participation planning for the 2022 season. Tim Shamble advised he was planning to move to GRNDS for 2022. The Committee members thanked Tim for his volunteer efforts.

3) GUEST & RESIDENT PARTICIPATION

- a) None Anticipated

4) WAVES ISSUES

- a) None this period

5) POOL ISSUES

- a) Discussion regarding the HSP proposals regarding the water leaks at the Lindenwood Main Pool, the damaged main drain sump and two returns in the Lindenwood Wading Pool, and the BoD approval of a reserve project in 2022 to address these concerns. PMP to schedule special call next week to discuss these concerns with HSP and available members (if available).

6) PROJECT LIST & BUDGET

- a) 2021 Project List. Reviewed.
- b) 2021 Proforma. Reviewed.
- c) The repairs and punchlist to the tennis court surfaces have been completed at all three court locations.
- d) PMP has been working to research the available options for the replacement of the Kubota. Based on the research available, Mike recommends that we focus our efforts only on units with a hydrostatic transmission as the units with CVT belt drives are generally considered light to medium duty. Based on this, we are focusing on getting proposals for units from Kubota, John Deere, and Bobcat.
- e) Discussion regarding the BoD approval of a reserve project in 2022 for repairs, upgrades and replacement of tot lots on a phased basis and to determine committee direction regarding actions to be taken for each of the 10 tot lots, if any. To be discussed at next meeting.

7) OLD BUSINESS

- a) None this period.

8) NEW BUSINESS

- a) None this period.

9) INFORMATIONAL ITEMS

- a) Informational copy of the results of the FAC post season pool inspections.
- b) We have sent notice to all tennis court users regarding the change of the tennis court lock combinations and the new process of changing the combinations on a monthly basis going forward.
- c) BrightView has agreed to reimburse the proprietary \$150.00 for the repairs to the damage to the Waves shed siding at Parkway. PMP staff will be scheduled to make the repairs later this month.

10) ADJOURN

- a) Meeting Adjourned at 8:08 PM.
- b) Next regular FAC meeting is tentatively scheduled to be conducted remotely at 7:00 PM on Thursday, January 13, 2022.

Neighborhood Advisory Council Minutes

Remote Go To Meeting
Tuesday, November 9, 2021

NAC Council Members in attendance:

Belmont: Barb O'Connor, Louise Kaiser, and Art Rodriguez
Foxfield: Elizabeth McMahon and Scott Simon
Morven: Brenda Koontz, Molly Murphy, and Jonathan Breslow
Oakridge: Traci Medlock, Deblyn Flack and Julie Young
Oatlands: Thomas Simmons
Rokeby: Pat Bour, Diane Bohn, Janet Callum, and Jim Krips
Welbourne: Diane Blunt and Dan Castan

Board Of Directors Candidates for 2022 in attendance:

Belmont: Gabriella Jones
Foxfield: Sheryl Rader
Morven: Roddy Dean
Oakridge: Penny Francke
Oatlands: Dave Barrie
Welbourne: Sam Wilson

Others in attendance:

Residents of 5 Awsley Court and 11 Lindenwood Court, Belmont
Resident of 3 Dudley Court and 10 Whaley Court, Oatlands
Resident of 3 West Court, Rokeby
Jeff Kretsch, BoD Liaison
Lisa Marnet, PMP

Pat Bour called the meeting to order at 6:02pm

Approval of October 12, 2021, meeting minutes

Medlock moved approve, Rodriguez seconded, approved as written. Three abstained.

BELMONT

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wish to serve on the Board

Standing Committee Reports

CRC – Boo Fest Recap-80 kids/three Volunteers; 2022 Budget review, Winter Fest 12/04 outside socially distanced Santa; will replacing some deteriorated CRC event items with budget dollars. FAC- No meeting. FIN- Last meeting 10/19; next meeting 11/16. GRDS- Paving completed to include curb and parking painting. Exercised 1 year option with trash service; looking at strategies for pond maintenance; looking at how to get Utilities to maintain their cable boxes; doing well and on budget.

Review of Neighborhood Applications

Reviewed three applications. Two approved, one deferred to the DRC.

FOXFIELD

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wish to serve on the Board

Standing Committee Reports

Reports given, see full minutes in the Courier.

Review of Neighborhood Applications

Two applications reviewed and approved

Neighborhood Advisory Council

MORVEN

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wish to serve on the Board

Standing Committee Reports

Reports given see full minutes in the Courier.

Review of Neighborhood Applications

Three applications reviewed and approved.

OAKRIDGE

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wish to serve on the Board

Standing Committee Reports

CRC - 80 kids at Boo Fest with only 3 volunteers. Discussed 2022 budget. Winter Fest- Dec 4, Santa will be inside the gazebo. Money left from concerts, purchase replacement items. Next meeting is Dec 2 for final planning for Winter event. 2022 - Pat will retire. Facilities - Lindenwood is leaking (?) Dec 13 - Board approval. Finance - Oct 9 - getting ready for budget. Next meeting Nov 16. Grounds - Painting work completed (curb and parking lines). Trash contract. Pond actions for next year. Verizon/Comcast cable boxes. On budget.

Review of Neighborhood Applications

One application reviewed and approved.

OATLANDS

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wish to serve on the Board

Standing Committee Reports

Reports given; see full Minutes in the Courier.

Review of Neighborhood Applications

Four applications reviewed and approved.

ROKEBY

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wished to serve on the Board

Standing Committee Reports

CRC - Boo Fest recap, 2022 Budget discussed, 12/4 Winter Celebration, 12/2/21 next meeting. FAC- No report. FIN- Last meeting 10/19/22 Budget prep; Minutes in the Courier. GRDS- Paving work completed; trash contract (option 1 year) extended; Oakridge Pond consultation, Cable box repair Comcast/Verizon.

Review of Neighborhood Applications

Three applications reviewed and approved.

WELBOURNE

Approval of the October 12, 2021, meeting minutes

Approved

Meet the Candidates for the 2022 Board of Directors

BoD Candidates addressed the NAC Council and members on why they wished to serve on the Board.

Standing Committee Reports

Reports given, see full minutes in the Courier.

Review of Neighborhood Applications

Two applications reviewed; one approved one denied.

Meeting Adjourned at 7:25pm

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

Some Useful Links

Loudoun County Home Page <https://www.loudoun.gov/>

Loudoun County Public Schools <https://www.lcps.org/>

Algonkian District Supervisor

Juli Briskman <https://www.loudoun.gov/2232/Algonkian-Supervisor-Juli-E-Briskman>

VDOT https://www.virginiadot.org/default_flash.asp

Republic Services

<https://www.republicservices.com/residents>

Dominion Energy

Report Power Outages or Emergency

<https://www.dominionenergy.com/virginia/report-outage-or-emergency>

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.

Shawanda Howell
Administrative Assistant
shawandah.cside@pmpbiz.com

General inquiries, account inquiries & statements, missed trash/recycle.

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

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

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

Acceptable forms of payment:
Cash and/or all major credit cards

PARKING ENFORCEMENT ON VDOT STREETS

CountrySide Proprietary does not monitor parking, or ticket or tow on VDOT streets.

If you wish to report a traffic or parking problem on a VDOT street call the non-emergency Police number at **703-777-1021** or contact the Sheriff's Office using their traffic complaint form at:

<https://www.loudoun.gov/FormCenter/Sheriffs-Office-6/Traffic-Complaint-Form-128>.

For Loudoun County Parking Regulation 480.105, please see <https://www.loudoun.gov/DocumentCenter/View/77355/Item-03-Attachment?bidId=> or go to www.loudoun.gov for more information.

For VDOT road condition problems, contact VDOT at: <https://my.vdot.virginia.gov>

TRASH COLLECTION

RECYCLE AND TRASH REMOVAL
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. Please do **NOT** use plastic bags for yard waste, as Republic will tag it as unacceptable and refuse to collect it.

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 7:00am on pick-up days, but should not be placed outside prior to 6:00pm the evening before pick-up. Please remember to bring in your trash bins on the evening of pick-up and store out of sight.

DO NOT PLACE TRASH ON COMMON GROUND.

SELLING YOUR HOME

WHAT YOU NEED TO KNOW

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



HOW TO ORDER A POA PACKAGE

CountrySide and PMP have partnered with CondoCerts to provide user-friendly POA document delivery to homeowners. You can track the progress and receive documents electronically, or get a paper copy. Payment can be made at the time of order or taken out at closing. Prices vary.

Ready to order a POA package?

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

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.

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 2019 and/or 2020 may apply for 2022.
- 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.

february

2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
31 January	1 February	2 BoD Meeting 7:00 PM	3 CRC Meeting 7:00 PM	4	5/6
7	8 NAC Meeting 6:00 PM	9 HRP Meeting 7:00 PM	10	11	12/13
14	15 FIN Meeting 7:00 PM	16 GRDS Meeting 7:00 PM	17	18	19/20
21 DRC Meeting 6:30 PM President's Day	22	23 BoD Meeting 7:00 PM	24 FAC Meeting 7:00 PM	25	26/27
28	1 March	2	3	4	5/6
7	8	9	10	11	12/13

march

2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
28 February	1 March	2 BoD Meeting 7:00 PM	3 CRC Meeting 7:00 PM	4	5/6
7	8 NAC Meeting 6:00 PM	9 HRP Meeting 7:00 PM	10 FAC Meeting 7:00 PM	11	12/13
14	15 FIN Meeting 7:00 PM	16 GRNDS Meeting 7:00 PM	17	18	19/20
21 DRC Meeting 6:30 PM	22	23 BoD Meeting 7:00 PM	24	25	26/27
28	29	30	31	1 April	2/3
4	5	6	7	8	9/10