

# The Courier

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



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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

## Your Grounds Committee at Work!

Maybe you've noticed—our community is becoming more beautiful as 40+ trees have been added in various locations in almost every neighborhood. This effort was undertaken by the Grounds Committee members, both individually and jointly, to identify locations where trees had died or been removed, as well as locations that looked somewhat bare. A variety of trees was chosen to carefully match each location with optimal growing conditions. Our new maintenance contractor, Advantage, has done a fine job with the installations and will regularly water each tree throughout the warmer months as needed. Funds for this project were drawn both from the Grounds Committee's budget and a Tree Reserve fund set aside by the HOA Board of Directors. If you live near any of these trees, please help us keep an eye on them over the next months and into the Fall, because this period is critical to ensure their best opportunity to survive and thrive.

If you have a location in mind that could benefit from the beauty of a tree, please email Mike Stracka of PMP at [mikeas.cside@pmpbiz.com](mailto:mikeas.cside@pmpbiz.com), with a copy to [pamelam1950@verizon.net](mailto:pamelam1950@verizon.net), so a list can be generated and considered by the Grounds Committee. It might take a while before your suggested location works its way up the list for consideration, because funds are always tight (we like to spend our budget wisely, of course!), but we do depend on community input for these suggestions—so please: let us hear from you!



## WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

Residents who are new to an HOA community, or unfamiliar with the operating budget of CountrySide, might ask why the townhouse monthly assessments are higher than the single family home assessment. The answer is fairly simple: It's a question of who pays for what. As an example: CountrySide single family homes are on VDOT streets—streets that are maintained by, and are plowed in winter by VDOT. That maintenance and plowing is all funded by the taxes paid by single family homeowners, and those taxes can easily run double what townhouse taxes are. By contrast, when a townhouse street needs to be repaired, repaved, or even totally rebuilt, those expenses have to be paid by the homeowners who benefit from the improvements. There are other townhouse-only expenses, but road maintenance is the biggest single difference.

The CountrySide Board of Directors accounts for townhouse-only expenses separately, so that assessments fairly reflect the share of expenses incurred by both categories. Separate Reserve funds are maintained for townhouse-only expenses, and those delineations are shown on the summarized budget presented to the residents after each budget cycle. If you have further questions on this subject, please feel free to contact the Proprietary office or the Board of Directors.

### Loudoun County's Disposable Plastic Bag Tax Effective July 1, 2022

The new disposable plastic bag tax of five cents per plastic bag that was adopted by the Loudoun County Board of Supervisors earlier this year is effective July 1, 2022. The measure is intended to reduce plastic pollution in the region. Shoppers may avoid the tax by bringing their own bags with them to stores.

The new tax will be collected on purchases made at grocery stores, convenience stores and drugstores countywide, including those within the county's incorporated towns. The tax does not apply to restaurants, food banks, farmers markets or clothing stores.

Loudoun County is making plans to distribute free reusable bags to residents later this summer. More information about the initiative is online at [loudoun.gov/BringYourOwnBag](http://loudoun.gov/BringYourOwnBag).

#### Loudoun Adopts Plastic Bag Tax



- Five cents per bag
- For purchases at grocery stores, convenience stores & drugstores
- Effective 7/1/2022

# Reminders and News



**SUMMER MINGLE AT PARKWAY**

SATURDAY, JULY 9TH - 6:00 PM - 8:00 PM ON THE PARKWAY LAWN. BRING YOUR BLANKETS & BEACH CHAIRS. MINGLE WITH NEIGHBORS, MEET NEW PEOPLE, PLAY SOME GIANT YARD GAMES, AND ENJOY A LIVE DJ PERFORMANCE.

THE ROAMING COYOTE FOOD TRUCK WILL BE AT PARKWAY. COME TRY THE TEX-MEX MENU WITH LOCALLY SOURCED FOOD.

**TACOS • MINI CHIMIS BOWLS • & SPECIALS!**



**LOOKING FOR MINUTES?**  
 Visit the CountrySide website to view the latest Meeting Minutes at <https://countryside-va.org/>

## Fourth of July

In recognition of Independence Day, the CountrySide office will be closed on Monday, July 4th, 2022. The office reopens at 8:00 am on Tuesday, July 5th. Have a wonderful & safe holiday!



## July Committee Meetings

**BOARD OF DIRECTORS:**  
 JULY 6<sup>TH</sup> , JULY 27<sup>TH</sup>

**COMMUNITY RELATIONS COMMITTEE:**  
 JULY 7<sup>TH</sup>

**DESIGN REVIEW COMMITTEE:**  
 JULY 25<sup>TH</sup>

**FACILITIES COMMITTEE:**  
 JULY 14<sup>TH</sup>

**FINANCE COMMITTEE:**  
 JULY 19<sup>TH</sup>

**GROUNDS COMMITTEE:**  
 JULY 20<sup>TH</sup>

**HORSEPEN RUN COMMITTEE:**  
 JULY 13<sup>TH</sup>

**NEIGHBORHOOD ADVISORY COMMITTEE:**  
 JULY 12<sup>TH</sup>

## JULY 2022

SUN	MON	TUES	WED	THUR	FRI	SAT
26	27	28	29	30	01	02
03	04 Holiday Office Closed Independence Day	05	06 BoD Meeting 7:00 PM	07 CRC Meeting 7:00 PM	08	09 Games & DJ at Parkway 6:00 PM - 8:00 PM
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 Family Fun Night Parkway Pool 5 PM - 8 PM
24	25 DRC Meeting 6:30 PM	26	27 BoD Meeting 7:00 PM	28	29	30
31	01	02	03	04	05	06



# TRASH & RECYCLING COLLECTION

Trash must be in a receptacle with a lid. Trash/Recycling must be placed curbside before 7:00 am. Do NOT place trash on common areas.

For large items or bulk pickups, please email your request to [hoa.nova@republicservices.com](mailto:hoa.nova@republicservices.com)



**FOXFIELD, OATLANDS, AND MORVEN**  
TRASH DAYS ARE MONDAYS & THURSDAYS

**ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE**

TRASH DAYS ARE TUESDAYS & FRIDAYS



**FOXFIELD, OATLANDS, AND MORVEN**  
YARD WASTE ON MONDAYS  
RECYCLING ON THURSDAYS

**ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE**

YARD WASTE ON TUESDAYS  
RECYCLING ON FRIDAYS



**DON'T FORGET**



Yard waste must be in a paper bag or container & clearly marked "YARD WASTE"

## NO PLASTIC BAGS

Yard waste in plastic bags will not be collected  
Wood waste: Cut into 4-foot lengths & bundle

**Republic Services confirmed that trash & recycling services will take place as scheduled on Monday, July 4th. Foxfield, Morven, and Oatlands residents should place their receptacles by the curb in front of their homes by 6:30 am.**

## Trash & Yard Waste Reminders

### USE A COVERED TRASH CAN

#### CountrySide Regulations state:

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

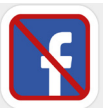
*"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."*

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"

### 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!**



Remodeling Experts, Complete Kitchen and Bath Renovation, Hardwood, Vinyl, and Ceramic Flooring, Exterior & Interior Painting, General Carpentry. Licensed & Insured. Ready for any new project you may have in mind! Contact Frank for a free estimate.

703-587-1490.

[escobarsremodelingva@gmail.com](mailto:escobarsremodelingva@gmail.com)

Tennis DNA is hosting tennis lessons and camps at CountrySide this season! The pilot program last year was a big success, and we are very happy that they have agreed to again host lessons for 2022.

- Drop-in & Cardio tennis classes are available for adults.
- Junior classes run through August. Email [admin@tennisdna.com](mailto:admin@tennisdna.com) for more information.



**COMING TO THE COUNTRYSIDE IN SUMMER 2022**  
Offering **Junior Tennis Classes**, **Junior Tennis Camps**, **Adult Tennis Programs**, & **Private Lessons**

<p><b>Junior Weekday Morning Classes</b> <b>JOIN OUR WEEKDAY MORNING TENNIS PROGRAM!</b></p> <ul style="list-style-type: none"> <li>• <b>Dates:</b> Every weekday morning at from June 13th-July 22nd</li> <li>• <b>Time:</b> <ul style="list-style-type: none"> <li>- Ages 13+ at 9:15am to 10:15am</li> <li>- Ages 9-12 at 10:15am to 11:15am</li> <li>- Ages 8u at 11:15am to 12:15pm</li> </ul> </li> <li>• <b>Price:</b> <ul style="list-style-type: none"> <li>▫ Resident: \$60/week (1 hr per day, 5 days), OR \$300 for all 6 weeks</li> <li>▫ Non-Resident: 65/week, OR \$325 for all 6 weeks</li> </ul> </li> </ul> <p><b>Junior Classes</b> <b>Dates:</b> From June 13th-August 19th</p> <ul style="list-style-type: none"> <li>• <b>Tuesday:</b> <ul style="list-style-type: none"> <li>- Ages 9-12 at 5:15 pm to 6:15 pm</li> <li>- Ages 8u at 6:15 pm to 7:15pm</li> </ul> </li> <li>• <b>Thursday:</b> <ul style="list-style-type: none"> <li>- Ages 13+ at 5:15 pm to 6:15 pm</li> <li>- Ages 9-12 at 6:15 pm to 7:15 pm</li> </ul> </li> </ul> <p>"We are excited get to know the residents of Countryside and bring great tennis instruction to the community!" - TennisDNA Team</p>	<p><b>Adult Classes</b></p> <ul style="list-style-type: none"> <li>• <b>Tuesday:</b> <ul style="list-style-type: none"> <li>- Adult Learn to Play at: 7:15 pm to 8:30 pm</li> <li>- Full season Adult Learn to play: Residents \$294 Non-residents \$337.5 (1 hour and 15 min weekly)</li> <li>- Drop-in: Residents \$33.75/h Non-residents \$37.5/h</li> </ul> </li> <li>• <b>Thursday:</b> <ul style="list-style-type: none"> <li>- Adult Cardio Tennis at: 7:30 pm to 8:30 pm</li> <li>- Full season Cardio Tennis: Residents \$235 Non-residents \$270 (1 hour weekly)</li> <li>- Drop-in: Residents \$27/h Non-residents \$30/h</li> </ul> </li> </ul>
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**For more info email [admin@tennisdna.com](mailto:admin@tennisdna.com)**

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.



**PMP**

PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

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# Board of Directors

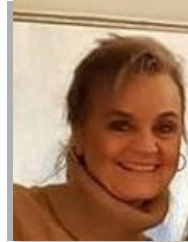
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## Community Survey Results

On May 10, 2022, CountrySide Proprietary sent a link to residents via email for the 2022 Community Survey. This short survey covered potential changes to CountrySide's governing documents on the following topics: Short Term Rentals, voting approval thresholds, levying monetary penalties, annual assessments, and resident participation in an upcoming town hall and ballot vote. The survey was sent to 2343 units that had email addresses on file; 861 responses were received, which is about a 36% response rate (although some properties did submit multiple responses). The following report summarizes the survey responses.

### Short Term Rentals

Questions 1-4 addressed Short Term Rentals in CountrySide. At the time of the survey, nearly 65% of respondents were aware some homes in CountrySide were being used exclusively as Short-Term Rentals. When asked if Short Term Rentals had disrupted their daily life, 20% respondents said yes and cited the following concerns in order of frequency (most frequently cited to less frequently cited): Parking, Noise, Safety, Trash, and Property Condition. 80% of respondents reported that STRs had not disrupted their daily lives.

Nearly 71% of respondents agreed when asked if CountrySide's governing documents should prohibit the use of properties as short term rentals; about 15% of respondents disagreed and 14% were neutral. When asked if assessment funds should be used to pay for legal defense to uphold a prohibition of short rentals, if necessary, roughly 54% of respondents agreed, 19% were neutral, and 27% disagreed.

### Annual Assessments

Each year, the Board of Directors formulates an annual budget for the Proprietary's operations, including maintaining common space and amenities. As currently written, our governing documents limit annual increases to member assessments, also known as HOA dues, to a 12% increase over the previous year. Respondents were asked to identify the maximum percentage they believe increases should be capped; about 31% of respondents stated 12% (current cap), 15% stated 15%, 2% stated 18%, and 14% stated No Cap. 38% respondents provided a write in answer; a majority responses ranged from 0-10%, some suggested capping increases to the current rate of inflation.

### Levying Monetary Penalties

The next question asked respondents about granting the Board of Directors authority to levy monetary penalties against homeowners who are in violation of the governing documents. Currently, the Board is limited to suspending amenities privileges and filing a lawsuit to obtain a court order. Roughly 46% of respondent agreed, 16% were neutral, and 38% disagreed.

### Voting Approval Thresholds

Respondents were asked their opinion on what the approval threshold should be to amend the governing documents. Current thresholds are inconsistent across the three documents. About 19% of respondents said a simple majority, regardless of the number of votes cast, 22% said a simple majority providing a majority of households cast a vote, 30% said a simple majority providing 2/3 of households cast a vote, 26% said keep as currently written, and about 3% provided write in answers.

### Future Participation

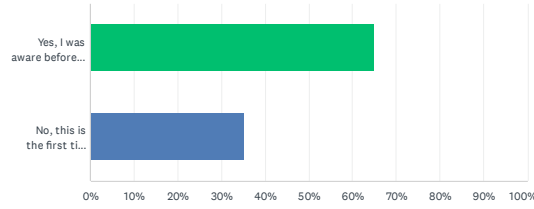
The last two questions asked respondents to indicate their likelihood to participate in an upcoming town hall and the ballot vote to amend the governing documents. About 86% of respondents said they were likely or very likely to participate in the ballot vote, 10% said neither likely or unlikely, and 4% said they were unlikely or very unlikely.

When asked about participating in a virtual town hall, about 55% of respondents said they were likely or very likely, 26% said they were neither likely or unlikely, and 19% said they were unlikely or very unlikely.

CountrySide Homeowner Survey

Q1 Before this survey, were you aware that there are homes in CountrySide being used exclusively as Short-Term Rental (Airbnb, VRBO) properties?

Answered: 861 Skipped: 0



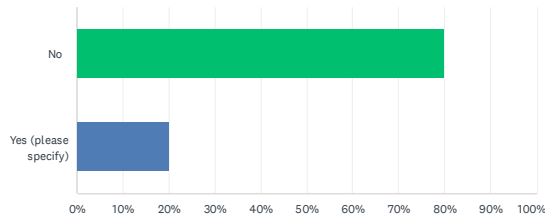
ANSWER CHOICES	RESPONSES	
Yes, I was aware before this survey.	64.92%	559
No, this is the first time I am learning about Sort-Term Rentals.	35.08%	302
TOTAL		861

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CountrySide Homeowner Survey

Q2 Has your daily life been disrupted by a short-term rental issue in you neighborhood? If yes please specify how (noise, parking, trash).

Answered: 858 Skipped: 3



ANSWER CHOICES	RESPONSES	
No	79.95%	686
Yes (please specify)	20.05%	172
TOTAL		858

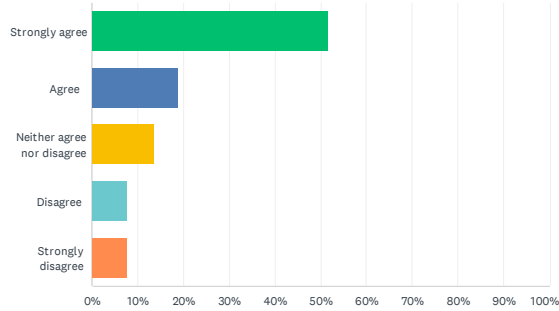
2 / 10



CountrySide Homeowner Survey

Q3 CountrySide Proprietary should amend the governing documents to prohibit the use of properties as short term rentals.

Answered: 861 Skipped: 0



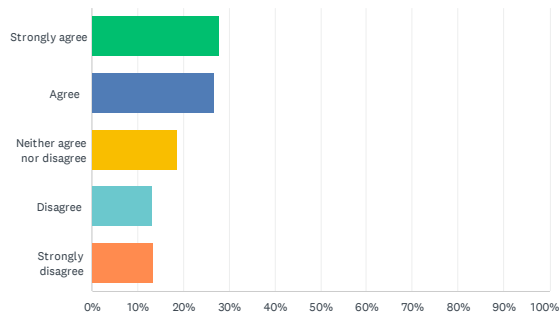
ANSWER CHOICES	RESPONSES	
Strongly agree	51.68%	445
Agree	19.05%	164
Neither agree nor disagree	13.70%	118
Disagree	7.78%	67
Strongly disagree	7.78%	67
<b>TOTAL</b>		<b>861</b>

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CountrySide Homeowner Survey

Q4 CountrySide Proprietary assessment funds should pay for legal defense to uphold a prohibition on short term rentals, if necessary.

Answered: 857 Skipped: 4



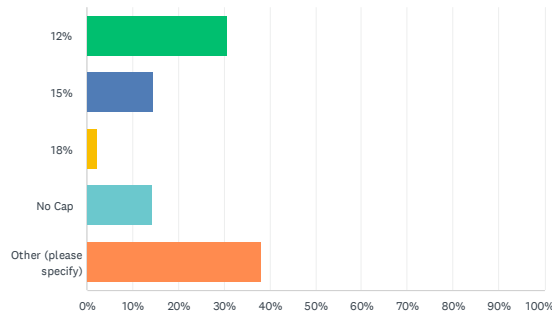
ANSWER CHOICES	RESPONSES	
Strongly agree	27.89%	239
Agree	26.84%	230
Neither agree nor disagree	18.67%	160
Disagree	13.19%	113
Strongly disagree	13.42%	115
<b>TOTAL</b>		<b>857</b>

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CountrySide Homeowner Survey

Q5 Considering inflationary pressures, I believe that annual assessment increases should be capped at a maximum of \_\_\_\_\_ even if it results in a decrease in the current level of services provide by the Proprietary.

Answered: 846 Skipped: 15



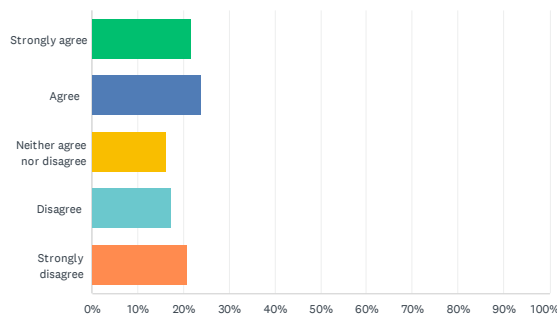
ANSWER CHOICES	RESPONSES	
12%	30.73%	260
15%	14.54%	123
18%	2.25%	19
No Cap	14.30%	121
Other (please specify)	38.18%	323
<b>TOTAL</b>		<b>846</b>

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CountrySide Homeowner Survey

Q6 The CountrySide Board of Directors should have the authority to levy monetary penalties against homeowners who are in violation of the governing documents. Currently, the Board is limited to suspending amenity privileges and filing a lawsuit to obtain a court order.

Answered: 858 Skipped: 3

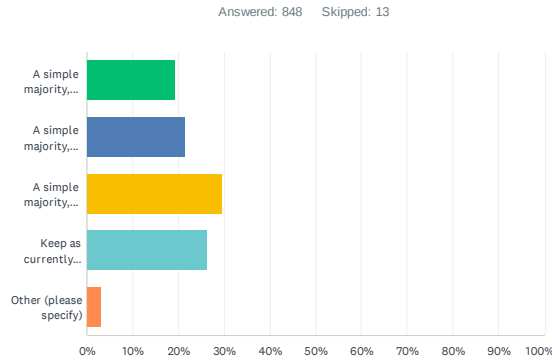


ANSWER CHOICES	RESPONSES	
Strongly agree	21.68%	186
Agree	23.89%	205
Neither agree nor disagree	16.20%	139
Disagree	17.37%	149
Strongly disagree	20.86%	179
<b>TOTAL</b>		<b>858</b>

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CountrySide Homeowner Survey

Q7 Currently, amending the CountrySide governing documents each require a different number of affirmative/Yes votes. Articles of Incorporation (1693 votes) Declaration of Restrictive Covenants (1270 votes) By-laws (2/3 of total number of votes cast if the minimum quorum of 1270/50% is met the minimum threshold is 847 affirmative votes). What do you believe is an acceptable threshold to amend CountrySide's governing documents?



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CountrySide Homeowner Survey

ANSWER CHOICES	RESPONSES	
A simple majority, regardless of the number of votes cast	19.46%	165
A simple majority, provided a majority of households cast a vote	21.58%	183
A simple majority, provided 2/3 of property owners cast a vote	29.60%	251
Keep as currently written	26.18%	222
Other (please specify)	3.18%	27
<b>TOTAL</b>		<b>848</b>

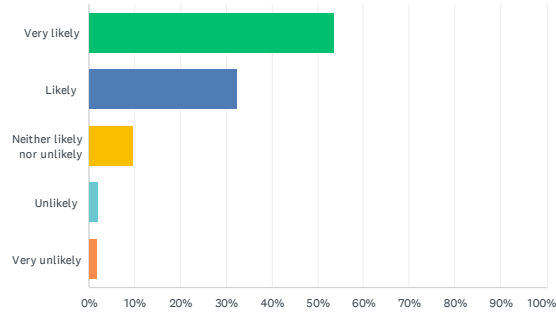
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CountrySide Homeowner Survey

## Q8 How likely are you to participate in a vote to amend the CountrySide Proprietary governing documents?

Answered: 859 Skipped: 2



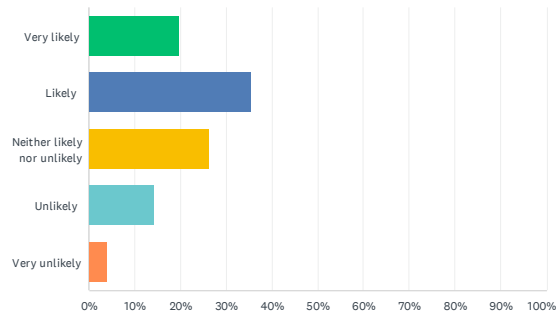
ANSWER CHOICES	RESPONSES	
Very likely	53.78%	462
Likely	32.48%	279
Neither likely nor unlikely	9.78%	84
Unlikely	2.10%	18
Very unlikely	1.86%	16
<b>TOTAL</b>		<b>859</b>

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CountrySide Homeowner Survey

## Q9 How likely are you to participate in a virtual town hall meeting to discuss proposed changes to the governing documents?

Answered: 859 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very likely	19.79%	170
Likely	35.62%	306
Neither likely nor unlikely	26.31%	226
Unlikely	14.20%	122
Very unlikely	4.07%	35
<b>TOTAL</b>		<b>859</b>

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**SELLING YOUR HOME? YOU WILL NEED TO ORDER A PROPERTY OWNERS' ASSOCIATION DISCLOSURE PACKET NOTICE, OR POA.**



**HOW 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**

- Go to <https://pmprent.condocerts.com/resale> and select the package for "The Villas."

**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.
- 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 .



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....."*

**Questions? Call Alicia McKenna-Graves at CountrySide Proprietary for more information.**

**Public Fireworks Displays**

The safest way to enjoy fireworks is to attend a public display conducted by trained professionals. The list below includes information about public displays in the area. Information about private displays is included for situational awareness.

- 6/26/2022 - Hillsboro, 37110 Charles Town Pike, Purcellville
- 7/1/2022 - Greens at Willowsford, Aldie (Private)
- 7/1/2022 - South Riding, 43237 Golf View Drive, Chantilly
- 7/1/2022 - Sterling Middle School Practice Field, 201 Holly Ave W, Sterling
- 7/2/2022 - Brambleton, Evergreen Mills Rd at Loudoun County Parkway, Ashburn
- 7/2/2022 - Lansdowne Resort, Ashburn (Private)
- 7/3/2022 - Lovettsville, 57 East Broad Street, Lovettsville
- 7/3/2022 - Trump National Golf, Sterling (Private)
- 7/4/2022 - Creighton Farms, Aldie (Private)
- 7/4/2022 - Franklin Park, 17501 Franklin Park Drive, Purcellville
- 7/4/2022 - Ida Lee Leesburg, 60 Ida Lee Drive, Leesburg
- 7/4/2022 - Middleburg, 500 North Pendleton Street, Middleburg
- 7/5/2022 - Ashburn Village, 44078 Cheltenham Circle, Ashburn



# NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Babysitting/Pets	Daniela Miranda	703-407-0941
Pet Care	Julianne McNulty	703-444-2552
Pet Care	Elizabeth Snellings	<a href="mailto:elizhui@hotmail.com">elizhui@hotmail.com</a>
Yard Work/Snow	John Ellis Rawls	571-342-4862
Mowing/Snow Removal	Zack Daughtry	571-277-6820
Babysitting/Pets	Sarah Moldover	703-278-3160
Yard Work/Snow Removal/Pets	Robert Hughes III	703-946-4146
Babysitting/Pets	*Kailani Wilder	*310-562-4043
*Available in Foxfield, Oakridge, Oatlands, and Welbourne only		

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



## THE BEST TIPS FOR YOU PARKING IN COUNTRYSIDE

### Townhouse Parking

Each townhouse property has two assigned parking spaces. Residents should use their assigned spaces for parking.



### Visitor Spots...

...are for visitors! A vehicle parked in the same space or visitor spots in the **same neighborhood three (3) times in a thirty (30) day period is considered a repeat or chronic offender.**

### Towing



**If you see a bright orange sticker on your vehicle, do not ignore it! Your final warning before towing will be clearly marked.**

### Commercial Vehicles



This applies to **any** vehicle designed or maintained for business/profit purposes and to vehicles with a rate capacity 1.5 tons or more. Vehicles may not bear commercial signs, advertising, or visible commercial equipment.



### Other Prohibited Vehicles

Inoperable vehicles, abandoned vehicles, boats, trailers, recreational vehicles



### Be Courteous!

We recognize that townhouse parking is tight. Be courteous and considerate to your neighbors by not monopolizing the visitor parking. We don't like to call Road Runner, but we will!

**THANKYOU**

### Use Your Assigned Spot

Homeowners are able to call AI's Towing & Storage themselves if they find their assigned parking space occupied by a non-authorized vehicle.



**AI's Towing & Storage  
11 Douglas Court  
Sterling, VA 20166  
703-435-8888**





**Tick exposure can occur year-round, but ticks are most active during warmer months (April-September).**

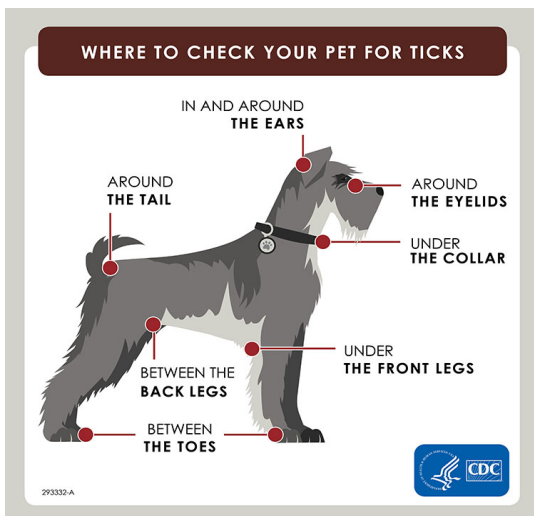
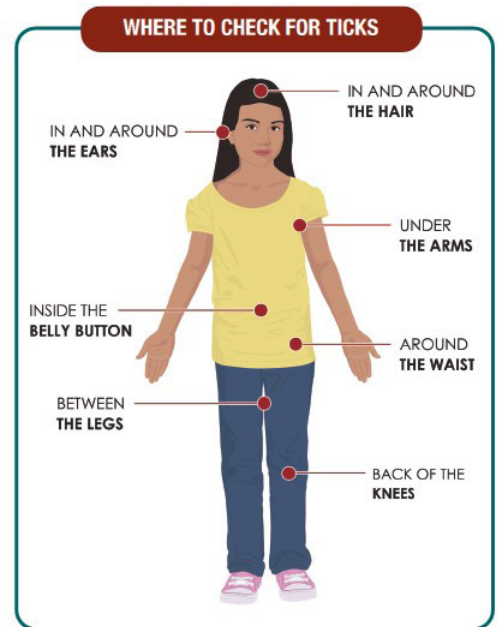
- **KNOW WHERE TO EXPECT TICKS.** Ticks live in grassy, brushy, or wooded areas, or even on animals. Spending time outside walking your dog, camping, or gardening could bring you in close contact with ticks.
- **USE ENVIRONMENTAL PROTECTION AGENCY (EPA)-REGISTERED INSECT REPELLENTS** containing DEET, picaridin, IR3535, Oil of Lemon Eucalyptus (OLE), para-menthane-diol (PMD), or 2-undecanone. EPA’s helpful search tool can help you find the product that best suits your needs. Always follow product instructions. Do not use products containing OLE or PMD on children under 3 years old.
- **AVOID CONTACT WITH TICKS.** Avoid wooded and brushy areas with high grass and leaf litter. Walk in the center of trails.

**AFTER YOU COME INDOORS**

**CHECK YOUR CLOTHING FOR TICKS.** Ticks may be carried into the house on clothing. Any ticks that are found should be removed. Tumble dry clothes in a dryer on high heat for 10 minutes to kill ticks on dry clothing after you come indoors. If the clothes are damp, additional time may be needed. If the clothes require washing first, hot water is recommended. Cold and medium temperature water will not kill ticks.

**EXAMINE GEAR AND PETS.** Ticks can ride into the home on clothing and pets, then attach to a person later, so carefully examine pets, coats, and daypacks.

**SHOWER SOON AFTER BEING OUTDOORS.** Showering within two hours of coming indoors has been shown to reduce your risk of getting Lyme disease and may be effective in reducing the risk of other tickborne diseases. Showering may help wash off unattached ticks, and it is an excellent opportunity to do a tick check.



Horsepen Run starts at the gravel road that starts at the Parkway Parking lot. The 9.3 miles of trails is private property for the enjoyment of CountrySide residents. There are signs at each entrance for the Eagle, Deer, and Bobcat trails and there are ribbon markers to help you explore.

**Horsepen Run trails are not mowed on a regular basis. Please consider this when you choose a trail to enjoy and be sure to check for ticks afterwards.**

A map is available on our website:  
<https://countryside-va.org/amenities/>

Enjoy your CountrySide Nature Preserve!

## 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, 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: None**

**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**

**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!](#)

**WHO TO CALL AT THE PROPRIETARY OFFICE FOR INFORMATION  
(703) 430-0715**

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

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

**Nicole Davis**  
Assistant Community Manager  
catherineen.cside@pmpbiz.com

**Contracts, vendor payments, invoicing.**

**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](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

**Tim Pope**

[timjp.cside@pmpbiz.com](mailto:timjp.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](mailto:erinrg.cside@pmpbiz.com)

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

**Alicia McKeena-Graves**  
Administrative Assistant  
[aliciam.cside@pmpbiz.com](mailto:aliciam.cside@pmpbiz.com)

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

**Shawanda Howell**  
Administrative Assistant  
[shawandah.cside@pmpbiz.com](mailto:shawandah.cside@pmpbiz.com)

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



# 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](mailto:catherineen.cside@pmpbiz.com)

## Payment Plans

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

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

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

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