

The Courier

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



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MEETING SCHEDULE

CountrySide Annual Meeting

December 12th

Board and Committee meetings
will resume in January, 2023.

Reminders and News

Happy Holidays

The office will be closed on Monday December 26th for the Christmas holiday. The PMP staff will return on Tuesday December 27th.

LOOKING FOR MINUTES?

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



Holiday TRASH PICK-UP

Thanksgiving
Residents who are serviced on Thursdays will not have trash pick-up on **11/24**. These residents will instead be serviced Saturday, **11/26**

Christmas and New Years
Services will not be affected. Trash services will resume as normal.

Christmas Tree Pick-up
Christmas tree collection will be provided to all homeowners during the 1st two weeks in the month of January.
All trees over 8 feet in length will need to be cut in half and free of ornaments and tinsel/garland before being placed at the curb.

Yard Waste
Yard waste season will end after 12/24/22 and will start after 03/01/23.

DECEMBER 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 ❄️ Winter Celebration ❄️
4	5	6	7	8	9	10
11	12 ❄️ Annual Meeting ❄️	13	14	15	16	17
18 ❄️ Happy Hanukkah ❄️	19	20	21	22	23	24
25 MERRY christmas	26 HAPPY Kwanzaa PMP CLOSED	27	28	29	30	31

Voting Results for the Governing Documents

The results of the voting on the Governing Documents have been tallied.

None of the three main Governing Documents reached the required approval levels. In fact, voting participation was roughly half that needed for approval.

These approval levels were very high and were established in our existing Governing Documents.

In hindsight, the Board of Directors may have been overambitious in trying to correct 40+ years of document issues in one effort.

We will be discussing the “lessons learned” from this effort, as well as possible different approaches, in the new year.

We thank all residents who participated in the voting process.

Vote on Amended Documents Results

AMENDMENTS TO DECLARATION - 557 Approve / 183 Disapprove (720 total voters)

AMENDMENTS TO BYLAWS - 602 Approve / 137 Disapprove (719 total voters)

AMENDMENTS TO ARTICLES OF INCORPORATION - 602 Approve / 138 Disapprove (720 total voters)

Snow At CountrySide

The snow months are just around the corner so here is a reminder about snow plowing on your street. Please read below to see whose responsibility it is.



CountrySide Snow and Sanding

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

Foxfield:	Gannon Way	Oakridge:	Welbourne:	Morven:
Alden Ct.	Harbert Ct.	Chelmsford Ct.	Benton Ct.	Aldridge Ct.
Asbury Way	Huntley Ct.	(townhomes)	Berkeley Ct.	Harrow Ct.
Bickel Ct.	Marian Ct.	Felsted Ct.	Conoy Ct.	Haxall Ct.
Clinton Ct.	Mercer Ct.	Finchingfield Ct.	Dulany Ct.	Ludwell Ct.
Devon Ct.	Palmer Ct.	Sulgrave Ct.	Hopton Ct.	Lyndhurst Ct.
Dorrell Ct.	Quincy Ct.	Waltham Ct.	Jermyn Ct.	Millard Ct.
Fairmont Pl.	Southall Ct.		Mosbey Ct.	Paxton Ct.
	Wyatt Ct.		Nicholson Ct.	
			Redlin Ct.	
			Vandercastle Ct.	

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

In the event of freezing rain or icy conditions, the streets will be sanded.

Any street located in CountrySide not listed above are owned and maintained by the Virginia Department of Transportation (VDOT) including CountrySide Boulevard and Algonkian Parkway.

Please report unplowed roads on VDOT owned streets and hazardous conditions to novainfo@vdot.virginia.gov or call 1-800-367-7623. To see the status of plowing in Northern Virginia neighborhoods: www.vdotplows.org.



The Grounds Committee has Great News

The Grounds Committee is pleased to report that CountrySide has been awarded a grant from the Virginia Department of Environmental Quality, via the Virginia Department of Forestry, in the amount of \$5,000 to support planting of shrubs and trees in zones around the CountrySide Pond. This award was made in conjunction with matching funds (\$5,000) provided by the Proprietary for the planting of native trees and shrubs in zones on the pond's perimeter. Our objective is to inhibit nutrient intrusion which contributes to growth of algae and other aquatic invasive species. The plantings will also anchor the banks of the pond, preventing soil erosion. We are seeking to improve the overall pond water quality, which is important to the community, but also to the region at large, as the pond outlet drains into a stream which flows into the Potomac River. We are grateful for the support of the many residents who volunteered to assist in the planting effort which will commence in the Spring of 2023.

2023 Budget Report Summary

2023 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2023 operating budget at the November 2, 2022, Board of Directors meeting. The 2023 assessment rates are indicated below.

2023 CountrySide Proprietary Approved Consolidated Budget

	2023
Total Income	\$3,193,873.00
Total Administrative Expenses	\$761,494.00
Total Insurance & Tax Expenses	\$44,261.00
Total Community Relations Expenses	\$30,250.00
Total Pool & Community Center Expenses	\$349,386.00
Total Grounds & Maintenance	\$581,179.00
Total Single-Family Home Only Expenses	\$362,841.00
Total Townhouse Expenses	\$339,877.00
Reserve Expense	\$724,586.00
Total Operating Expenses	\$3,193,873.00
Operating Income vs. Expense	\$0.00
Total Reserve Projects	\$525,675.00

Capital & Townhouse Reserve Balance Information for December 31, 2022

Projected Capital Reserve Balance as of December 31, 2022 in Study prepared by Reserve Advisors	\$1,449,796
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2022	\$1,728,750
Projected Townhouse Reserve Balance as of December 31, 2022 in Study prepared by Reserve Advisors	\$1,042,741
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2022	\$1,207,614

Note: The Projected Reserve Fund balances at 12/31/22 may vary from the estimated balance at 12/31/22 as certain components may have been replaced prior to the anticipated schedule, certain components may have exceeded their estimated useful life expectancy, or actual projects performed since the study was conducted could have cost more or less than projected in the study.

Our 2023 budget will continue to provide residents with the community activities, grounds and facilities upkeep, and services they have enjoyed.

Unfortunately, we had to raise assessments to cover rising inflation costs (8%) to manage the community, as well as the increases for software improvements, landscaping, our trash and pool management contracts, and administrative expenses.

2023 MONTHLY ASSESSMENT SUMMARY

(Amounts are per unit per month)

Single Family/Manor Homes.....	\$90.00
Town Homes.....	\$112.00
Villas.....	\$69.00

If you opted in to receive a coupon book but do not receive a new coupon booklet by December 27, 2022, please contact Property Management People at 301-694-6900.

If you currently pay through ACH, the new assessment amount will be deducted beginning January 1, 2023. **No action is required.**

If you pay through an automatic scheduled “Bill Pay” feature with your bank, **please adjust the amount as indicated above to begin on January 1, 2023.**

Homeowners paying online on www.cabanc.com will **also need to adjust to the new amount.**

CONSIDER PAYING YOUR MONTHLY ASSESSMENT VIA DIRECT DEBIT

It's easy to use this service.

The authorization form is available on our website at www.countryside-va.org

New Approved Guidelines for 2023

43. 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 "CertainTeed Landmark", the color is "Burnt Sienna" OR Owens Corning, style TruDefinition Duration, 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	"Burnt Sienna" or "Brownwood"
Finchingfield Court	ALL townhomes	"Burnt Sienna" or "Brownwood"
Sulgrave Court	ALL townhomes	"Burnt Sienna" or "Brownwood"
Waltham Court	ALL townhomes	"Burnt Sienna" 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 Landmark", the color is "Burnt Sienna" OR Owens Corning, style TruDefinition Duration, 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
Chelmsford Court	ALL townhomes	"Burnt Sienna" or "Brownwood"
Lyndhurst Court	ALL townhomes	"Burnt Sienna" or "Brownwood"
Millard Court	ALL townhomes	"Burnt Sienna" 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, CertainTeed Landmark, 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	“ Burnt Sienna ” 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	“ Burnt Sienna ” 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	“ Burnt Sienna ” or “Brownwood”
Haxall Court	#12-26 even numbers only	“ Burnt Sienna ” or “Brownwood”
Haxall Court	#28-42 –even numbers only	“ Burnt Sienna ” or “Brownwood”
Ludwell Court	#1-13-odd numbers only	“ Burnt Sienna ” 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	“ Burnt Sienna ” 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.

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

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	"Burnt Sienna" or "Brownwood"
Conoy Court	2-14 even numbers only	"Burnt Sienna" 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	"Burnt Sienna" or "Brownwood"
Nicholson Court	1-9 odd numbers only	"Burnt Sienna" 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	"Burnt Sienna" or "Brownwood"
Vandercastle 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.

44. Room additions/house expansion (single family)

The addition of a room or sunroom, or any expansion of the house (hereinafter referred to as "addition"), will have a significant visual and physical impact on the appearance of the house. Such an addition may also affect the privacy of adjacent properties. These two factors will be weighted heavily in the review of applications. Equal consideration shall be given to the rights of both homeowners to live comfortably and with adequate privacy.

Location

Additions shall be located on the rear or side of the home and shall be considered on a case-by-case basis. The addition shall not impair the view, sun, or ventilation of any neighbor.

Design

The design objective in reviewing additions shall be a "seamless" appearance, i.e., the addition shall appear to be part of the original house, not a box that has been stuck onto it. This is achieved, in part, by matching the new roof style to

Events

**Winter
Celebration**
Santa | Crafts | Snacks

December | **Sat** | 1-3pm
03

Parkway Meeting Room

CountrySide

**COUNTRYSIDE
ANNUAL
MEETING**

December 12th / 8pm
Virtual: Contact the office for more information

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

**Advertise
With Us**

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.

Don't Feed the Wildlife!

The Countryside Proprietary recently sent an email message about bear sightings in the area, and we would like to follow up about another wildlife concern.

A Countryside resident and her pet had a frightening encounter with an aggressive raccoon that was suspected to be rabid. The resident was required to have a series of several rabies vaccinations. The pet was up to date with the rabies vaccine, however, did require a booster dose. Around and since this time, found raccoon droppings were seen on or near homes, yards, and decks. The incident was investigated.

Animals sure are cute, and it might seem like a nice gesture to feed them, but they have wild animal diets and do not need people food!

Let's do what we can before a human or pet becomes seriously ill or injured!



Don't Feed The Wildlife!

1. FEEDING WILD ANIMALS IS ILLEGAL IN VIRGINIA AND IS A HEALTH HAZARD.
4VAC15-40-286. UNAUTHORIZED FEEDING OF WILDLIFE
IT SHALL BE UNLAWFUL FOR ANY PERSON AS DEFINED IN § 1-230 OF THE CODE OF VIRGINIA TO PLACE, DISTRIBUTE, OR ALLOW THE PLACEMENT OF FOOD, MINERALS, CARRION, TRASH, OR SIMILAR SUBSTANCES WHEN IT ATTRACTS ANY SPECIES OF WILDLIFE IN SUCH NUMBERS OR CIRCUMSTANCES TO CAUSE PROPERTY DAMAGE, ENDANGER ANY PERSON OR WILDLIFE, OR CREATE A PUBLIC HEALTH CONCERN. UPON NOTIFICATION BY DEPARTMENT PERSONNEL, ANY SUCH PERSON SHALL BE IN VIOLATION OF THIS SECTION IF THE PLACING, DISTRIBUTION, OR PRESENCE OF SUCH FOOD, MINERALS, CARRION, TRASH, OR SIMILAR SUBSTANCES CONTINUES. THIS SECTION SHALL NOT BE CONSTRUED TO RESTRICT BONA FIDE AGRONOMIC PLANTINGS (INCLUDING WILDLIFE FOOD PLOTS), BONA FIDE DISTRIBUTION OF FOOD TO LIVESTOCK, OR WILDLIFE MANAGEMENT ACTIVITIES CONDUCTED OR AUTHORIZED BY THE DEPARTMENT OR U.S. GOVERNMENT AGENCIES WITH WILDLIFE MANAGEMENT RESPONSIBILITIES.

2. A COMMON REASON RACCOONS COME AROUND RESIDENTIAL AREAS IS FOR FOOD SOURCES SUCH AS:

- BIRD FEEDERS
- COMPOST PILES
- PET FOOD BOWLS
- FOOD AND CRUMBS (LEFT OUT INTENTIONALLY OR NOT)

3. MANY PEOPLE ENJOY LIVING NEAR AND WATCHING WILDLIFE. YOU CAN HELP KEEP ANIMALS WILD BY KEEPING THE FOLLOWING TIPS IN MIND (USDA):

- DO NOT ENCOURAGE WILDLIFE BY FEEDING OR LEAVING FOOD FOR THEM.
- DON'T ALLOW BIRD FOOD TO ACCUMULATE ON THE GROUND.
- DON'T PLACE FOOD SCRAPS IN GARDENS OR COMPOST BINS; USE A CLOSED COMPOST BIN.
- KEEP PET FOOD AND WATER CONTAINERS INDOORS, ESPECIALLY AT NIGHT.
- IF YOU HAVE FRUIT TREES, HARVEST OR DISPOSE OF FRUIT WHEN IT IS RIPE.
- USE METAL OR DURABLE PLASTIC TRASH CONTAINERS WITH TIGHT FITTING LIDS.
- VIEW WILDLIFE AT A DISTANCE. RESPECT THEIR SPACE AND REMEMBER WILD ANIMALS SHOULD STAY WILD.

4. RACCOON FECES CARRY A TYPE OF ROUNDWORM THAT CAN BE HARMFUL TO HUMANS.

LATRINE" AT TREE BASES, DECKS, PATIOS, ATTICS OR GARAGES, PLEASE SEE THE CDC WEBSITE FOR INSTRUCTIONS TO CLEAN IT SAFELY AND PROPERLY:
RACCOON LATRINES: IDENTIFICATION AND CLEAN-UP
[HTTPS://WWW.CDC.GOV/PARASITES/BAYLISASCARIS/RESOURCES/RACCOONLATRINES.PDF](https://www.cdc.gov/parasites/baylisascaris/resources/raccoonlatrines.pdf)

STATUTORY AUTHORITY §§ 29.1-501 AND 29.1-502 OF THE CODE OF VIRGINIA.

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

Residents who are new to the 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.

2023 Board of Directors Candidates

Belmont- Gabriella Jones

If elected to the Board, I will continue to push efforts to modernize CountrySide's processes to make them easier for residents. I will strive to increase the transparency of the Board's actions and encourage resident participation in governance.

As the Community Relations Chair, I found ways to ensure events were fun but cost effective. As a Board member, I will continue to push for cost saving measures.



Foxfield- Charles J Raymone

I am seeking election to the CountrySide Proprietary Directors to represent Foxfield. I moved to this community back in the fall of 2021 and immediately set out to join the Facilities Board with the HOA. I have been proudly serving on this board since December 2021. A little about myself, I am a business analyst at CACI, and I was a founding member of St. Paul VI Catholic High School's Alumni Organization, where I currently serve as the event coordinator. This summer I also joined the CountrySide Waves swim team as Stroke and Turn Judge. I love the community that CountrySide has. My wife and I love taking walks and meeting our neighbors throughout. I want to keep representing our community to the best of my abilities.



Morven- Roddy Dean

Working on the CountrySide Board of Directors has been a challenge this past year as attempt to rewrite our 40-year-old governing documents. I have served on the Board since August 2019 and as Treasurer since July 2022, and previously served on the NAC and the Finance Committee. I ask that you would allow me to continue to serve on the CountrySide Board of Directors representing Morven Woods in 2023. My family and I have lived in CountrySide since 1984. I have seen many changes and wish for an opportunity to help with future decisions as we continue to be mindful of ow our community recovers from the pandemic, deals with short-term rentals, updates governing documents, and re-contracts for pools and lawn services and a management company. I also want to continue to help keep our property values at the current levels or higher as homes in CountrySide continue to sell quickly. I believe I can help do this with the help of our management company by continuing to point out where there is trash or unkempt community property. I have 45 years of financial and management experience in banking, having worked for First Virginia Bank and BB&T, now Truist. My banking background has given me experience with contractors, employee management, risk analysis, real estate values, customer service, and budgeting. I am well organized and think problem through, so I think I can continue to be a good voice within the CountrySide Board of Directors. Thank you for your signature and your vote. I look forward to continue working in the community.



2023 Board of Directors Candidates

Oakridge- Penny Francke

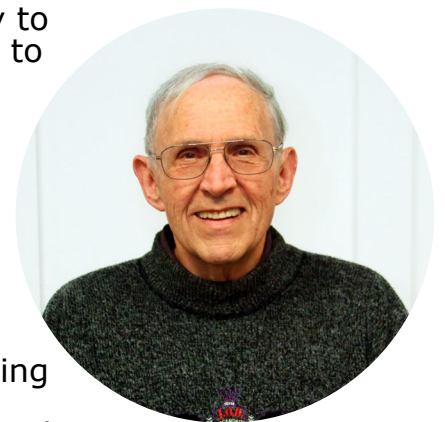


I have been a CountrySide resident for over 17 years. Since joining the Board in 2016, I've served as Chair for three major standing Committees: Facilities, Community Relations, and Grounds. I've also served as Vice-President of the Board since 2017. This year, I am heading up the project to re-bid our management contract for the next three-year cycle, gathering and organizing vendor information so the Board can make an informed decision on this major budget item. I've worked closely with our legal counsel on the Board's overhaul of our Governing Documents, preparing for a community vote later this fall. My involvement with these two major Board projects and the three standing committees has deepened my knowledge of the workings of CountrySide and has allowed me to build a better understanding of the needs of our community. I'm retired after a diverse career in the chemical and software industries, in a variety of technical, customer service, project management, and business management roles. My professional experience has been invaluable in helping me meet the many challenges the Board is facing.

I've worked to improve communications with residents, both during Board meetings and through Courier articles on budgeting, assessments, and other subjects of interest. I believe the OakRidge Director has an obligation to represent both our neighborhood and the CountrySide community as whole. I take the representation and fiduciary responsibilities very seriously, giving many hours of research and preparation for Board and committee meetings; my attendance record is well over 95%, reflecting my deep commitment to this volunteer position. I hope you'll let me continue to serve OakRidge in 2023. Thank You!

Oatlands- David Barrie

Currently I serve on several CountrySide committees and as the Oatlands representative to the Board of Directors. I would like the opportunity to continue my service to Oatlands and CountrySide. This will allow me to "give back" to the community, both Oatlands and CountrySide. The preservation of our open space and the upkeep of our properties are paramount to me. CountrySide includes Horsepen Run, a fantastic wetlands nature preserve of over 370 acres that needs to be protected for the community to enjoy. I strongly support annual home exterior inspections to ensure the value of CountrySide properties are being maintained. Maintaining the beauty of our common area is also important to me as that serves to enrich property values. Over the years that I have been a member of the Board of Directors, CountrySide has been financially prudent, balancing the requests of the residents, the expenses of a multi-million-dollar operational budget and the requirements to maintain our reserves for the future expenses. My commitment to Oatlands and CountrySide reflects my enjoyment of living in a community which fosters property appreciation, maintenance of our CountrySide grounds and financial responsibility.



2023 Board of Directors Candidates

Rokeby- Kumar Sangaran

I want to be apart of our community as well as our proprietary to ensure we meet the Proprietary Guidelines as well as provide flexibility to our community for comfortable living.



Welbourne- Sam Wilson

My wife and I purchased our home in Welbourne in 2013, and I have served on the Board as the Welbourne representative since May of 2021. My top priorities have been to get a handle on the ever-growing short-term rental (Airbnb) situation in CountrySide, to ensure our facilities are properly maintained, our tot lots are a source of pride (2 new lots and many repairs coming soon!), and to represent the will of all CountrySide homeowners. I am running for the board for a third term, to continue that work, and I would appreciate your vote.



Order Your 2023 Coupon Books Now!

CONTACT THE PROPRIETARY OFFICE TO REQUEST YOUR COUPON BOOK. RESIDENTS WHO WISH TO RECIEVE COUPON BOOKS MUST "OPT-IN" BY CONTACTING THE OFFICE. IF YOU DO NOT WISH TO RECEIVE A COUPON BOOK, YOU DO NOT HAVE ANY ACTION TO TAKE.

It's Never Too Early to Order Your 2023 Coupon Books!

Property owners who wish to receive payment coupon books must "opt-in" by contacting the office (703) 430-0715 or email reception.csideside@pmpbiz.com. You may request to be on the "permanent opt-in" list if you intend on using payment coupons. This will ensure you receive the coupon books each year without remembering to contact the office to request one. Coupon books will arrive in December.

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
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Board of Directors

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BELMONT:

Gabriella Jones

Belmont@countyside-va.org



FOXFIELD:

Chas Rayome

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MORVEN:

Roddy Dean

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Secretary/Treasurer



OAKRIDGE:

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Vice President



OATLANDS:

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President



ROKEBY:

Kumar Sangaran

Rokeby@countyside-va.org



WELBOURNE:

Sam Wilson

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The New Horsepen Run Trail Map

Please take a moment to check out the new trail map, fabricated and installed by Steve Lehew and Marc Gonzales, at the entrance to Horse Pen Run.



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!

Lookout for Spotted Lanternflies in Countryside



Spotted Lanternflies are a new non-native insect starting to invade Loudoun County. They have the potential to destroy a large variety of plants, including vegetables and ornamental landscaping. This fall be on the lookout for adults (left) and egg masses (right). If seen, take a picture, kill the insect, then report your sighting.


Learn more at and report sightings at: <https://www.loudoun.gov/spottedlanternfly>
Photo credit <https://www.loudoun.gov/spottedlanternfly>



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

 **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

Per Republic Services: "If the contractor misses a stop, the contractor will go back and make that pick up that same day when reported to the contractor by 3:00 p.m. If after 3:00 p.m., then the pick up will occur the very next Contractor's business day." **Please report missed collections to**

hoa.nova@republicservices.com.

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

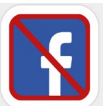
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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!**

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.

**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 Al's Towing & Storage, but we will!

THANKYOU

Use Your Assigned Spot

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



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

NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Pet Care	Julianne McNulty	703-444-2552
Pet Care	Elizabeth Snellings	elizhui@hotmail.com
Babysitting – CPR Certified / Babysitting Certified	Caleigh O'Brien	702-994-2954
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 Tierra Whitmore at tierraaw.cside@pmpbiz.com to get a copy of the registration form.

Winter Safety Tips

Top Winter Hazards

- Check their skin, coat and paws often for cracks or drying. Stay off of salted roads
- Keep access to fresh unfrozen water, winter temps cause excessive dryness
- Watch their weight, pets are less active in the winter
- Indoor/outdoor cat (yours or the neighbors) check your car engine and tires before starting, these are warm places to nap. Also watch for antifreeze leaks
- Keep them inside! Temps can drop, and most pets are not equipped to handle the extreme cold
- Consider booties and/or jackets for short-haired breeds

provided by ProPetHero.com

The Finance Committee is still looking for volunteers!

The primary responsibility of the Finance Committee is to advise and assist the Board of Directors in financial management and oversight of the annual operating budget for the Proprietary.

Volunteers are needed to represent the Belmont, Foxfield, and Morven neighborhoods.

Contact the office to volunteer! (703) 430-0715, or email reception.cside@pmpbiz.com

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: Oatlands

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

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, Foxfield, and Morven

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
nicoleld.cside@pmpbiz.com

Contract administrator for Republic Services.
Missed trash, yard waste, and recycling collections, accounts receivable, vendor contacts, assessment payments.

Grounds & Facilities Manager
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>

Tim Pope
Design Review Corrdinator
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.

Tierra Whitmore
Community Relations Coordinator
tierraaw.cside@pmpbiz.com

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

Alicia McKenna-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.

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.