

The Courier

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



IN THIS ISSUE

Reminders and News	Page 2
Fall Fest Vendors Wanted!	Page 3
Statement from BoD	Page 4
CountrySide Budget Planning	Page 6
Girl Scout Silver Award Project	Page 7
Proposed - New Due Policy	Page 11
CountrySide BoD	Page 17
2023 HOA Dues	Page 20
Parking at CountrySide	Page 22



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, 6:30 PM (HYBRID)

COMMUNITY RELATIONS COMMITTEE (CRC)
1ST THURSDAY 7:00 PM

FINANCE COMMITTEE (FIN)
3RD TUESDAY, 7:00 PM

Reminders and News



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



LOCAL EVENTS IN AUGUST!

4-6

**MIDDLEBURG
SIDEWALK SALE**
 Catch great deals in historic Middleburg from 10am-5pm!

12

TASTE LEESBURG
 Eat, drink, shop, and enjoy at this fun Leesburg festival!

9-20

**ONE LOUDOUN
CARNIVAL**
 Enjoy rides, carnival, games, prizes, and more!

AUGUST 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1 National Night Out @6:00-8:00pm	2 BOD Meeting @7:00PM	3 CRC Meeting @7:00PM	4	5
6	7	8 NAC Meeting @6:30PM	9 HPR Meeting @7:00PM	10 FAC Meeting @7:00PM	11	12
13	14	15 FIN Meeting @7:00PM	16 GRNDS Meeting @7:00PM	17	18	19
20	21 DRC Meeting @7:00PM	22	23 BOD Meeting @7:00PM	24	25	26
27	28	29	30	31	1	2

Fall Fest Vendors Wanted!



Our Annual Fall Fest is on Saturday, October 7th, 2023, from 12-4 PM. Vendor space is available to promote your home, business, non-profit, or community business. Vendor space is \$20 for residents and \$25 for non-residents. Resident vendors must have a valid 2023 Amenities Pass (2022 stickers are acceptable) which will grant you free funnel cakes and activities.

Non-resident vendors can purchase an activity wristband for \$10 each. This is a great way to meet neighbors and foster new business opportunities.

Call the Proprietary office at 703-430-0715 or email maddyjt.cside@pmpbiz.com.

Come join us for

National Night Out

on August 1st, 2023,
held at Parkway from
6:00-8:00pm!

- DMV Grill Food Truck!
- Goodies for the kids!

Loudoun County Sheriff's Office
TUESDAY, AUGUST 1, 2023
National Night Out
Join the LCSO and our community partners to celebrate America's Night Out Against Crime.

Ashburn Station Area

- Ashburn Village, 44078 Cheltenham Circle (6:30 - 9 p.m.)
- Broadlands, 21907 Claiborne Parkway (6 - 8 p.m.)
- Landsdowne - 43459 Riverpoint Drive (4-8 p.m.)
- One Loudoun Pavilion at Russell Branch Pkwy. (5 - 8 p.m.)

Dulles South Station Area

- South Riding, 43055 Center Street (6 - 9 p.m.)

Eastern Loudoun Station Area

- Cascades Community Assoc., 20670 Fernbank Court (6 - 10 p.m.)
- Countryside HOA, 46020 Algonkian Parkway (6 - 8 p.m.)
- Mirror Ridge HOA, Mirror Ridge Pl. @ Silhouette Sq. (6-8 p.m.)
- Sugarland Run, 200 Greenfield Court (6 - 8 p.m.)

Western Loudoun Station Area

- Town of Lovettsville, Town Green (6:30 - 8:30 p.m.)
- Town of Purcellville (Purcellville PD).

Refer to the Purcellville PD Facebook page for more information.

Proudly Serving Loudoun County Since 1757



CountrySide Board of Directors Statement 26July2023

To our residents,

Recently, a registered sex offender was observed in the vicinity (but not inside the enclosures) of a CountrySide pool. The issue was reported to law enforcement, who subsequently investigated. We have prepared the summary below in consultation with our legal counsel, Todd Sinkins of Rees Broome, to keep residents informed of the facts in this case.

Members of CountrySide's legal team have exchanged emails and spoken with the parole officer for the offender in question. The parole officer has confirmed to us the offender's phone and/or computer have not been searched (contrary to prior reports). The offender is under supervision, which allows for the parole officer to monitor the offender's whereabouts. The parole officer also contacted Virginia State Police, the Loudoun County Sheriff's Office, and the Commonwealth's Attorney's office and advised that the actions the offender has engaged in by sitting or standing near the pool is not a violation of the terms of his parole and therefore, the parole officer cannot take any action against the offender based on his location alone. The parole officer confirmed that he is not aware of any recent behavior from the offender that is criminal in nature or constitutes a violation of the terms of his parole. The only actions that would be considered a violation of parole would be if the offender contacts the victims of his case or if he fails to register as a sex offender with the Virginia State Police. Please note that the parole officer advised that this particular sex offender has violent tendencies, which we now understand have been of the nature of victim intimidation and therefore, people should avoid confrontation with him.

We have been reliably informed that privacy screening may be harmful to preventing incidents similar to those engaged in by the offender two years ago. Such screenings actually would make it **easier** for this sex offender to engage in criminal sexual behavior, which in the most recent instance took the form of indecent exposure. This is because one of the elements of indecent exposure is that the action or exposure needs to be in a location that is likely to be seen publicly. Creating screening allows him to hide behind the screening and engage in "private" personal sexual acts. We have been informed that the Commonwealth's Attorney in the most recent case against this individual had advised the victims that screening would make it easier for the offender to engage in public sexual acts without either being caught or violating the law. Section 18.2-387 of the Code of Virginia defines indecent exposure as follows: "Every person who intentionally makes an obscene display or exposure of his person, or the private parts thereof, in any public place, or in any place where others are present, or procures another to so expose himself, shall be guilty of a Class 1 misdemeanor." The concern is that screening makes it more difficult to establish that the place located behind the screening is a public place and also to establish that others are present.



Our legal team has reached out to the Commonwealth's Attorney and victim's advocate to confirm whether there are locations in CountrySide where the offender in question is prohibited from going. We do know he cannot go to the school grounds. Based on our conversations with the parole officer, we know the offender is permitted in the areas outside of the pool. All Residents should be aware that the public posts and comments regarding this sex offender could be deemed to create claims of intimidation or harassment.

Accordingly, for all the reasons expressed in this summary, our legal counsel has instructed all Board members to immediately stop posting anything regarding this specific sex offender on social media or otherwise continue to advocate for screening at the pool. It is counterproductive, harmful to the offender's prior victims and may compromise the Association's position.

Instead, any communications should be limited to advising anyone who believes they have observed ANY suspicious activity or suspected criminal behavior to report such actions to the police.

We will provide further updates as they become available. In the meantime, please understand that the Board of Directors, and its agent PMP, are taking the steps legally and practically possible, as advised by our attorney.

CountrySide Budget Planning

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

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

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

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

The answers to these questions, and other suggestions you may have, are critical input to the Finance Committee as they develop the 2024 budget for CountrySide. As a community, CountrySide is equivalent to a medium size town in Virginia. Many of the services and facilities are dependent on the feedback received and the affordability of the suggestions. The Finance Committee is given the task to prepare a budget for the Board of Directors, which balances the community's **absolute or mandatory obligations** (such as maintenance of assets and infrastructure, or items legally required) and **its desires for amenities** against the capacity of the residents to bear the **costs** of these requirements. For example, maintaining the common grounds must be done, and the ongoing repair to our townhouse streets is a costly, but unavoidable necessity.

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

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

WE NEED YOUR INPUT NO LATER THAN AUGUST 31.

You can mail your responses to:

CountrySide Proprietary

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

Or call 703-430-0715 with suggestions

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

Girl Scout Silver Award Project



Do you know what honeybees have in common with Assateague Island ponies? Both are feral populations of farm animals brought to the US by European settlers. When we think about saving bees in our neighborhood, it's important to think of ways to help Virginia's native bees. Native bees include bumblebees, leafcutter bees, sweat bees, carpenter bees, and mason bees. Native bees are not only more valuable to the local ecosystem, but they are also often even better than honeybees at pollinating fruits and vegetables and are less inclined to sting because they do not protect large hives as honeybees do. Instead, many native bees are solitary, with a single mother building a nest in the ground, rotting wood, or hollow cavities. For their Silver Award project, local Girl Scouts from Troop 2434, Sophie Matthes, Juliet Lindsay, and Olivia Inge, have each contributed 50 hours of work to the new Horsepen Run Pollinator Habitat. In addition to assisting with planting and habitat maintenance, the scouts have built and installed a custom bee house to provide nesting sites for native mason bees. The scouts are eager to share their mission and what they have learned with the community:



"Our goal is to provide a safe and nurturing home for mason bees for many years to come, and so encourage the next generation to get involved with their communities, and the wildlife in their communities. Our goal is to give back to our fuzzy and buzzy friends, like they have given much to us. It is important to rebuild the bee population in an eco-friendly and safe way. We've put so much time, effort, and love into our bee house, and we hope that all around us, the community will do the same. We don't only want to make a difference for the bees though. We want to educate and inspire people in the community to act and protect wildlife. Whether you are scared of or love bees, it is important for every person to do their part to protect the native flora and fauna, because we only get one earth. Don't forget that mason bees are more docile than their honeybee counterparts. Mason bees rarely sting, and if they do, the sting is usually less painful. We shouldn't be afraid of bees, because when they sting, they are doing so to protect themselves and their homes."

Submitted by Alys Jarvela

Grounds Committee Explores Options to Herbicides

In the June meeting of the Grounds Committee, in response to residents' concerns regarding the use of chemical herbicides for maintenance of common areas, the Committee voted to temporarily halt all applications of chemical herbicides until further study.

During the July meeting the Committee decided to extend its temporary ban on the application of chemical herbicides to the shoulders of roadways in the community until further research into alternatives can be completed. The Committee also voted to switch from glyphosate (the active ingredient in Roundup) to glufosinate (the active ingredient in Finale) for targeted applications in other common areas (i.e., sidewalk cracks, gutters, curbs, and some mulched beds). In the short-term, residents may notice an increase in weeds around the roadways in the community until the weeds are again under control.

The Committee is taking the concerns of residents seriously and is looking at the possibility of making additional changes as this subject is explored more fully.

Events

CountrySide 2023 Event Schedule

Event	Date	Time	Location
Spring Fling	April 1st	1pm-3pm	Parkway
Spring Clean-Up	April 22nd	9am-Noon	CountrySide
Spring Yard Sale	May 6th	8am	CountrySide
Spring Shred/Paint Recycle	May 20th	9am-Noon	Parkway Parking Lot
Concert #1	June 10th	6pm-8pm	Parkway
Family Fun Night #1	June 24th	5pm-8pm	Parkway
Concert #2	July 8th	6pm-8pm	Parkway
Family Fun Night #2	July 22nd	5pm-8pm	Parkway
Fall Shred/Paint Recycle	September 16th	9am-Noon	Parkway Parking Lot
Fall Yard Sale	September 23rd	8am	CountrySide
Fall Fest	October 7th	Noon- 4pm	Parkway
Boo Fest	October 21st	1pm-3pm	Parkway Meeting Room
Winter Celebration	December 2nd	1pm-3pm	Parkway Meeting Room

Julie Bowman

REALTOR®



CountrySide Expert

As a 20 year CountrySide resident, I know what makes our neighborhood special. I also know the thought of moving can be exciting and overwhelming at the same time.

With over 10 years of IT project management and nine years of real estate experience, I am ready to make your home sale and/or purchase as smooth and stress free as possible.

Let's talk about your plans so I can provide all of the support and resources that you need.

Market Update

CountrySide Recent Sales

Address	Beds	Baths	SqFt	Price
2 Asbury Way	2	2	1,240	\$440,002
38 Haxall Ct*	3	2/1	1,790	\$470,000
7 Oakdale Ct	3	2	2,119	\$620,000
7 Bentmoor Ct*	3	3	2,206	\$655,000
2 Mucklehany Ln	5	3/1	3,740	\$922,000
77 Rutherford	5	4	4,337	\$950,000

*Listed by Julie Bowman. All sales data from BRIGHT MLS

The spring market is in full swing with many homes getting multiple offers and going under contract in just a few days. We continue to have low inventory and high buyer demand.

How To Buy A Home
Before You Sell
Your Current Home



Proven Process

Exceptional Results

- Detailed market and pricing analysis
- Staging and professional photography
- Effective social media campaigns
- Full color property brochures
- Nationwide referral network
- Buyer qualification verification
- Expert negotiation skills
- Ongoing support, even after settlement
- Professional service with integrity

Questions? Call, text or email.

703-434-9027

julie@NOVAHomeMarket.com

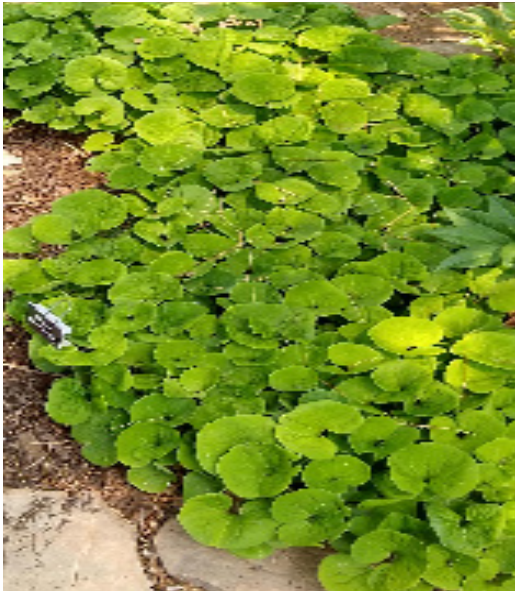
www.NOVAHomeMarket.com



By: *Pamela McGraw*
LC Mater Gardener

Got a Garden Full of Shade?

Need a suggestion on what to plant?



Asarum Canadense, Wild Ginger

I often hear gardeners lament their lack of sun, inferring they are left with few choices in their 'shade ridden' gardens. I may have even been one of them as, over the years, I saw my garden transform itself from mostly sunny to fully shade as the woodland common area along my rear property developed and grew in height. Consequently, my choices had to change, but this transformation also offered great opportunity to broaden my knowledge about the 'world' of shade plants....and there are many! Herein I'll share two of my favorites.

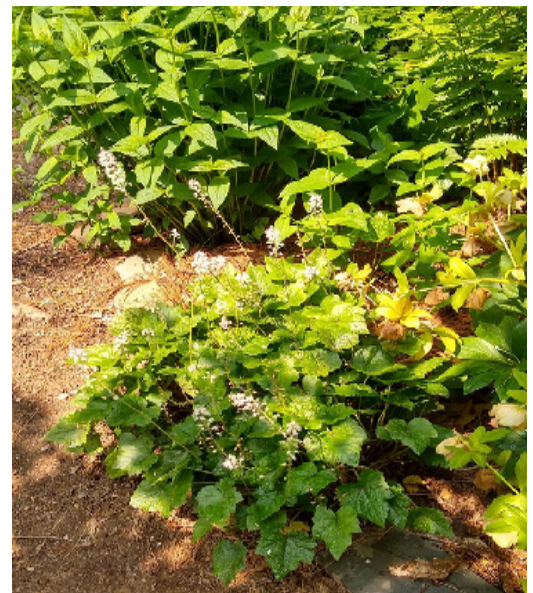
The first is *Asarum Canadense*, Wild Ginger, a popular shade-loving groundcover plant; and, more importantly, a host for the Pipevine Swallowtail Butterfly. As seen in the photo, this ginger grows low and has heart-shaped leaves. When relocating a part of this patch last fall in the Demonstration Garden at Ida Lee Park, we unintentionally planted it such that it developed a delightful curve, enhancing the design of its location. It tolerates deep shade, is not popular with deer, and will hold the soil well to prevent erosion. If one looks closely,

small maroon-colored flowers are to be found beneath the foliage in early spring. This is a tough little plant that, although it starts slowly, will nicely spread by rhizomes to fill in around the base of trees where it's difficult to grow most plants. Its moisture needs are average, but after established, it can tolerate more dry conditions, even in part-shade. Wild ginger likes a rich, moist, slightly-acidic soil, rich with humus, similar to many other shade loving woodland plants.

Wild Ginger is often sold bare root, but is frequently available as a plant. It bears no relation to culinary ginger, so best not to eat it! This perennial ranges from 6-12" in height and 6-18" in spread. Early spring is the best time to plant ginger. It requires no fertilization but will appreciate a topping compost annually. It is best propagated by division. Astilbes, hostas and ferns make attractive companion plants to wild ginger.

If you have shade, you will find this plant a delightful addition in your garden.

A second favorite plant for my shade garden is *Tiarella Cordifolia*, Foam Flower, one I consider a "star!" This perennial is reliable and easy to grow. In the spring, it's full of airy 'bottle-brush' white flowers accompanied by leaves with distinct crimson markings similar in shape to a maple leaf. It returns year after year, slowly increasing in clump size, and it prefers moist soil. In my garden, *Tiarella* is used to stabilize a moderate slope that tends to erode from runoff in a side border. However, I've observed *Tiarella* adapting nicely to a drier location without complaint. This plant makes a showy addition to the garden border as its height is only 10". It may be divided in spring, but as a low maintenance plant, it can go undivided for years without losing its vigor. It is most attractive in a group of several. Several cultivars are currently available.



Tiarella Cordifolia, Foam Flower

Good companions for *Tiarella* are hostas, caladiums, and coleus. Eastern foam flower is native to the East coast and is closely related to *Heuchera*; they are bred together to form great hybrids called *Heucherella*.

If you want more suggestions for plants that love the shade, find time to visit the Loudoun County Master Gardeners Demonstration Garden at Ida Lee Park in Leesburg, VA. It is open to the public 24/7, 7 days a week. Master Gardeners who work at the garden on Tuesday and Thursday mornings would be happy to share further information and give you a tour of the shade garden.

Proposed - New Due Policy Resolution

In the Board President's and Secretary's opinions, proposed Resolution 287 does not materially impact the rights and privileges of CountrySide owners, in that those rights and privileges remain the same before and after, if the Resolution is adopted. However, because some of the historical violation terms, and methods of notification, would change, it's important that we inform residents of the proposed changes to allow the members of the community time to comment (as suggested by Resolution 125).

The major changes in the proposed Resolution are twofold:

1) the former categories of Minor, Major, and Chronic violations are abolished, and all failures to comply with CountrySide's Governing Documents and Guidelines are deemed "violations", without distinction of severity;

2) the Board of Directors and its agents have discretion over what form of communication will be used to inform residents; notification methods can include email, standard delivery US Mail, certified mail, or any combination thereof. Residents with unresolved violations who are called to a hearing with the Board of Directors will still be informed via certified mail, and the cost of that mailing will be assessed to the resident's account (this is unchanged from prior practice).

The purpose of these changes, which have been recommended to the Board by our legal counsel, is to implement a more standardized process of notification and escalation of enforcement steps. This, in turn, will allow the Proprietary to more effectively maintain architectural standards and pursue all available legal options to protect and uphold neighborhood standards.

COUNTRYSIDE PROPRIETARY, INC.

ADMINISTRATIVE RESOLUTION 23-_____

(Creation of Procedures to Ensure Due Process in Enforcement Cases)

WHEREAS, Article VI, Section 7 of the Bylaws of the Countryside Proprietary, Inc. (“Bylaws”) states that the Board of Directors (“Board”) shall have all powers for the conduct of the affairs of the Countryside Proprietary, Inc. (“Proprietary”) which are enabled by law, the Declaration, and the Articles of Incorporation which are not specifically reserved to Members or the Declarant; and

WHEREAS, Article IV, Section 1(d) of the Amended Declaration of Covenants and Restrictions (“Declaration”) states that a Member’s right and easement of enjoyment in and to the common areas is subject to the right of the Proprietary to suspend the voting rights and the rights to use the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Proprietary; and

WHEREAS, Article VI of the Declaration”) charges the Design Review Committee (“DRC”) or its designates with the powers of review, approval, and disapproval of all architectural and design requests; and

WHEREAS, Article VI, Section 11 of the Declaration states that in the event any violation or attempted violation of any of the covenants or restrictions contained in the Declaration shall occur or be maintained on any Lot, or in the event of any other conduct in violation of any of the provisions or requirements of the Declaration, then the same shall be considered to have been undertaken in violation of the Declaration and without approval of the DRC, and upon written notice from the DRC, such violation shall be promptly removed or abated; and

WHEREAS, Article VI, Section 11 of the Declaration further states that in the event a violation is not removed, terminated, or abated within fifteen (15) days (or such shorter period as may be required in any such notice) after notice of such violation has been delivered to the owner of a Lot upon which such violation exists or to the member responsible for such violation if the same shall be committed or attempted on premises other than the Lot owned by such member, then the Proprietary shall have the right, through its agents and employees (but only after a resolution of the DRC) to enter upon such Lot to take such steps as may be necessary to remove or otherwise terminate or abate such violation and the costs thereof may be assessed against the Lot upon which such violation occurred; and

WHEREAS, Section 55.1-1819 of the Virginia Property Owners’ Association Act (“Act”) sets forth certain remedies and due process requirements as related to enforcement of the terms of the Proprietary’s Documents against Members; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Proprietary for the Board to clarify and refine its enforcement procedures and the rights of members to due process in connection with those procedures; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the following due process procedures (“Resolution”).

I. PROCEDURES

A. Complaints. Complaints may be submitted by residents to the DRC, Management, and/or the Board of Directors. If possible, complaints should identify the specific provisions in the Proprietary Documents that allegedly have been violated. Complaints must also specify the date, time, place and person(s) involved in order for the Association to initiate an investigation under the terms of this Policy.

B. Preliminary Investigation. Upon receipt of a complaint under Paragraph I.A., Management shall make a preliminary investigation to determine if there are reasonable grounds to believe that a violation has or is occurring.

C. Informal Resolution. Before instituting formal due process procedures, the DRC may attempt to resolve the subject matter contained in a Complaint informally.

II. DUE PROCESS

A. Initial Notice of Violation. If there are sufficient grounds to believe that a violation has occurred following receipt of a Complaint and completion of a preliminary investigation, the DRC, through Management, shall provide a written notice and opportunity to cure (“Notice of Violation”) to the offending Member by first class mail and e-mail at the address on record with the Proprietary. Notice of Violation also may be provided to the Occupant, if applicable, but the Member bears the obligation to notify the tenant and resolve the alleged violation. Notice of Violation shall specify the nature of the alleged violation and the related provision(s) of the Proprietary Documents that are alleged to have been violated. Notice of Violation shall provide a reasonable time to cure the alleged violation, which may vary depending on the nature of the violation. If the alleged violation constitutes a health, safety or other hazard to other people or property, the period for correction shall be appropriate to the level of the potential threat and shall not obstruct the DRC from taking emergency steps to mitigate danger or loss to person or property.

B. Second Notice of Violation and Notice of Hearing. If the Member and/or Occupant does not remedy the offense within the number of days requested in the Initial Notice of Violation or if the offense is urgently in need of correction to prevent further damages or poses a hazard, the DRC reserves the power to issue a Second Notice of Violation and Notice of Hearing, which shall follow the basic form of the Initial Notice of Violation and include any additional information deemed important by the DRC concerning the offense. The Second Notice of Violation and Notice of Hearing shall include the time, date and place of the hearing before the DRC, which hearing date shall be determined at the DRC’s discretion. Such Notice

shall be delivered by e-mail and mailed by registered or certified mail, return receipt requested at the address on record with the Proprietary, at least fourteen (14) days in advance of the hearing date to the Member and/or tenant's address listed in the Proprietary's records, and may also be sent to the property address, if the Member's listed address is different from the property address. The Proprietary will deem notification effective if any Member and/or Occupant fails or refuses to sign for any registered or certified mailing from the Proprietary.

The Second Notice of Violation and Notice of Hearing shall inform the Member and/or Occupant that at the hearing, the DRC shall provide the Member and/or Occupant with a reasonable amount of time to present any and all defenses to the citation and that the Member and/or Occupant may have counsel present at the hearing. The notice shall also inform the Member and/or Occupant of all remedies that the DRC may pursue if a violation is found, including filing a lawsuit for injunctive relief to compel compliance with the Proprietary's Documents.

C. Hearing. Hearings shall be held before the DRC, which may be held either in person or electronically, and shall be held either in open session or executive session, at the DRC's discretion. If the Member is not present, the hearing shall proceed in the Member's absence. If the Member is present, the DRC shall present the Member with the facts related to the alleged violation and the Member shall have a reasonable amount of time to be heard, to present information which bears on the alleged violation, and to present and cross-examine witnesses. The hearing need not be conducted according to the technical rules of evidence applied in a court of law. Following the hearing, the DRC shall meet in executive session to determine whether satisfactory proof of the alleged violation was presented, and if so, whether remedial action should be taken. Once a decision is made, the DRC shall reconvene in open session to announce its decision.

D. Notice of Hearing Results. After the hearing, the DRC shall provide Notice of Hearing Results to the Member and/or Occupant. Notice of Hearing Results must be delivered by hand or by registered or certified mail, return-receipt requested within seven (7) days following the hearing date and identify the decision and/or remedial action that the DRC determined to take at the hearing.

E. Remedial Actions. In accordance with the authority established in the Proprietary Documents and authorized by the Act, the DRC may impose the following remedial actions to encourage compliance by an offending Member:

1. Exercise self-help to abate or remove the violation and assess the costs of such action to the Member, in accordance with any terms of the Proprietary Documents. For any action that requires access to a Lot, the Proprietary will provide appropriate prior notice to the Member before entering the Lot, unless an emergency exists;
2. Suspend the member(s) voting rights and rights to use of common areas in accordance with Article IV, Section 1(d) of the Declaration; and
3. File suit for injunctive relief or other relief if permitted by law; and

4. Such other remedies afforded under Virginia law and the Proprietary Documents.

III. MISCELLANEOUS

A. Household Members. The DRC reserves the power to hold the Member and/or Occupants legally responsible for ensuring the members of their household, and their tenants, guests, or invitees comply with the Proprietary Documents.

B. Waiver. The failure of the Proprietary to enforce a provision of this Resolution or the Proprietary Documents on any occasion is not a waiver of the right to enforce the provision on any other occasion.

C. Election of Remedies. This Resolution shall not be deemed to prevent the exercise of any other enforcement remedies authorized or available by law now or in the future or set forth in the Proprietary Documents and shall not constitute an election of remedies.

D. Legal Action. If legal action is initiated to enforce any provision of the Proprietary Documents, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fee as determined by the Court.

The effective date of this Resolution shall be _____, 2023, and shall supersede any previously adopted Administrative Resolution or guideline regarding the Proprietary's covenant enforcement procedures.

COUNTRYSIDE PROPRIETARY, INC.

By: _____
President

LONG & FOSTER[®] REAL ESTATE



Looking to sell in **CountrySide?**

Sell for **TOP DOLLAR** utilizing the neighborhood expert with over **15+** years experience!

There's only one call you need to make...

- 📍 438 Maple Ave East
Vienna, VA 22180
- ☎️ 703-789-2046
- ✉️ Nate.Shapiro@LongAndFoster.com
- 👉 NovaPropertyPrices.com

Call *Nate!*



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

COMMUNITY MANAGER:

Catherine Neelley
catherineen.cside@pmpbiz.com

FACILITIES MANAGER:

Jim White
jimmw.cside@pmpbiz.com

DESIGN REVIEW COORDINATOR:

Tim Pope
timjp.cside@pmpbiz.com

COMMUNITY RELATIONS COORDINATOR:

Maddy Thring
maddyjt.cside@pmpbiz.com

ADMINISTRATIVE ASSISTANTS:

Alicia McKenna-Graves
aliciam.cside@pmpbiz.com

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:

Chas Rayome
Foxfield@countyside-va.org
Secretary



MORVEN:

Roddy Dean
Morven@countyside-va.org
Treasurer



OAKRIDGE:

Penelope Francke
Oakridge@countyside-va.org
President



OATLANDS:

Dave Barrie
Oatlands@countyside-va.org
Vice President



ROKEBY:

Kumar Sangaran
Rokeyby@countyside-va.org



WELBOURNE:

Sam Wilson
Welbourne@countyside-va.org

Lived in Countryside Long?

- Want to use your equity for a **second home**?
- Thinking of **renting out** your current home as you buy up?
- Want to sell without the hassle of "going on the market"?
- Need a **cash offer** & quick close?

Call me, I can help!

Gretchen Hamm, Licensed Realtor
Countryside Resident
571.442.6943
gretchen@jmpsells.com
www.allcountryside.com



20130 Lakeview Ctr Plaza
Ashburn, VA 20147
888-802-3767

NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Townhouse Mowing	Zack Daughtry	571-277-6820
Pet Care	Carys Singh	703-850-7525
Baby Sitter/Pet Care	Emma Angel-Wallen	804-761-5857
*Available in Foxfield, Oakridge, Oatlands, Morven, and Welbourne only		

www.pagevalleygetaways.com

240-730-7072

pvgofva@gmail.com



PAGE VALLEY
GETAWAYS

Luxury Cabin Rental (less than 2 hours from Sterling, in the beautiful Shenandoahs)

2023 COURIER ADVERTISING

RATES PER ISSUE FOR RESIDENTS

Full Page	7-3/4" wide x 9-3/4" tall	\$20.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$10.00
Half Horizontal	7-3/4" wide x 4-3/3" tall	\$10.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$5.00

RATES PER ISSUE FOR NON RESIDENTS

Full Page	7-3/4" wide x 9-3/4" tall	\$25.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$15.00
Half Horizontal	7-3/4" wide x 4-3/3" tall	\$15.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$10.00

For more information:
phone : 703-430-0715
email : reception.csideside@pmpbiz.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.

Neighborhood Services

Do you babysit on the weekends? Walk your neighbor's dog every evening? When summer rolls around, are you mowing lawns for extra money?

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: reception.csideside@pmpbiz.com

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 reception at reception.csideside@pmpbiz.com to get a copy of the registration form.



2023 HOA Dues

Single Family/Manor Homes \$90.00

Town Homes _____ \$112.00

Villas \$69.00

Pay to the order of:
CountrySide Proprietary

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.

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 AI's Towing & Storage, but we will!

THANK YOU

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**

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):

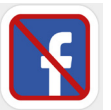
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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!**

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, 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, Oatlands, Morven

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

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 (3 seats), Foxfield (3 seats), Morven (3 seats), Oakridge (1 seat), Oatlands (2 seats), Rokeby (2 seats), Welbourne (4 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.

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.

Jim White
Grounds & Facilities Manager
jimmw.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

Maddy Thring
Community Relations Coordinator
maddyjt.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.

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>

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.