



NEIGHBORHOOD ADVISORY COUNCIL

Approved Meeting Minutes

September 12, 2023

NAC Council Members in attendance:

Belmont: Barb O’Conner, Evelyn Yorgey
Foxfield: Elizabeth McMahon and Scott Simon
Morven: Linda Lurie
Oakridge: Traci Medlock
Oatlands: Anne Steingass
Rokeby: Pat Bour and Al Zangrilli
Welbourne: Diane Blunt

Liaison: Pat Bour and Jeff Kretsch

Others in attendance:

Residents of 5 Cumberland Court , 3 Exeter Court and 5 Newland Court, Belmont
Residents of 6 and 10 Jeremey Court, Oatlands
Residents of 3 West Court
Tim Pope, Property Management People

Pat Bour called the meeting to order at 6:32pm

Approval of August 8, 2023, meeting minutes

Approved.

BELMONT

Approval of August 8, 2023, meeting minutes

No report given.

Resident Participation

Discussion regarding Dominion Energy’s proposal to install above ground high power transmission lines along route 7, and a proposal to request our Board of Directors to send a letter to the Loudoun County Board of Supervisors expressing our disapproval of this plan and if the route 7 corridor is the only viable option, that they place the lines underground. A motion was made, seconded, and unanimously approved by the NAC members present.

2024 Budget Timeline and Compiled Budget Submissions

Reviewed and discussed.

Standing Committee Reports

Reports given.

Review of Neighborhood Applications

No applications this month.



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FOXFIELD

Approval of August 8, 2023, meeting minutes

No report given.

Resident Participation

Discussion regarding Dominion Energy's proposal to install above ground high power transmission lines along route 7, and a proposal to request our Board of Directors to send a letter to the Loudoun County Board of Supervisors expressing our disapproval of this plan and if the route 7 corridor is the only viable option, that they place the lines underground. A motion was made, seconded, and unanimously approved by the NAC members present.

2024 Budget Timeline and Compiled Budget Submissions

Reviewed and discussed.

Standing Committee Reports

Reports given.

Review of Neighborhood Applications

Two applications reviewed.

MORVEN

Approval of August 8, 2023, meeting minutes

No report given.

Resident Participation

Discussion regarding Dominion Energy's proposal to install above ground high power transmission lines along route 7, and a proposal to request our Board of Directors to send a letter to the Loudoun County Board of Supervisors expressing our disapproval of this plan and if the route 7 corridor is the only viable option, that they place the lines underground. A motion was made, seconded, and unanimously approved by the NAC members present.

2024 Budget Timeline and Compiled Budget Submissions

Reviewed and discussed.

Standing Committee Reports

Reports given.

Review of Neighborhood Applications

No applications this month.

OAKRIDGE

Approval of August 8, 2023, meeting minutes

Approved.

Resident Participation

Discussion regarding Dominion Energy's proposal to install above ground high power transmission lines along route 7, and a proposal to request our Board of Directors to send a letter to the Loudoun County Board of Supervisors expressing our disapproval of this plan and if the route 7 corridor is the only viable



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option, that they place the lines underground. A motion was made, seconded, and unanimously approved by the NAC members present.

2024 Budget Timeline and Compiled Budget Submissions

Reviewed and discussed.

Standing Committee Reports

Reports given.

Review of Neighborhood Applications

One application reviewed.

OATLANDS

Approval of August 8, 2023, meeting minutes

Minutes approved.

Resident Participation

Discussion regarding Dominion Energy's proposal to install above ground high power transmission lines along route 7, and a proposal to request our Board of Directors to send a letter to the Loudoun County Board of Supervisors expressing our disapproval of this plan and if the route 7 corridor is the only viable option, that they place the lines underground. A motion was made, seconded, and unanimously approved by the NAC members present.

Standing Committee Reports

Finance – two members added to represent Belmont and Foxfield; the audit is in progress and should soon be completed.

Facilities – the contract with High Sierra to manage the pools has reached its end and bids for next year will be solicited; doggie swim day was a success with 109 residents, but ended early due to weather; Lindenwood pool repairs held up through the season, but an issue with the white coat will require bids to reapply before next season; the pool season ran smoothly with no life guard staffing issues.

Board of Directors – BOD meetings included discussions around the short term rentals (STR) and the community attorney seeking an opinion from Loudoun County Zoning on how to proceed; discussion around upcoming budget process; Tim Pope hired as the Facilities manager, and now hiring to backfill his DRC position; less than 500 votes received so far on the changes to the governing documents, voting is open until November 23rd; the election committee is in place to handle the annual board of director elections; discussion around developing new guidelines to address EV charging stations in the townhouses.

Grounds – aeration and lime application to start end of Sept, early October; determining a location for a new bench at the pond; a request to NAC members to provide updates to the tree list to address any trees in their neighborhood in immediate need of attention; obtaining bids for Oatlands stream renovation project.

Community Relations – Back to School night event was held and was well attended; upcoming Shred event Sept 16, community yard sales Sept 23, and Fall Fest Oct 7; would like to send out a survey to assess the community's interest in future events.

Horsepen Run – No report.

2024 Budget Timeline and Compiled Budget Submissions

Tim reviewed the budget timeline and high-level process.



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Review of Neighborhood Applications

Oatlands has 7 applications this month, all were approved.

ROKEBY

Approval of August 8, 2023, meeting minutes

Approved as written.

Resident Participation

Resident Participation: Al Zangrilli presented information about Dominion Energy's proposed building of 100' plus high voltage transmission towers & lines along Rte 7 west of Rte 28 to Leesburg to satisfy the growing energy needs of the new data centers. NAC moved: request for the CountrySide BOD to send a letter rejecting Dominion Energy's proposed Rte 7 aerial transmission tower plan to the following recipients: the LoCo Board of Supervisors, State Delegate Suhas Subramanyam and State Senator, Jennifer Boysko, and Dominion Energy.

Standing Committee Reports

FIN (Jeff Kretsch) = Two new volunteers, committee is now fully staffed. Audit is slated for September. 2) FAC (Pat Bour) = This is the last year of HSP's pool management contract. PMP tasked with sending out RFPs. Doggie Swim Day was 9/9/23 at PKWY 109 residents attended before the storms cleared the deck. LW whitecoat is in rough shape necessitating more scrubbing & use of chemicals. HSP recommends pool covers over the winter. 3) BOD Liaison (Pat Bour) = 8/23/23 mtg. Discussed STR with regards to LoCo Zoning Ordinance of 1972. HOA lawyer is requesting an opinion from LoCo on how HOA should proceed. Evelyn Yorgey (Belmont) appointed to the NAC. Budget suggestions for 2024 were due August 31st. Tim Pope promoted to Grounds/FAC Manager for PMP. He's doing triple duty as DRC coordinator until a replacement is hired. To date, votes cast on change to the Governing Documents <500. 9/6/23 mtg. Discussed at length, Grounds' placement of a 4th bench on common ground at the pond. Effected resident said it was too close (5') to their property, child & dog to be safe. Other benches are 40' from other property lines. Recommended alternative location or no new bench at all. Grounds committee member countered that all other locations had problems as well & this was the best location serving the rest of the residents in CountrySide. BOD moved to send back to Grounds for further study. Election Committee appointed: Pat Bour, Jeff Kretsch, Janet Callum, Al Zangrilli. Governing Doc votes open until Nov 23. CRC will have info at Fall Fest (Oct 7th) BOD members will wear buttons identifying them as someone who can answer questions about the changes. EV charging stations on TH common ground. Todd (lawyer) has drafted verbiage for new guidelines. BOD reaching out to EV companies to help educate the HOA on how to accommodate these DRC requests for charging stations in TH. Belmont & Foxfield residents volunteered for FIN so committee is fully staffed. 4) GROUNDS (Diane Blunt & Barb O'Connor) = Discussed bench placement at the pond; aeration & lime to be done Sept/Oct; Chelmsford bridge officially open; Oatlands erosion bid. 5) CRC (Tim Pope) = Shred/paint recycle event 9/16, Fall Yard Sale 9/23, Fall Fest 10/7 6) HPR = no report given.

2024 Budget Timeline and Compiled Budget Submissions

Timeline Chart reviewed.

Review of Neighborhood Applications

One application reviewed and conditionally approved.



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WELBOURNE

Approval of August 8, 2023, meeting minutes

No report given.

Resident Participation

Resident Participation: Al Zangrilli presented information about Dominion Energy's proposed building of 100' plus high voltage transmission towers & lines along Rte 7 west of Rte 28 to Leesburg to satisfy the growing energy needs of the new data centers. NAC moved: request for the CountrySide BOD to send a letter rejecting Dominion Energy's proposed Rte 7 aerial transmission tower plan to the following recipients: the LoCo Board of Supervisors, State Delegate Suhas Subramanyam and State Senator, Jennifer Boysko, and Dominion Energy.

2024 Budget Timeline and Compiled Budget Submissions

Timeline chart reviewed.

Standing Committee Reports

Reports given.

Review of Neighborhood Applications

Welbourne had no applications this month.

Meeting Adjourned at 7:11 pm

Respectfully Transcribed

Tim Pope, DRC Coordinator