

The Courier

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



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MEETING SCHEDULE

COMMITTEE MEETINGS WILL
BE HELD
VIRTUALLY UNTIL FURTHER
NOTICE

BOARD OF DIRECTORS
(BOD)
1ST WEDNESDAY, 7:00 PM

DESIGN REVIEW COMMITTEE
(DRC)
2ND 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)
1ST 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

Happy
Thanksgiving!

PMP will be closed on Thursday, November 23rd and Friday, November 24th. The office will re-open on Monday, November 27th.

Have a restful holiday weekend!



LOOKING FOR MINUTES?

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



LOCAL EVENTS IN NOVEMBER!

11 & 12

CATOCTIN HOLIDAY ART TOUR

Visit 24 artists at 9 different studios on this self-guided tour in Lovettsville

18

FREEZE YOUR GIZZARD

Get your turkey trotting on at the cross country 5k/1 mile fun run at Ida Lee Park!

24

RTC HOLIDAY PARADE & TREE LIGHTING

Watch the parade at 11AM and return for the tree lighting at 6PM!

NOVEMBER 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1 BOD Meeting @7:00PM	2 CRC Meeting @7:00PM	3	4
5	6	7 NAC Meeting @7:00PM	8 HPR Meeting @7:00PM	9 FAC Meeting @7:00PM	10	11 Veterans Day
12	13 DRC Meeting @7:00PM	14	15 GRNDS Meeting @7:00PM	16	17	18
19	20	21 FIN Meeting @7:00PM	22	23 <i>Happy Thanksgiving</i> PMP CLOSED	24 PMP CLOSED	25
26	27	28	29	30	1	2

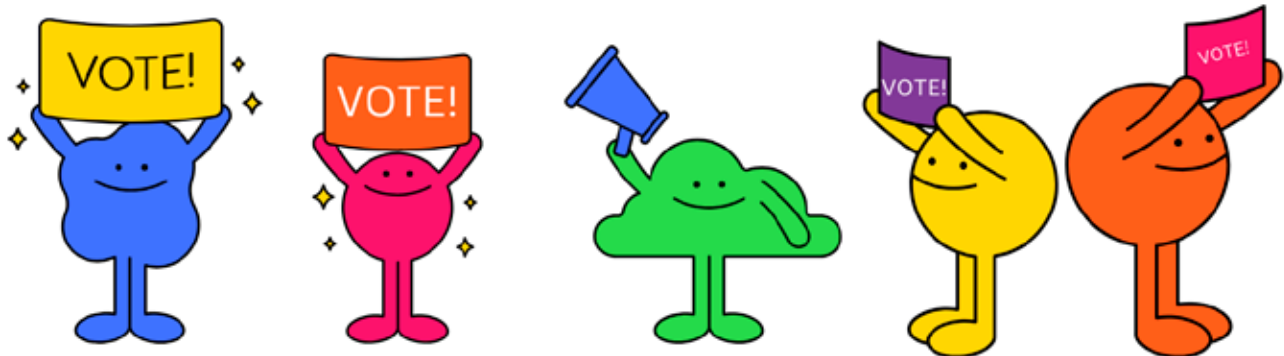


Don't Forget!

Cast your **vote** for the changes to CountrySide's Governing Documents by November 23!

The link to your EZVote Ballot can be found in your email.

If you did not receive an email with your ballot, please contact the Proprietary Office at reception.cside@pmpbiz.com or 703-430-0715. A summary of the changes can be found on page 4, and on the website.



**COUNTRYSIDE PROPRIETARY
EXECUTIVE SUMMARY OF PROPOSED AMENDMENTS
Vote on Proposed Amendments to Articles of Incorporation, Bylaws and Covenants**

Dear Owner(s):

Last year, the membership voted on proposed amendments to the Articles of Incorporation, Covenants and Bylaws, which included a comprehensive set of amendments to all three documents. As you may know, that effort was unsuccessful, in part due to the sheer magnitude of the proposed amendments.

As a result, the Board of Directors has decided to propose three simple amendments to make the operations of the Association move more smoothly and provide the Association with greater flexibility moving forward. Below is a detailed summary of the proposed amendments.

Proposed Amendments to Declaration

Article X, Section 1 of the Declaration

Type of Change: Best Practices

Description: This amendment establishes that future amendments can be approved by the majority of all votes entitled to be cast by the Members at a meeting in which quorum is present or through an electronic vote. In this case, a quorum shall be 10% of the members.

Article X, Section 9

Type of Change: Best Practices

Description: This amendment deletes provisions that provide all mortgagees with veto rights over our ability to take certain action on behalf of Countryside and replaces it with an obligation for mortgagees to first notify Countryside of their desire to receive notice of changes prior to having any right to vote on said actions.

Article X, Section 9(f)

Type of Change: Best Practices

Description: This amendment deletes a mortgagee's right to reject amendments to the Declaration approved by Countryside's membership.

We plan to present these amendments to a vote of the membership, which we plan to open on June 1, 2023. We expect to have a townhall meeting in May to discuss the proposed amendments and answer your questions. You will receive a written notification of that meeting along with instructions on how to attend sometime in the very near future.

2024 Board of Directors Candidates

Roddy Dean - Morven



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 would like to continue to serve on the CountrySide Board of Directors representing Morven Woods in 2024. I have lived in CountrySide since 1984 and have seen many changes. I want an opportunity to help with future decisions and continue to serve as a voice of reason while we work on difficult tasks of updating and maintaining our community. I have 45 years of financial and management experience in banking. My banking background has given me experience with contractors, employee management, risk analysis, real estate values, customer service and budgeting. I believe I am organized and think problems through. Thank you for your signature and your vote. I look forward to continue working in the community.

Penelope Francke - Oakridge



I've been a CountrySide resident for over 18 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 for 6 years, and President for 2023.

I've worked on most of the Board's major initiatives in the last 3-4 years, including the review of our Governing Documents, the votes on changes to those documents, the rebid of the management contract last year, and the upcoming lease renewal on our office space. I've consulted with our legal counsel on a number of issues to ensure CountrySide's best interests are protected, and I've liaised with Supervisor Briskman's staff to improve communications on subjects of concern to CountrySide. All of these projects have deepened my knowledge of the workings of CountrySide and have given me 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. As a Board member, I've worked to improve communications with residents, both through Board leadership 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 a whole. I take the representation and fiduciary responsibilities very seriously, giving many hours of research and preparation for Board, committee, and budget 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 2024. Thank you!

2024 Board of Directors Candidates

David Barrie - Oatlands



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 our 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.

Kumar Sangaran - Rokeby



I've been a CountrySide resident for over 20 years, and I have served on the Board of Directors multiple times. I've served as Secretary on the Board, and I have served as the DRC Liaison, as well.

My experience on the Board and as a long-time CountrySide resident means that I understand the issues facing our community. I think residents want a Board that enforces guidelines, to help maintain property values and protect the lifestyle we enjoy in CountrySide.

I hope you will continue to let me serve the Rokeby neighborhood on the 2024 Board of Directors.

CALL FOR CANDIDATES

2024 BOARD OF DIRECTORS VACANCIES

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Belmont, Foxfield, and Welbourne Directors on the CountrySide Board of Directors for 2024.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

Please include a brief statement of your reasons for seeking election to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position.

We would appreciate any personal information that you would like to share, such as length of residency in countryside, other committees you have served on and community service experience.

Your petition will be presented to the board at the January meeting. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. The petition of candidacy form has been formatted to accept electronic as well as physical signatures.

All petitions must be received in the proprietary office **by 4:00 pm on December 22, 2023**. You may drop your petition off at the proprietary office or mail it to:

CountrySide Proprietary
Attention: Elections Committee
2 Pidgeon Hill Drive, Suite 560, Sterling, VA 20165

Please feel free to call the proprietary management office or another board representative if you have any questions about the election process or need further information about board positions. We look forward to hearing from you.

Sincerely,

Catherine Neelley
Community Manager
Catherineen.cside@pmpbiz.com
(703) 430-0715



Board of Directors Vacancy for Belmont

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Belmont** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "*in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor.*" If you are a homeowner in the in the **Belmont** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2024 Board of Directors

Name: _____ Address: _____

Briefly state your reasons for seeking the Board of Directors. Please Print.

Signatures and addresses of owners of ten (10) properties in your neighborhood who support your appointment.

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |



Board of Directors Vacancy for Foxfield

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, *"in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor."* If you are a homeowner in the in the **Foxfield** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2024 Board of Directors

Name: _____ Address: _____

Briefly state your reasons for seeking the Board of Directors. Please Print.

Signatures and addresses of owners of ten (10) properties in your neighborhood who support your appointment.

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |



Board of Directors Vacancy for Welbourne

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Welbourne** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "*in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor.*" If you are a homeowner in the in the **Welbourne** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2024 Board of Directors

Name: _____ Address: _____

Briefly state your reasons for seeking the Board of Directors. Please Print.

Signatures and addresses of owners of ten (10) properties in your neighborhood who support your appointment.

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

COUNTRYSIDE PROPRIETARY

RESOLUTION NO. 260

As amended September 27, 2023

HORSEPEN RUN COMMITTEE

WHEREAS, the Articles of Incorporation designate the CountrySide Proprietary is formed to provide for maintenance, preservation and architectural control of common areas within the approximately 1,270 acres of CountrySide, including the approximately 370 acres known as Horsepen Run.

WHEREAS, the Articles of Incorporation designate the Proprietary is formed to hold, maintain, improve and beautify for the use in common with all the members of the Proprietary or their families, guests and invitees, such common areas within CountrySide, to enforce the covenants, restrictions, easements, reservations, servitudes, profits, licenses, conditions, agreements and liens provided in the Amended Declaration (Amended Declaration).

WHEREAS, the Articles of Incorporation designate the Proprietary is charged to do any and all lawful things and acts that the Proprietary may from time to time, in its discretion, deem to be for the benefit of the aforesaid property and the owners and inhabitants thereof, or deemed advisable, or convenient for the promotion of the peace, health, comfort, safety or general welfare of the owners and inhabitants thereof.

WHEREAS, the Articles of Incorporation designate the Proprietary has the authority to exercise any and all powers, rights, and privileges, which a corporation organized under Chapter 2 of Title 13.1 of the Code of Virginia by law may now or hereafter have or exercise and to establish rules and regulations for the use of its property.

WHEREAS, the Articles of Incorporation designate the Proprietary has the authority to perform such acts, as may be reasonably necessary or appropriate, including bringing suit, causing a lien to be foreclosed or suspending membership rights.

WHEREAS, the Articles of Incorporation designate the Proprietary has the authority to regulate the external design, appearance and locations of Countryside property and improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography;

WHEREAS, Article III, Section 3 of the Amended Declaration of the CountrySide Proprietary grants the Board of Directors all powers for the conduct of the affairs of the Proprietary in accordance with the governing documents; and

WHEREAS, the Board wishes to maintain and enhance all common areas, including the approximately 370 acres of common area known as Horsepen Run, for the enjoyment of CountrySide's members; and

WHEREAS, the Board wishes to establish a standing committee to generate recommendations for Board consideration for the planning within Horsepen Run and for a land management and maintenance plan for Horsepen Run;

NOW, THEREFORE, BE IT RESOLVED THAT a **Horsepen Run** - (HPR) committee be established, under the terms of reference and having the duties and responsibilities set forth herein.

I. Responsibilities.

The responsibilities of the HPR Committee are as follows:

1. **History.** Committee members shall familiarize and educate themselves regarding the work done previously by the original Ad Hoc Horsepen Run Committee chartered by the CountrySide Board in 1993. Specifically, review the Horsepen Run study completed in 1994 and the results of the CountrySide residents' survey conducted in 1995.
2. **Protection.** Protect and preserve Horsepen Run as an open space land through conservation for the scenic and wildlife habitat value. Investigate existing trails in Horsepen Run and their impact on the following:
 - a. Scenic and wildlife habitats - especially endangered species of wildlife and plants indigenous to Horsepen Run that may require isolation from public interference
 - b. Historically significant sites that may require respectful isolation from public view
 - c. Isolation from versus connectivity with Algonkian Regional Park and the Potomac Heritage National Scenic Trail (PHNST)
 - d. The 100-year flood plain, wetlands and overall environment
3. **Enforcement.** Assist the Board and the Proprietary to enforce CountrySide policy, rules and regulations affecting Horsepen Run and to assist the Board in prosecuting violators of Horsepen Run rules and guidelines who commit activities such as defacement, use or establishment of unapproved trails, or other activities prohibited within Horsepen Run. Horsepen Run is private property for use by CountrySide residents and their guests. The following activities and items are not permitted on Horsepen Run: motorized vehicles, horses, hunting, firearms or other weapons, camping, fires, or alcohol.
4. **Liaison.** Work with and advise Loudoun County Parks Recreation and Community Services (PRCS) to implement the vision of a braided, linear PHNST system along the Potomac River within the HPR trail easement. Hold true to the concept of low impact development (primitive hiking trail) within view of the Potomac River and along the Potomac River corridor.
5. **Planning.** Formulate and draft proposals for a:
 - a. Master Trail Plan that maps current and future development of recreational facilities such as: foot and bike paths and scenic views within Horsepen Run.

- b. Land Management and Maintenance Plan for plant & wildlife, endangered Species, any historically significant sites, etc. within Horsepen Run.
- c. Cost analysis for annual budget preparation associated with both the Master Trail Plan and the Land Management and Maintenance Plan and the establishment of recreational amenities for Horsepen Run on a staged basis if necessary.
- 6. External Policies. Committee members must familiarize themselves with all CountrySide policies, rules and regulations concerning common areas with special attention to those affecting Horsepen Run, plus Loudoun County, Commonwealth of Virginia, and National Park Service policies, rules and regulations that impact CountrySide with respect to Horsepen Run. Advise the Board of issues or conflicts.
- 7. Internal Policies. Develop rules and regulations governing the use of the Horsepen Run area and its facilities as needed. In the event that Horsepen Run’s status as a nature preserve is dissolved or revoked, give consideration to the longevity of plans and proposals to include turning over responsibilities to various standing committees; such as, NAC, CRC, Grounds and Facilities, and be prepared to coordinate with those committees as required.
- 8. Personnel Impact. Any recommendations to the Board should minimize impact to the Proprietary’s management company and give due consideration to their capabilities to maintain HPR.
- 9. Guidance. Take such other action as the Board may need or require.

II. Membership

Membership shall be constituted for one year in accordance with the following criteria:

- 1. Representation. It is the intent of the Board that each Neighborhood be equally represented on the HPR standing committee with one voting member per neighborhood.
- 2. Qualifications. All committee members shall be Proprietary members in good standing. Good standing shall mean the absence of any lien, privilege penalty, assessment delinquency, architectural violation, or legal action with the Proprietary.. Volunteers are welcome to participate in HPR maintenance activities and meetings but do not have voting rights on any HPR issues or motions.
- 3. Initialization. The CountrySide Board of Directors has approval authority over committee membership (emphasizing a representative from each Neighborhood).
 - a. In the event of subsequent vacancies the chairperson may, with the concurrence of the Board of Directors, nominate a candidate in good standing to serve a vacancy.
 - b. The member should be a resident of the neighborhood in which the vacancy has occurred. If not, it will require Board approval, in which event the position will be considered as an alternate, with voting privileges. At any time, should a member from the unrepresented neighborhood be appointed or volunteer to serve on the committee, the alternate is required to relinquish the position. There can be no more than two voting members [Page 3](#) from any Neighborhood on the

committee. Should there be two or more members from one Neighborhood, the election of the voting member for that Neighborhood, will be done via drawing one name from the names of those members of that Neighborhood.

- c. The committee shall not exceed seven (7) voting members. The seven (7) votes represent one voting member from each of the Neighborhoods. The chairperson is an eighth voting member, who shall only vote in the event of a tie vote, which shall be recorded in the official meeting minutes of the committee.
- 4. Notification. The Board shall announce the formation of the standing HPR Committee and solicit committee members from CountrySide via the Courier newsletter. They may also choose to use the CountrySide website and other means as deemed necessary.
- 5. Linkage. The committee shall include at least one Board Director.

III. Organization

Election of committee officers shall take place at the first regular committee meeting of each year:

- 1. Chairperson. Unless otherwise designated by the Board, the chairperson of the committee shall be a Board Director elected by the Board each year. The duties of the chairperson shall include, but are not limited to the following:
 - a. Develop committee meeting calendar.
 - b. Develop meeting agendas.
 - c. Preside over meetings.
 - d. Prepare monthly reports and meeting minutes for submission to the Board.
 - e. Prepare activity summary articles for publication in the Courier.
- 2. Alternate Chairperson. At the first regular meeting of the committee, voting members shall elect an alternate chairperson to serve in the absence of or at the request of the chairperson. The Alternate Chairperson must be a full member of the HPR Standing Committee.
- 3. Term. All committee members shall serve a one (1) year term commencing upon election and/or appointment and ending when a new committee member is elected and/or appointed in the following year.
- 4. Resignation and/or Removal. The unexcused absence of a committee member from three (3) consecutive regular meetings shall be conclusively deemed a resignation. Any committee member may be removed from the committee with or without cause by a majority vote of the remaining committee members. A member once removed cannot be reappointed.
- 5. Vacancies. In the event of resignation, removal or death of a committee member, the committee or Board of Directors shall nominated a member from the vacant neighborhood, and will then proceed to appoint a member from that neighborhood or from the community at-large.

IV Operation

The HPR committee shall meet regularly and shall effect Board actions, which include but are not limited to the following:

1. Meetings. Regular meeting dates shall be established at the first meeting of the committee. Committee meetings shall be held at least monthly. All meetings, including subcommittee meetings if held, shall be publicized ahead of time in the CountrySide Courier or on the community website and shall be open to the entire membership.
2. Functions. Specific requirements and actions from the Board include the following:
 - a. Survey and map all existing trails along with identified boundaries.
 - b. Determine the most optimal route and make recommendations to the Board regarding CountrySide's involvement with and administration of the PHNST to:
 - (1) minimize public encroachment into Horsepen Run.
 - (2) minimize liability to CountrySide residents.
 - (3) maximize benefit to CountrySide residents.
 - (4) maximize safety to all users of the PHNST.
 - (5) identify the type of bridge (materials and construction) to recommend to Loudoun County PRCS via the Board, keeping in mind that the bridge must satisfy Army Corps of Engineers requirements for the 100-year floodplain.
 - (6) make recommendations to Loudoun County and the National Park Service via the Board, regarding courses of action to effect an easement across the Askegren property along the western boundary of Horsepen Run.
 - c. Create a multi-use Master Trail Plan that will constitute guidance to future CountrySide Boards and standing committees, and that enables residents the opportunity to exercise and recreate in a natural setting while at the same time minimizing adverse impact to Horsepen Run.
 - d. Establish liaison roles, with Board cognizance and guidance, with:
 - (1) Loudoun County (e.g., Parks, Recreation, and Community Services) and its advisory board.
 - (2) Loudoun County Algonkian District Supervisor.
 - (3) Potomac Heritage Trail Association in order to protect CountrySide interests in the Horsepen Run area.
 - (4) Algonkian Regional Park authorities.
 - (5) Northern Virginia Regional Park authorities.
 - (6) Various trail-friendly organizations that may have interests in the Potomac Heritage National Scenic Trail, especially with respect to its establishment through Horsepen Run
 - e. Create a plan to extend our outreach to community organizations (e.g., Scouting, hiking groups, etc.) to assist CountrySide in the enhancement, maintenance, and preservation of the natural beauty of Horsepen Run.
 - f. Work with Loudoun County on creating a plan to establish a trail patrol program of volunteers to monitor and report prohibited activities (e.g., open fires, hunting, vagrancy, cutting, etc.) that are not allowed on the PHNST.
 - g. Charter a "CountrySide Friends of Horsepen Run" organization consisting of CountrySide residents, who are interested in promoting the goals and policies of CountrySide Proprietary in the preservation and resident enjoyment of Horsepen Run. They would also constitute the spirit of a Neighborhood Watch program to assist with

regular reporting and patrolling for illegal activities in Horsepen Run.

Book of Minutes:

ATTEST:

PRESIDENT: Penny Francke

DATE

SECRETARY: Chas Rayome

DATE

Update on CountrySide's Pond

Well, with Fall upon us and a VERY dry, hot Summer behind us, I'm pleased to report that all the efforts of the CS volunteers in the Pond Project were definitely not in vain! Due to the diligent efforts of volunteers who faithfully watered the trees and plants twice a week, only 4 met their demise, all of which will be replaced under their warranty with our landscape contractor. Come Spring 2024, we will be able to better see the fruit of our efforts as well as what may have struggled through their first Winter and may require additional intervention to assure their survival.

To protect some of the younger perennials planted, small wire cages were installed over each plant. Unfortunately, some have been stepped upon or pulled askew, so if you see this type of activity around the pond, please remind the culprits, whether their actions or intentional or not, that "much effort went into the plantings and we'd like to keep them healthy, so please be mindful of where you step". These plants are not in walkways or paths commonly crossed by fisherman, so it's likely some of just having a bit of 'fun' which is really not funny to the many who spent hours at the pond on April 22nd and left drenched by the early afternoon storm!

Over the next couple of weeks, a few of us will be adding some compost and mulch to some of the plantings and we'll likely 'adjust' two of the beds on the east side of the pond to include existing plantings into 2 'corporate' beds. If you'd like to help with this effort, please email pamelam1950@verizon.net.



One plant to which I'd like to call your attention is on the north end of the pond: ***Callicarpa Americana*** or American Beautyberry. This shrub was one of a group of 4 planted—the only survivor—but it is a REAL beauty. The Missouri Botanical Gardens offer info about this lovely shrub:

Culture:

Best grown in evenly moist, well-draining, sandy or clayey soils with plenty of organic matter. Can be grown in nearly any soil type as long as drainage is adequate. Tolerant of some drought once established. Plants may defoliate and fruiting performance may be poor during

prolonged periods of hot, summer drought. Best fruiting is in full sun but plants will tolerate light shade. Hardy in Zones 6-12. In the colder end of its hardiness range, this shrub may experience dieback in harsh winters or if planted in an exposed site but it will resprout readily from the base and fruiting should not be affected. Prune in winter to encourage more bushy, compact growth. Plants can be cut as far back as 1' from the base or around 2' less than the desired size. Plants can also be left to take on a more natural form but deadwood should be removed in spring. Propagate from cuttings or seed.

Noteworthy Characteristics:

Callicarpa americana, commonly called beautyberry, is a deciduous shrub native to southeastern United States. Mature plants will reach around 3-5' tall with a similar spread. They have an open growth habit and arching branches which are oppositely arranged, ovate to elliptic foliage has serrated margins and ranges from 2-9" long and 0.75-5" wide. The small, light pink to purple or blue tinged flowers bloom in dense, axillary clusters and develop bright, violet to magenta fruits. The fruits are showy and persistent, ripening around mid-fall, and are eaten by birds, squirrels, and other wildlife. Genus name comes from Greek meaning beautiful fruit. Specific epithet means "of the Americas" in reference to the native range of this species.

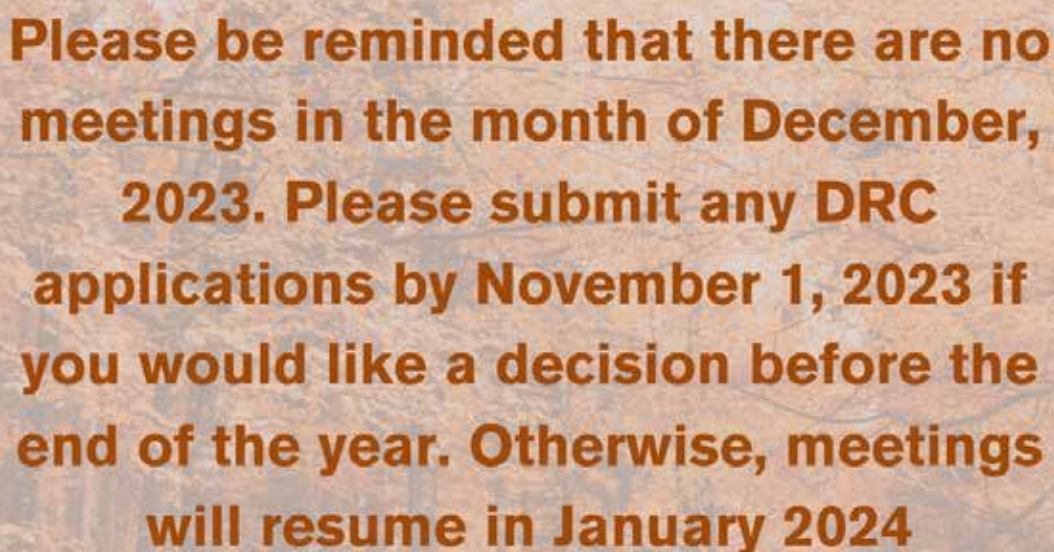
Problems:

Beautyberry is relatively disease and pest free. Leaf spots are possible but not usually a serious problem.

Uses: The size and loose, open habit of beautyberry makes it best for the back of a shrub border where it may be massed in large landscapes or where it may be naturalized. Beautyberry plants are said to bear more fruit if several are planted together.

If you have an open, sunny area in your yard or shrub border, this would make a wonderful addition. Fall is an excellent, maybe even the best, time to add to your landscape. Do so thoughtfully and with consideration to adding in native plants. You'll be glad you did.

Submitted by:
Pamela McGraw
LC Master Gardener
Pond Project Co-lead



Please be reminded that there are no meetings in the month of December, 2023. Please submit any DRC applications by November 1, 2023 if you would like a decision before the end of the year. Otherwise, meetings will resume in January 2024

Procedure for Changing the Guidelines

Resolution No. 184, “Procedures for Changing the Guidelines” provides a means by which CountrySide Proprietary members may propose revisions to the guidelines as they deem appropriate for the community.

Please use this form and extra documentation if necessary, to propose and draft revisions to the architectural guidelines. Please keep the following in mind when proposing guideline revisions.

- Conformance with the Covenants and Restrictions
- Relation to the CountrySide open space concept
- Design compatibility
- Location and impact on neighbors
- Scale
- Color
- Materials

If you are proposing a revision to a specific section of the current guidelines, please reference the section and page number. All proposed revisions must include your signature and address in order to be considered.

Please mail or email your recommended changes to:

CountrySide Proprietary
c/o Tim Pope
2 Pidgeon Hill Drive
Suite 560
Sterling, VA 20165
Timjp.cside@pmpbiz.com
(703) 430-0715

Proposal:

Add the option to allow composite (Trex) material for Open Porches, which is currently allowed for rear deck material.

Existing

34. Open Porches (single family)

Location and Size

Open porches may be located on any side of the house where there is a door. Size shall be in proportion to the size of the house and lot. Open porches off of the upper (bedroom) level of the house will be considered on a case-by-case basis, and only when they do not infringe on neighbors' privacy.

Design

Design of the porch (including trim detail and roof style) shall be architecturally compatible with the design of the house. With the exception of flat-roofed portico porches adorned with railings, minimum roof slope shall be 3' in height for each 12' in length. Open porches with knee walls shall follow the guidelines for Screened Porches.

Materials

Roof shingles shall match those on the house, with the exception of those houses in Belmont and Morven where the builder had an option of a tin roof on the front porch. Similar houses in those neighborhoods may add open porches with tin roofs. The color of a tin roof shall coordinate with colors of the house. All visible members shall be pressure treated or other naturally weather-resistant wood.

Color

Front and side porches shall be painted to match trim on the house. Rear porches may be painted to match neutral-colored (shades of white, beige, or gray) house trim or siding. Flooring color may differ from the trim of the house and will be considered on a case-by-case basis. Wood may also be stained a wood-tone stain or to match stained house siding (e.g., Suncatchers). Color of the roof shall be the same as the house roof.

Application Contents- site plat (addition), color photo of affected area, dimensions, elevation, materials, color, and style of house

Proposed!

34. Open Porches (single family)

Location and Size

Open porches may be located on any side of the house where there is a door. Size shall be in proportion to the size of the house and lot. Open porches off of the upper (bedroom) level of the house will be considered on a case-by-case basis, and only when they do not infringe on neighbors' privacy.

Design

Design of the porch (including trim detail and roof style) shall be architecturally compatible with the design of the house. With the exception of flat-roofed portico porches adorned with railings, minimum roof slope shall be 3' in height for each 12' in length. Open porches with knee walls shall follow the guidelines for Screened Porches.

Materials

Roof shingles shall match those on the house, with the exception of those houses in Belmont and Morven where the builder had an option of a tin roof on the front porch. Similar houses in those neighborhoods may add open porches with tin roofs. The color of a tin roof shall coordinate with colors of the house. All visible members shall be pressure treated or other naturally weather-resistant wood or composite material. Flooring may pressure treated or naturally weather-resistant wood, or composite material.

Color

Front and side porches shall be painted to match trim on the house. Rear porches may be painted to match neutral-colored (shades of white, beige, or gray) house trim or siding. Flooring color may differ from the trim of the house and will be considered on a case-by-case basis. Wood may also be stained a wood-tone stain or to match stained house siding (e.g., Suncatchers). Color of the roof shall be the same as the house roof.

Application Contents- site plat (addition), ~~Open Porch Checklist*~~, color photo of affected area, dimensions, elevation, materials, color, and style of house



As we reflect this Thanksgiving Season, we are reminded of what makes our CountrySide community special—the people and our love of this place we call home.



A special THANK YOU to all who honored their neighbors on National Neighbors Day. From the phone calls, thoughtful texts, little gifts and heartfelt waves hello... proving that positivity is contagious!



**People are our passion.
Houses are our business.
CountrySide is our home.**

BAUGH & WILLSON

HOME IS WHERE YOUR STORY BEGINS

Pat Sellers, Marlene Baugh, Nancy Willson, & Mary Anne Carbone

571-334-7966

BaughAndWillson@LNF.com

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NVAR MULTI-MILLION DOLLAR SALES CLUB
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YOUR REALTORS FOR THE GOOD LIFE

Looking to make a move?

We are here to help you with every aspect of your real estate journey. Whether purchasing your first home, upsizing or downsizing, or if plans have you moving out of this magical neighborhood, we are 100% dedicated to help you achieve your goals.

Reach out to learn our proven game plan and formula for success. Your home is most likely your single biggest investment. Your success is our priority.

LONG & FOSTER
REAL ESTATE

Forbes
GLOBAL PROPERTIES

1355 Beverly Rd. Suite 109
McLean, VA 22101



if your home is currently listed with another broker, this is not intended as a solicitation of that listing.



Would you
like to
receive a
Payment
Booklet
for 2024?

Please email
reception.cside@pmpbiz.com to
put your address on the list!

(SIGN UP DEADLINE NOVEMBER 30th)

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®



Your #1 CountrySide Agent

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.

Client Testimonial



"When it came time to sell our home the decision to contact Julie to sell our home was a no-brainer.

Watching homes sell in our area for the past few years, Julie was always the selling agent for many of the top comps. While we expected to get a great price for our home, we had no idea the depth of detail and communication that went into Julie's process.

From her reliable list of contractors to her frequent check-ins, follow-ups, and status updates, Julie would make sure we all knew what was going on so that our journey from "coming soon" to "just sold" was smooth and without errors.

Bottom line: Selling a home and moving can be majorly stressful but with Julie's expertise it was as easy as it could possibly be. We would recommend her to anyone looking in the area."

- David & Amanda

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





Countryside - Court Reservations



The tennis courts at Countryside **MAY** be used at the below listed times for tennis classes for the community residents*.

Thanks for your cooperation!

*Disclaimer: the courts are free to use during the mentioned times should TennisDNA have no scheduled lessons



August 28th - November 4th

Tuesdays from 4:15 to 6:15 pm

Interested in joining?



Sign-up
Junior



Sign-up
Adults



www.tennis-dna.com



admin@tennis-dna.com





FALL TENNIS SEASON 2023 AT COUNTRYSIDE

From **August 28th**
To **November 4th**
10 Weeks

Junior Lessons

Tennis 9-11 y.o.

Tuesdays
4.15 - 5.15pm

Tennis 12+

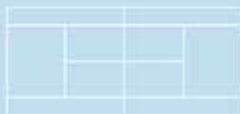
Tuesdays
5.15 - 6.15pm

\$250
Residents

\$285
Non-residents

SIGN UP!!! 

admin@tennis-dna.com



**Court Location: Lindenwood Courts- 100
Lindenwood Ct, Sterling, VA 20165**

Drop-in*
Residents **\$30**
Non-residents **\$33**



*Needs to be booked!

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

GROUNDS AND FACILITIES MANAGER:
Tim Pope
timjp.cside@pmpbiz.com

DESIGN REVIEW COORDINATOR:

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

THE VILLAS AT COUNTRYSIDE:

National Realty Partners, 365 Herndon Parkway,
Suite 106, Herndon, VA 20170. Villas Office

If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Karen Conoy, Villas
Property Manager at kconoy@nrpartnerllc.com. For
questions about Amenities and CountrySide
Assessments, contact the Proprietary Office.

FOR VILLAS AFTER HOURS EMERGENCIES:
703-476-3639 for "life or property threatening situa-
tions ONLY." Note: CountrySide Proprietary cannot
respond to these calls.

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
Rokeby@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
Pet Care	Megan McNulty	703-909-1022
*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 4-3/8" 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 4-3/8" tall	\$15.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$10.00

For more information:
phone - 703-430-0776
email - reception.csida@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.csida@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.csida@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!



2023 Holiday Trash Schedule

Thanksgiving

Republic won't operate on Thursday Thanksgiving Day, for community's service on this day Trash and Recycling service will be moved to **Saturday 11/25**.

Christmas

Republic won't operate **Monday 12/25**, for the rest of that week they will operate on a 1-day delay.

Example:

Monday 12/25 : No Service

Tuesday 12/26: They will service all Monday customers.

Wednesday 12/27: They will service all Tuesday customers.

Thursday 12/28: They will service all Wednesday customers.

Friday 12/29: They will service all Thursday customers.

Saturday 12/30: They will service all Friday customers.

New Year's Day

Republic won't operate **Monday 01/01**, for the rest of that week they will operate on a 1-day delay.

Example:

Monday 01/01: No Service

Tuesday 01/02: They will service all Monday customers.

Wednesday 01/03: They will service all Tuesday customers.

Thursday 01/04: They will service all Wednesday customers.

Friday 01/05: They will service all Thursday customers.

Saturday 01/06: They will service all Friday customers.

Yard Waste

Yard waste season will end after 12/24 and will return after 03/01, all Christmas trees will be collected on the 1st two weeks in January on yard waste service day.



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.

Design Review Coordinator

To report any house in a state of visual disrepair or obtain an Architectural Application for exterior improvements. Trash/recycling on private property.

Tim Pope
Grounds & Facilities Manager
timjp.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.