



**NEIGHBORHOOD ADVISORY COUNCIL
Approved Meeting Minutes
November 7, 2023**

NAC Council Members in attendance:

Belmont: Evelyn Yorgey, Barb O'Conner, Art Rodriguez and Lou Kaiser

Foxfield: Elizabeth McMahon and Scott Simon

Morven: Linda Lurie, Blake Yannick

Oakridge: Traci Medlock

Oatlands: Anne Steingass, Jim McCabe and Ryan Michels

Rokeby: Pat Bour, Janet Callum and Al Zangrilli

Welbourne: Diane Blunt

Liaison: Pat Bour and Jeff Kretsch

Others in attendance:

Residents of 5 Awsley Ct.

Residents of 21 Halifax Ct.

Residents of 3 Ludwell Ct.

Residents of 38 Christopher Ln.

Residents of 3 Meskill Ct.

Tim Pope, Property Management People

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

Approval of October 10, 2023, meeting minutes

Approved.

BELMONT

Approval of November 7, 2023, meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Applications Approved

FOXFIELD

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Approved

Resident Participation

None

Standing Committee Reports

Reports Given



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MORVEN

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OAKRIDGE

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OATLANDS

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Resident Participation

None

Standing Committee Reports

Facilities – Discussions included using ADT for pool security, Lindenwood pool’s use of utilities, a review of pool management companies for next year.

Board of Directors – The annual meeting has been scheduled for December 11; three neighborhoods have no candidates for the Board position; contracts were approved for the new pool management company, as well as new contracts for trash removal (Republic) and landscaping (Advantage), and the PMP management contract; CountrySide has joined a coalition of HOAs in Loudoun County to combat invasive species, where some county funds may be available to us; November 23rd is the deadline for voting on the changes to the governing documents, less than 650 votes so far; the budget for 2024 has been adopted; PMP will be leasing office space on Ridgetop Circle after a proposed lease in CountrySide fell through;



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Loudoun County has provided a zoning opinion which may help us with the Short Term Rentals issue – details to be coming soon.

Grounds – discussions included wrapping up the projects for the year, dealing with the tree list to remove dead and dying trees, how to manage pond maintenance costs going forward, how to deal with bamboo in the common areas, replacing the neighborhood signs, and culvert cleanup work after the leaves have fallen.

Finance – the audit is still underway.

Community Relations – no report

Horsepen Run – no report

Review of Neighborhood Applications

Oatlands had 3 applications – 2 were approved, one was denied per guidelines with a request to the DRC to consider an exception.

ROKEBY

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Resident Participation

None

Standing Committee Reports

FAC 10/12/23 & special mtg 10/19/23: (Pat Bour)

Discussed:

Review ADT alarm system for the three pools. BOD has since voted on 2024 budget & did not fund ADT. Instead funded new camera security system for all three pools to be monitored inhouse by PMP.

Review bids for new truck. Truck has now been delivered by Jerry's Ford .

Review bids for 2024-26 pool management company. Met virtually with two companies (HSP & American Pool). One was chosen & sent to the BOD for approval.

Reviewed increases in water & electric usage for LW pool.

November FAC meeting has been cancelled. No more FAC meetings until 2024

NAC Liaison to the BOD: (Pat Bour)

10/25/23 BOD MTG:



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Annual meeting will be held 12/11/2023. BOD slate for 2024 will officially be elected at the meeting. Only four Petitions of Candidacy were received – all from incumbents. Vacancy in Foxfield, Welbourne, & Belmont neighborhoods.

Pool Management contract was unanimously approved. American Pool Company will start 1/1/24.

Purchase of new Ford F-150 truck was approved 4 – 2.

Trash contract (Republic) was unanimously approved.

Land Service contract (Advantage) was unanimously approved.

Snow Removal Contract (Advantage) was unanimously approved.

Tree Service (Advantage) was unanimously approved.

Powell Ct. 18” retaining wall contract was awarded to A & A Fence 5 – 1

CountrySide HOA joined with 27 other LoCo HOAs in a coalition to ask LoCo BOS for help in combating invasive species within our communities.

<650 residents have voted to amend our Governing Documents. Deadline 11/23 is looming & we aren’t close to the votes needed to pass the amendments.

11/01/23 BOD MTG:

Adopted HOA budget for 2024 from weekend’s budget meeting.

Approved PMP Management contract

Rescind Resolution #231 & 235 & adopt new Due Process Policy Resolution #289. Info in Courier.

Proposed HOA office location within CountrySide fell thru. New 10 year lease has been signed for 21515 Ridgetop Circle.

Still no DRC coordinator. Tim is still doing triple duty.

LoCo issued their zoning opinion letter for CountrySide. Under the current 1972 zoning ordinance, homes in CountrySide may be offered as a short term rental (STR) IF it’s your PRIMARY residence: max of 3 bedrooms; max of 7 consecutive days, on a VDOT road (all owner occupied C’Side Townhouses would be excluded as STR because they are on private streets); no parties outdoors. IF it’s not your primary residence (investment) the following apply: minimum of 7 days; limited to one family; must register annually with LoCo as a non-owner occupied STR. LoCo will enforce violations, not C’Side. Further info will be in the Courier & on the website.

FIN: (Jeff Kretsch)

Audit is proceeding.

GROUNDS: (Diane Blunt, Barb O’Connor)

Wrap up 2023 projects.



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Split tree projects into two – code red (Advantage) & non-emergency trees bundled into other contracts.

Working towards putting C'Side Pond into Reserve study

Burning Bush replacements.

Lime & aeration continues.

Cut back Algonkian tunnel plantings.

Clean up Rte 7 fence line.

Working on Bamboo control.

LoCo has begun Stream Restoration Project

Reviewing samples for replacement of Neighborhood signs. Current budget amount would only duplicate half the signs.

CRC:

Winter celebration – Saturday 12/02/2023 PKWY

HPR:

No report given

Review of Neighborhood Applications

one basement walk-up egress reviewed & approved.

WELBOURNE

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Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

No Applications This Month

Meeting Adjourned at 7:30 pm

Respectfully Transcribed

Tim Pope, DRC Coordinator