

**COUNTRYSIDE PROPRIETARY**  
**GROUNDS COMMITTEE MEETING MINUTES**  
March 20, 2024

**1) CALL TO ORDER**

- Meeting Called to Order via remote attendance at 7:11PM.
- Attendees: Fredrik Wallin (Chair), Pamela McGraw (Oakridge), Diane Blunt (Welbourne), Ron McNulty (Morven), Terri Hess (Foxfield), Tim Pope (PMP), Matt O'Donnell (Advantage Landscape),
- Absent: Timothy Shamble (Oatlands), James Krips (Rokeby)

**2) COMMITTEE ADMINISTRATION**

- Approval of the Agenda. Motion to approve by Pamela, Ron seconded the motion. Agenda approved unanimously.
- Approval of the February 21, 2024 meeting minutes Motion to approve by Ron, Terri seconded the motion. Minutes approved unanimously.
- Chair's Update on Grounds Special Meeting 3/13/24. Meeting Summary to be sent to Committee members by Tim.

**3) RESIDENT & GUEST PARTICIPATION (3-minute limit per speaker)**

- Dirk Johnson
- Laura Bentzen
- Ricky Clawson
- Matt Miller
- Katrina Stroud
- Thomas McHugh
- Mena Atya
- Parvaneh Atefiafoos
- Jesus Tafur
- Seyeddeh Jahanimir
- Danny Blake
- Penny Francke
- Roddy Dean

Residents addressed the committee regarding parking resolutions 233 & 234 on a multitude of issues:

- Residents with more than 2 vehicles.
- Curbside parking the only way to meet resident's needs.
- What was the process for these resolutions.

- Why a 3 days in a month limit for parking in non-dedicated spots.
- Long term visitors.
- Where would visitors park.
- Parking spaces for renters.
- Enforcement of the resolutions.
- The impact on the community.
- What is the purpose of these resolutions.
- Residents asking for a delay in the effective date of said resolutions.
- Requests for a new Working Group to revisit the issue.

Penny Francke, President of CountrySide HOA and former chair of the Grounds Committee addressed the committee and residents. Penny explained that residents can email PMP to receive an explanatory email to any resident that would explain several of the raised issues as well as the history. Parking has been an issue since CountrySide was built around 40 years ago.

The process in place for passing revisions to resolutions, resolution 125 is available on the website of CountrySide. This process has been followed by the Working Group that revised these resolutions last year, as well as the Grounds Committee, and the Board of Directors.

The impact statement was published in the January 2024 Courier. The comment period of at least 30 days was announced as well. It was furthermore announced that the Board of Directors would be voting on the resolutions on February 7<sup>th</sup>. Residents were invited to submit written comments or to attend the February 7<sup>th</sup> Board of Directors meeting.

The Board of Directors voted to make those resolutions final on February 7 2025.

The 2 car per household for townhomes has been in place since CountrySide was built and there has never been any guarantee that more than 2 parking spots per household will be provided. The limit of 2 parking spots per household is not new. The previous version of Resolution 233 has been in effect since 2008 and the previous version of Resolution 234 since 2014. The restrictions on curbside parking and reduced notice to commercial vehicles are the 2 major changes since those older versions, as announced in the January Courier. Penny urged residents to access the January Courier or CountrySide's website to read the impact statement. The working Group who produced the latest revisions was formed in response to residents' requests to close the loophole of curbside parking, where vehicles have been parked for weeks or months without moving.

Penny stated the Board of Directors and this organization, this Proprietary will **not** selectively enforce any rules on the books. Penny furthermore clarified that the parking restrictions are not enforced by our contracted towing company but by our management agent, PMP.

Penny explained that parking is an issue that comes up again and again. Parking complaints are probably one of the biggest areas where we get complaints. The changes in resolution 233 & 234 were in response to these complaints. There have been parking working groups over the years but the proposed solutions have not always been practical or applicable. We welcome resident involvement in additional subcommittees or Working Groups that come up with workable and enforceable, practical solutions. There are pathways to improve our community if you get involved, resident participation and volunteerism is key.

Fredrik mentioned that residents do have the possibility of requesting that the Grounds Committee create a new Working Group to revisit the issue discussed tonight to propose

revisions to the policies. A creation of such a working group would be at the discretion of the Grounds Committee as well as available time and resources, such as volunteers.

Fredrik explained that the grounds Committee cannot overturn, put a stay, or delay these resolutions discussed as it is a Board of Directors decision. Only the Board of Directors can do that and Fredrik urged Residents to address the Board of Directors at its next meeting, March 27<sup>th</sup> 2024.

Roddy clarified that the intent of the resolutions was to minimize the number of vehicles parked for weeks along curbsides without moving, and not as a restriction on Residents. He also corrected previous communication with residents in that curb markings were not included in these resolutions, nor was it in the budget this year. Roddy further mentioned that so far no workable solution has been found. Furthermore solutions could prove to be very costly for CountrySide, something that would be reflected in monthly assessment. Any solution must go through the process in place as dictated in resolution 125.

Penny reiterated that the parking in Visitor spots no more than 3 times in a 30 day period has been in place since 2008. The change to resolution 233 is that curbside parking will be treated as visitor parking spots. Penny also assured that the Committee and Board are always willing to try and find workable solutions and Resident involvement is encouraged. Additionally, she mentioned that there are several vacancies on different committees and Residents are encouraged to volunteer.

Laura asked about the process to address the Board of Directors. Penny explained that a Resident should contact the proprietary office before the meeting, saying you wish to attend the board meeting and they will put you on the list and send you the details on how to dial in on the meeting, much like for this meeting. The same process is used if you wish to address the Grounds Committee. The Boards tries to limit each resident's comments to approximately two minutes, so that everyone has a chance to speak. The board will ask you to state what you want, explain the situation, and then at the end restate what it is that you are asking the board to do so that it is crystal clear what you're asking.

Dirk asked when enforcement will go in effect. Penny confirmed it is 30 days from publication of the Courier.

Pamela asked the residents present how they wished to received information if they said they didn't have time to read their emails, the Courier or the website. Laura suggested door to door canvassing, printed flyers, and neighborhood chat, saying we had lots of volunteers

Fredrik thanked all Residents for their participation.

#### **4) ADVANTAGE ITEMS**

##### Monthly Report

- Winter Pruning Update. Winter rejuvenation is completed.

- Stump grinding is completed.
- Lime touchup in Rokeby completed. Post Lime testing to be scheduled in May or June.
- Accident cleanup on Cromwell Completed.
- Mulching has begun. The areas with new signs will have organic leaf mulch.
- Fertilizing has begun with heavy focus on rejuvenated areas, organics used. There will be a use of both a liquid or granular in some areas.
- We confirmed that no chemicals are to be used in Horse Pen Run, and end of year trim of ditches.
- Set up walkthrough to view Bradford Pears on CountrySide Blvd. Tentatively set for March 26<sup>th</sup>. Pam mentioned we want this done while the trees are still blooming.
- Removal of Tree Stakes. Tim explained this is not part of the scope of the PMP work, and the current workload would not permit it. Additionally we have a professional landscaping company tending these areas and we would be better served to have this done the correct way by Advantage. Ron asked if this was included in the cost for planting trees. Matt explained the cost for the trees only include planting, The estimate from Advantage would include removal from all trees.  
Terri motioned to approve Estimate 4376, Removal of old tree stakes, watering pipes, and tree ties throughout CountrySide common areas, for the amount of \$950.00, Motion seconded by Diane. Motion approved unanimously.

## 5) Pond Issues

- None at this time

## 6) PMP REPORT

- Monthly Financial, Major Projects, and Invoice Tracking reports
- Tree list. Ongoing along CountrySide Blvd as many trees need tending to. Tree days scheduled once every 2 weeks. Ron and Fredrik mentioned 2 spots where trees obscure traffic signs and asked to have those looked at.
- AEC approved by Board of Directors. AEC will begin pond management in April. Pam mentioned to Tim that the Cattails need to be controlled, not removed. There is also green growth on the south side of the pond that needs to be treated.
- Discussion about health of the Bradford Pear trees along CountrySide Blvd. Walkthrough tentatively scheduled for Tuesday March 26<sup>th</sup>.
- Sign planting revisited – corner of CountrySide Blvd and Route 7. PMP to report back when easements and ownership lines are clear.
- Stump Removal is completed.

- HPR Ditches Update. No chemicals used in ditches and winter manual clearing to be performed. Tim informed the Committee that the HPR Committee officially voted to not spray in ditches, but to do a winter cutback.
- Signs Replacement through CountrySide started Monday March 18<sup>th</sup>.
- PMP will start requesting asphalt and pavement RFPs together for review by next meeting. PMP will inspect sidewalks and walking paths as well to determine if any need repair as well. The street to be done this season are the 2023 & 2025 pavings combined.
- Trimming to be done at the end of the summer. Pam asked for trimming around neighborhood entries could be done earlier.

## 7) OLD BUSINESS

- None at this time

## 8) NEW BUSINESS

- Erosion in Algonkian Pkwy Medians (Cross-Section of CountrySide Blvd and Algonkian Pkwy). Tim reported that Advantage have put down mulch in the eroded areas, to buy time and he will contact Loudoun County and VDOT regarding a possible solution. Possibly address this as 2025 budget item. If the costs are expected to exceed \$5000, multiple bids will be required.
- Discussion – Tim has received complaints of rats behind Sulgrave homes in common ground and has spoken with pest control companies for pricing, and would like to discuss how committee would like to move forward. Tim reported that the best price: \$1000 to place 20 traps behind rows of homes, with a cost of \$350 Monthly for service, The 2024 Pest Control Budget is \$2500. Using repellents or traps on common ground could be problematic. PMP asked to contact the Loudoun County Health Department regarding guidelines and information.

## 9) INFORMATIONAL ITEMS

- None at this time.

## 10) ADJOURN

- Ron moved to adjourn, Tim seconded the motion. Approved unanimously. Meeting Adjourned at 9:34 PM.
- Next regular meeting is tentatively scheduled to be held remotely at  
**7:00 PM on Wednesday, April 17, 2024**