

# 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 AND 4TH WEDNESDAYS, 7:00 PM

DESIGN REVIEW COMMITTEE (DRC)  
4TH MONDAY, 6:30 PM

FACILITIES COMMITTEE (FAC)  
2ND THURSDAY, 7:00 PM\*\*

GROUNDS COMMITTEE (GRNDS)  
3RD WEDNESDAY, 7:00 PM

HORSEPEN RUN AD HOC COMMITTEE (HPRN)  
2ND WEDNESDAY, 7:00 PM

NEIGHBORHOOD ADVISORY COUNCIL (NAC)  
2ND TUESDAY, 6:30 PM (HYBRID)

COMMUNITY RELATIONS COMMITTEE (CRC)  
3RD WEDNESDAY, 7:00PM

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

\*\*THE FACILITIES MEETING HAS BEEN POSTPONED TO 8/15

# Reminders and News

**Family Fun Night!**

**August 10\*, 2024**  
Parkway Pool - 46020 Algonkian Parkway  
5 - 8 PM

**Games - Prizes**  
**Refreshments**  
**Snacks -Treats**

\*rescheduled date

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



## LOCAL EVENTS IN AUGUST!

- 6 NATIONAL NIGHT OUT**  
 Meet the Loudoun County Sherriff's Department and their community partners and learn about how they keep the community safe! Held at Parkway Pool parking lot from 6 - 8PM!
- 10 TASTE OF LEESBURG**  
 Held in Leesburg from 5 PM - 10 PM! Enjoy the food, drinks, vendors, and entertainment!
- 17 LEESBURG FESTIVAL OF KITES + CRAFTS**  
 Fly kites and shop at the craft booths at this outdoor event held at Ide Lee Park from 11 - 6!

## AUGUST 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1	2	3
4	5	6 National Night Out @Parkway	7 BOD Meeting @7:00 PM	8	9	10 Family Fun Night @Parkway Pool 5-8PM
11	12	13 NAC Meeting @6:30 PM	14 HPR Meeting @7:00 PM	15 FAC Meeting @7:00 PM	16	17
18	19	20 FIN Meeting @7:00 PM	21 GRNDS + CRC Meetings @7:00 PM	22 <b>BACK TO SCHOOL</b>	23	24
25	26 DRC Meeting @6:30 PM	27	28 BOD Meeting @7:00 PM	29	30	31

## CountrySide Budget Planning

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

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

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

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

The answers to these questions, and other suggestions you may have, are critical input to the Finance Committee as they develop the 2025 budget for CountrySide. As a community, CountrySide is equivalent to a medium size town in Virginia. Many of the services and facilities are dependent on the feedback received and the affordability of the suggestions. The Finance Committee is given the task to prepare a budget for the Board of Directors, which balances the community's **absolute** or **mandatory obligations** (such as maintenance of assets and infrastructure, or items legally required) and **its desires for amenities** against the capacity of the residents to bear the **costs** of these requirements. For example, maintaining the common grounds must be done, and the ongoing repair to our townhouse streets is a costly, but unavoidable necessity.

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

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

WE NEED YOUR INPUT NO LATER THAN AUGUST 31.

You can mail your responses to:

CountrySide Proprietary

By e-mail: [reception.cside@pmpbiz.com](mailto:reception.cside@pmpbiz.com)

Or call 703-430-0715 with suggestions

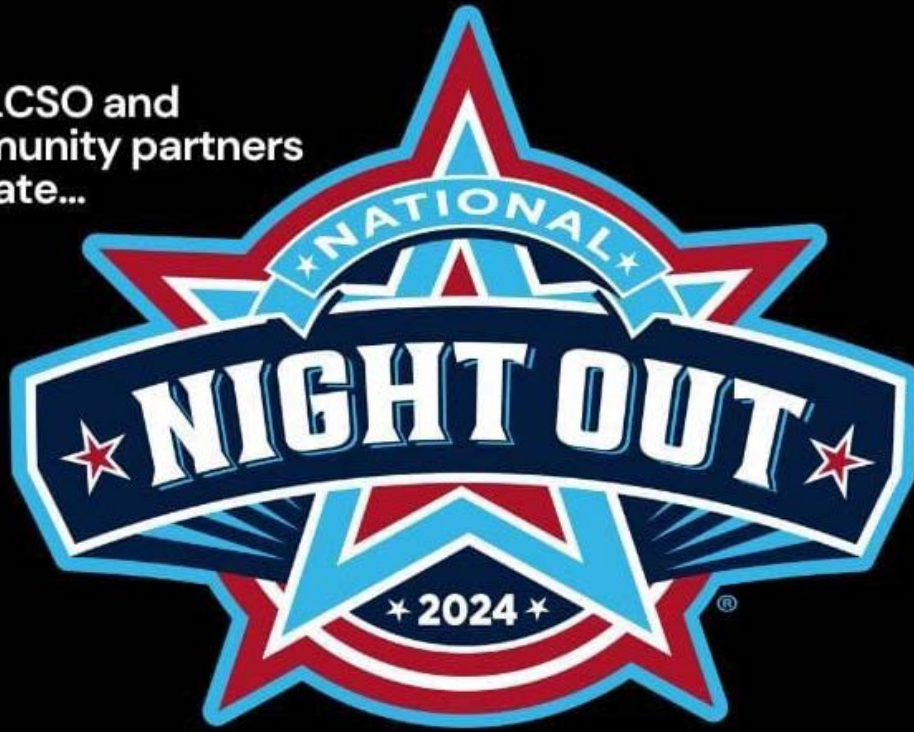
Or mail ideas to 21515 Ridgetop Circle, Ste 280, Sterling, VA 20166



# CountrySide 2024 Events

Event	Date	Time	Location
Spring Clean Up	April 27	9 AM - 12 PM	CountrySide
Spring Yard Sale	May 4	8 AM	CountrySide
Spring Shred & Paint Recycle	May 18	9 AM - 12 PM	Parkway Parking Lot
Concert	June 8	6 - 8 PM	Parkway
Family Fun Night	August 10	5 - 8 PM	Parkway
Fall Shred & Paint Recycle	September 14	9 AM - 12 PM	Parkway Parking Lot
Fall Yard Sale	September 21	8 AM	CountrySide
Fall Fest	October 5	12 - 4 PM	Parkway
Winter Celebration	December 7	1 - 3 PM	Parkway Meeting Room

Join the LCSO and  
our community partners  
to celebrate...



**POLICE • COMMUNITY PARTNERSHIPS**

A Night Out Against Crime  
**Tuesday, August 6, 2024**



*Held at 46020 Algonkian Parkway, Sterling, VA 20165*

COUNTRYSIDE

## WANTED: FALL FEST VENDORS!

Our annual Fall Fest is on Saturday, October 5th, 2024, from 12-4 PM! Vendor space is available to promote your home, business, non-profit, or community business. Vendor space is \$20 for residents and \$25 for non-residents. Resident vendors must have a valid Digital Amenities pass, which will grant you free access to the Fall Fest activities.

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

If you are interested, please call the Proprietary Office at 703-430-0715 or email [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com).

CONTACT | 703-430-0715 | [MADDYJT.CSIDE@PMPBIZ.COM](mailto:MADDYJT.CSIDE@PMPBIZ.COM)



## Japanese Stiltgrass Removal

On July 20th, a group of volunteers spent the morning removing Japanese Stiltgrass, an invasive species, from Horsepen Run. The 14 volunteers were able to fill and collect 13 bags of this invasive plant. The volunteer group would like to share a few shout-outs:



- Thank you to CountrySide Waves for generously blocking off some spots for us to park in this morning - your support made our pulling a lot easier - go, Waves!
- Thank you, Alys, for helping lead one of the groups so we could tackle two sections!
- Thank you to Carlos for helping with the gate, making sure we had everything we needed and for picking up the trash bags full of stiltgrass.
- Thank you to the Horsepen Run Committee, Catherine Neelley, and Tim Pope for all your support and coordination!

The removal of the Japanese Stiltgrass will benefit Horsepen Run. Thank you to all the volunteers for their hard work and dedication!

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## Bamboo.....Not The Friendly 'Screen' You May Have Thought It Was!

### *Loudoun County Considers Bamboo Restrictions*

*by Pamela McGraw*

Increasingly, the spread of bamboo and other invasive species is being recognized as a threat to native plants and trees. In 2017, Virginia adopted enabling legislation ([see below](#)) that would permit HOAs to require homeowners who plant bamboo on their property to also take responsibility for keeping it on their property—IF supported by local legislation. Loudoun County's Board of Supervisors has recently authorized its staff to draft such a proposed ordinance; as background, some of the Supervisors expressed interest in a 'bamboo tour.' CountrySide, unfortunately, has numerous stands of bamboo in varying neighborhoods, so the Supervisors were invited to join us for an informative tour on our expanding growth of bamboo.

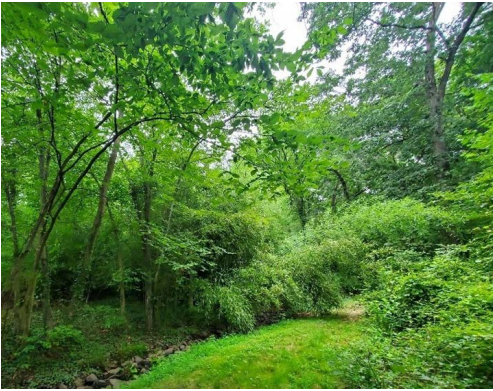
On the morning of July 22<sup>nd</sup>, Supervisor Sylvia Glass (Broad Run District) and aides from both Supervisor Glass' and Vice Chair Briskman's staffs joined our Grounds & Facilities Manager, Tim Pope, as well as other CountrySide representatives, to visit six areas of CountrySide where bamboo has extended its growth from private property onto common areas.



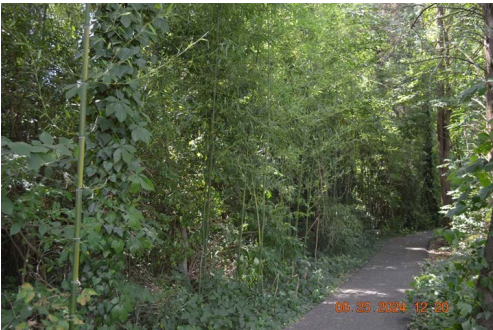
Above, left to right: Yolanda Pensmith, Legislative Aide to Supervisor Sylvia Glass; Supervisor Sylvia Glass (Broad Run District); Aman Ardalan, Legislative Aide to Vice Chair Juli Briskman (Algonkian District Supervisor); Tim Pope, CountrySide Grounds and Facilities Manager



Bamboo stand near Glengyle Ct in Oatlands



Bamboo stand near Glengyle Ct in Oatlands – down-stream



Bamboo along Rokeby trail near Algonkian Parkway

The explosion of growth from several small plants to an extensive stand of bamboo covering several hundred square feet or more was not uncommon and it has occurred rapidly. While a homeowner may have innocently planted bamboo, its expansion into areas beyond their property has now become the concern of their neighbors, their community and CountrySide Proprietary. We’re hopeful that the firsthand observation of this “invasion” by our County Board of Supervisors staff members will enhance the possibility of the adoption of a Bamboo ordinance, which we support and applaud.

Bamboo, by its very nature, is highly invasive and an aggressive spreader plant. Its habit of quickly spreading its woody rhizomes out and away from the parent plant, sending its shoots up through lawns and adjacent areas quickly becomes problematic to neighboring properties and common areas. Control is nearly impossible except by physical barriers or unless planted in pots where root growth can be contained. Bamboo’s ‘march’ continues into wooded areas where it consumes resources needed by native plants and trees; it ultimately jeopardizes the wooded area itself as its very dense growth makes no room for anything else to grow. Eradication becomes an expensive endeavor for a community inasmuch as multiple treatments annually over repetitive years is required. In CountrySide’s case, these treatments divert budget funds (drawn from your assessments) that could otherwise be used for other CountrySide enhancements. Companies who specialize in the removal of invasives are needed to ensure effective treatment. So, if you have bamboo growing on your property, it would wise to consider engaging such services ahead of any enforcement that could be forthcoming in Loudoun County. Reliable references for such specialists may be obtained by consulting with either Loudoun County Master Gardeners or organizations like Blue Ridge PRISM.

Please help spread the word—and NOT the bamboo!—about this “growing” problem!

*Code of Virginia (excerpt)*

§ 15.2-901.1. Locality may provide for control of running bamboo; civil penalty.  
A. For purposes of this section, “running bamboo” means any bamboo that is characterized by aggressive spreading behavior, including species in the genus *Phyllostachys*.

*B. Any locality may, by ordinance, provide that:*

- 1. No landowner shall allow running bamboo to grow without proper upkeep and appropriate containment measures, including barriers or trenching; and*
- 2. No landowner shall allow running bamboo to spread from his property to any public right-of-way or adjoining property not owned by the landowner.*

*C. A violation of a running bamboo ordinance authorized by this section shall be subject to a civil penalty, not to exceed \$50 for the first violation or violations arising from the same set of operative facts. The civil penalty for subsequent violations not arising from the same set of operative facts within 12 months of the first violation shall not exceed \$200. Each business day during which the same violation is found to have existed shall constitute a separate offense. In no event shall a series of specified violations arising from the same set of operative facts result in civil penalties that exceed a total of \$3,000 in a 12-month period.*

*D. No violation of a running bamboo ordinance arising from the same set of operative facts shall be subject to a civil penalty under both (i) an ordinance adopted pursuant to this section and (ii) an ordinance adopted pursuant to § 15.2-901.*



# 2024 POOL OPERATING HOURS

## *While LC Public Schools are in session*

*May 25th through June 14th  
and  
August 21st through September 2<sup>nd</sup>*

	<b>Cromwell Pool</b>	<b>Lindenwood Pool</b>	<b>Parkway Pool</b>
Monday	<b>CLOSED</b>	<b>CLOSED</b>	11 a.m. to 7 p.m.
Tuesday	<b>CLOSED</b>	11 a.m. to 7 p.m.	<b>CLOSED</b>
Wednesday	11 a.m. to 7 p.m.	<b>CLOSED</b>	<b>CLOSED</b>
Thursday	<b>CLOSED</b>	<b>CLOSED</b>	11 a.m. to 7 p.m.
Friday	<b>CLOSED</b>	11 a.m. to 7 p.m.	<b>CLOSED</b>
Saturday	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.
Sunday	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.
Holidays	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.

## *While LC Public Schools are in summer recess*

*June 15th through August 20th*

	<b>Cromwell Pool</b>	<b>Lindenwood Pool</b>	<b>Parkway Pool</b>
Monday	<b>CLOSED</b>	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.
Tuesday	11 a.m. to 8 p.m.	<b>CLOSED</b>	11 a.m. to 8 p.m.
Wednesday	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.	<b>CLOSED</b>
Thursday	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.
Friday	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.
Saturday	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.
Sunday	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.
Holidays	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.	10 a.m. to 8 p.m.

### POOL CONTACT INFORMATION

**CROMWELL**      3 Edds Lane                      703-430-9858

**LINDENWOOD**    100 Lindenwood Court            703-430-9827

**PARKWAY**            46020 Algonkian Parkway        703-430-9818

One-day guest passes are available for purchase (**cash or check only**) at the Proprietary office or any pool lobby by Proprietary members who are in good standing, current in their assessment and with no DRC violations outstanding.

One-day guest passes are \$5.00 each, or a book of ten passes may be purchased for \$40.00.



August is a great time to plan your American Dream Home Move!



Homes continue to be sought after in Countryside!

As a homeowner, you've invested your heartfelt time and resources into maintaining your home, however, now you're ready to take advantage of a strong market, "right size" and gain **more time for family and activities you enjoy**. But while trading chores for adventures sounds idyllic, sorting sentimental items, decluttering, and preparing your home to sell can seem daunting.

But here's great news: with the right expert support, excellent resources, and step-by-step guidance, you can turn what can often feel like an intimidating experience into excitement and maybe even a little fun. **That's where I come in!**



**You've got this.** When you work with me, I make it a point to ensure that you are fully supported throughout your entire home sale. From start to finish, I'll be by your side along with a suite of comprehensive resources and a reliable network ready and available to efficiently coordinate your move. As your real estate advisor, I'm your champion. In negotiations, I'll leverage my market expertise to unlock every dollar of your home's equity.

**Call Mary Anne Today for Your Initial Consultation → 571-334-7966.**

We'll briefly cover your goals and discuss a strategic plan to get you there.

**MaryAnne Carbone, Baugh & Willson Team of Long & Foster Real Estate**  
**Top 1% Real Estate Agents Nationwide** 1355 Beverly Rd., Mclean, VA 22101  
website: [MaryAnneCarbone.com](http://MaryAnneCarbone.com) email: [MaryAnne.Carbone@LNF.com](mailto:MaryAnne.Carbone@LNF.com)

**BAUGH & WILLSON**  
HOME IS WHERE YOUR STORY BEGINS

## CALL FOR CANDIDATES 2024 BOARD OF DIRECTORS VACANCY

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Foxfield Director 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 this 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 next 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.

You may drop your petition off at the Proprietary Office or mail it to:

CountrySide Proprietary  
Attention: Elections Committee  
21515 Ridgetop Circle, Suite 280, Sterling, VA 20166

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 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 **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. _____ |



# Summer Tennis Season 2024

## At Countryside



\$80 /week Residents  
\$85 /week Non Residents

**FULL SEASON**  
\$ 640 Residents  
680 Non Residents

\$18/day drop in Residents  
\$20/day drop in non-residents

### MORNINGS JUN 17th - Aug 16th

\*\*45 minute classes will be prorated.

8u 11:00 - 12:00 pm  
9-12\*\* 10:15 - 11:00 am  
13+ 9:15 - 10:15 am

Weekdays  
Weekdays  
Weekdays

### EVENINGS JUN 17th - Aug 16th

Thursday classes will be prorated for 8 classes

8u 4:00 - 5:00 pm  
9-11 y/o 5:00 - 6:00 pm  
12+ 6:00 - 7:00 pm  
Adult Learn to Play 7:00 - 8:00 pm  
8u 4:00 - 5:00 pm  
9-11 y/o 5:00 - 6:00 pm  
12+ 6:00 - 7:00 pm  
Adult Cardio Tennis 7:00 - 8:00 pm

Tuesdays  
Tuesdays  
Tuesdays  
Tuesdays  
\*Thursdays  
\*Thursdays  
\*Thursdays

AGE GROUP

**FULL SEASON**  
\$ 270 Residents  
297 Non Residents

**DROP IN**  
\$32 Residents  
\$35 Non Residents  
*Needs to be booked!*

No class July the 4th & 5th.  
The price will be prorated that week



If interested in joining a competitive tennis team, please email for more information, as the Sterling team will be practicing at Cascades HOA

[admin@tennis-dna.com](mailto:admin@tennis-dna.com)

# FALL TENNIS SEASON 2024

## AT COUNTRYSIDE

From August 26th  
To November 4th  
10 weeks

### Junior Lessons

Tennis 9-11 y.o.

Tuesdays  
4.15 - 5.15pm

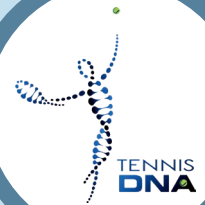
Tennis 12+

Tuesdays  
5.15 - 6.15pm

\$260 Residents  
\$290 Non-residents

SIGN UP!!!

[admin@tennis-dna.com](mailto:admin@tennis-dna.com)



**Drop-in\***

Residents \$32  
Non-residents \$35

*\*Needs to be booked!*

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

# Submit your photos of Countryside!

We are revamping our website with fresh pictures of our beautiful community! If you have pictures of Countryside that you would like to submit to be shown on the new website, please email them to: [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com)

The selected submissions will be featured on our website with your name credited.

**By submitting your photo, you agree that the images may be used, without limitations, in Countryside print publications, online publications, and the website.**



# Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN  
YOUR COUNTRYSIDE AGENT



*Let's chat soon!*

My proven process and neighborhood expertise makes all the difference. I believe in going above and beyond to provide top-tier service and an exceptional client experience.

**TRUSTED - RESPECTED - RECOMMENDED**  
**20 YEAR COUNTRYSIDE RESIDENT**

It's never too early to receive guidance and support.  
Reach out today.

## What My Clients Think:

*"Julie is hands-down AMAZING! She goes above and beyond to help her clients every step of the way. Selling our home was a breeze thanks to her!" - Alison & Craig*

*"Julie is outstanding! She really knows her stuff, so we were able to totally trust her expertise on the market. We would recommend Julie to anyone in a heartbeat".  
-Jenny and Jordan*

*"We couldn't be happier with our experience having Julie help with the sale of our home. She was professional, knowledgeable, and honest."  
-Darlene and Brian*

*Julie Bowman*

📞 703.434.9027

✉️ Julie@NOVAHomeMarket.com

🌐 NOVAHomeMarket.com



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:**  
Al Pham  
alpp.cside@pmpbiz.com

**COMMUNITY RELATIONS COORDINATOR:**  
Maddy Thring  
maddyjt.cside@pmpbiz.com

**ADMINISTRATIVE ASSISTANTS:**  
Alicia McKenna-Graves  
aliciam.cside@pmpbiz.com

Shawanda Howell  
shawandah.cside@pmpbiz.com

**MAINTENANCE/LAND SERVICES:**  
Carlos Ramirez  
Bryan Neal

**THE VILLAS AT COUNTRYSIDE:**

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

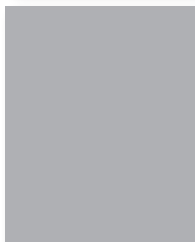
If you have any questions or concerns regarding Villas property, condo fees, trash information, or Villas community issues, contact Karen Conoy, Villas Property Manager at [kconoy@nrpartnerllc.com](mailto:kconoy@nrpartnerllc.com). For questions about Amenities and CountrySide Assessments, contact the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

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

# Board of Directors



**BELMONT:**  
**Ed McGee**  
[Belmont@countryside-va.org](mailto:Belmont@countryside-va.org)



**FOXFIELD:**  
**Vacant**  
[Foxfield@countryside-va.org](mailto:Foxfield@countryside-va.org)



**MORVEN:**  
**Roddy Dean**  
[Morven@countryside-va.org](mailto:Morven@countryside-va.org)  
**Treasurer**



**OAKRIDGE:**  
**Penelope Francke**  
[Oakridge@countryside-va.org](mailto:Oakridge@countryside-va.org)  
**President**



**OATLANDS:**  
**Dave Barrie**  
[Oatlands@countryside-va.org](mailto:Oatlands@countryside-va.org)  
**Vice President**



**ROKEBY:**  
**Kumar Sangaran**  
[Rokeyby@countryside-va.org](mailto:Rokeyby@countryside-va.org)  
**Secretary**



**WELBOURNE:**  
**Fredrik Wallin**  
[Welbourne@countryside-va.org](mailto:Welbourne@countryside-va.org)





# NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pet Care	Mateo Mitchell available evenings & weekends	571-334-2580
Pet Care	Nolan Mitchell available evenings & weekends	202-365-8471
Babysitting/Pet Care	Lacie Martin available weekends	703-939-4681
Babysitting/Pet Care	Arianna Martin available weekends	703-939-4596
Townhouse Mowing	Zack Daughtry Mow No Mo	571-277-6820
Pet Care	Julianne McNulty available during the day	703-203-9825
Pet Care	Kaley McQuinn available all day	703-282-1693

**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: [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@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 [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com).

## 2024 COURIER ADVERTISING

### FOR MORE INFORMATION:

phone: 703-430-0715  
email: [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com)

#### RATES PER ISSUE FOR RESIDENTS

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

#### RATES PER ISSUE FOR NON RESIDENTS

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



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.

# 2024 HOA DUES

Single Family/Manor Homes .....	\$93.00
Town Homes .....	\$115.00
Villas .....	\$71.00

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](mailto:hoa.nova@republicservices.com). There is an \$85 dollar fee for each item. Appliances are no longer accepted.



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](mailto:hoa.nova@republicservices.com).

## Trash & Yard Waste Reminders

### USE A COVERED TRASH CAN

#### CountrySide Regulations state:

Article VI, Section 6. Prohibited Uses and Nuisances. (e):

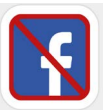
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

What this means is you **MUST** use a covered trash receptacle. Trash placed out in bags is in direct violation of the Governing Documents. Also, the use of bags attracts unwanted wildlife leading to an unsightly and unsanitary mess.

### YARD WASTE HANDLING

- Brush and limbs must be cut to 4 ft. lengths and bundled with twine in arm-full size bundles.
- Tree stumps and tree limbs (that are larger than 6" in diameter and longer than 4 ft.) will NOT be collected.
- Grass clippings and leaves should be put in PAPER bags (**no plastic bags**) OR in a container marked "Yard Waste"

### CountrySide Proprietary does not have an official Facebook page



Several unofficial Facebook pages are maintained by CountrySide residents. These pages are **not affiliated** with or monitored by CountrySide Proprietary. We remind residents that any official announcements concerning the community are posted on the website, sent to residents via email, or announced in The Courier. This includes any changes to services, such as recycling collections, scheduling, events, and anything else which directly affects the CountrySide Community.

**When in doubt, call or email the office!  
We're here to help!**

## VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

As a volunteer, you will vote on important neighborhood issues. We need your input, energy and feedback.

**Board of Directors:** The primary responsibility of the Board of Directors (BOD) is to review and vote on neighborhood issues such as common area projects, contracts and renewals, delinquent accounts, unresolved violations and appealed applications.

**Current Vacancy: Foxfield**

**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: Foxfield, Oatlands, Welbourne**

**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: Oatlands and Welbourne**

**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: Morven**

**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: Belmont**

**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: None**

**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 (1 seat), Foxfield (3 seats), Morven (1 seat), Oakridge (2 seats), 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.**

**Al Pham**  
*Design Review Coordinator*  
alpp.cside@pmpbiz.com

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

**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](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 21515 Ridgetop Circle, Sterling, VA 20166 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](mailto: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](mailto:catherineen.cside@pmpbiz.com).