

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

Reminders and News

VOLUNTEERS NEEDED!

CountrySide is looking for volunteers to fill vacancies in various committees and communities. Please see the list on page 23 to see which committees currently have vacancies. Volunteers must be a homeowner in their respective community and be in good standing to serve on committees. If you would like more information about a specific committee or duties, please contact the Proprietary Office.

GO TO PAGE 23 TO SEE CURRENT VACANCIES!

LOOKING FOR MINUTES?

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



LOCAL EVENTS IN SEPTEMBER!

4-8

FALL CARNIVAL @ DULLES TOWN CENTER

Enjoy classic carnival activities like rides, carnival foods, and games! Held from September 4 - 8 from 6PM - 11PM.

21

MIDDLEBURG OKTOBERFEST

Held on South Madison St and Federal St, spend the day enjoying the biergartens, traditional German food, games, and music.

28

LEESBURG AIRSHOW

See the aircrafts and experience the performers, attractions, and food + drinks! This event is from 11 - 4 PM.

SEPTEMBER 2024

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|---|----------------------------|-------------------------------------|----------------------------|--------|--|
| 1 | 2 HAPPY LABOR DAY PMP CLOSED | 3 | 4 BOD Meeting @7:00 PM | 5 | 6 | 7 Doggie Swim Day @Parkway Pool 1 - 4 PM |
| 8 | 9 | 10 NAC Meeting @6:30 PM | 11 HPR Meeting @7:00 PM | 12 FAC Meeting @7:00 PM | 13 | 14 Fall Shred & Paint Recycle @9 AM - 12 PM |
| 15 | 16 | 17 FIN Meeting @7:00 PM | 18 GRNDS + CRC Meetings @7:00 PM | 19 | 20 | 21 Fall Yard Sale |
| 22 | 23 DRC Meeting @6:30 PM | 24 | 25 BOD Meeting @7:00 PM | 26 | 27 | 28 |
| 29 | 30 | 1 | 2 | 3 | 4 | 5 |

CALL FOR ELECTION COMMITTEE VOLUNTEERS

ELECTION OF THE 2025 BOARD OF DIRECTORS

CountrySide Proprietary is looking for volunteers willing to serve on the Election Committee. If you are interested, please contact the Proprietary Office for more information. The deadline to let us know is Thursday, September 19, 2024.

Contact:
703-430-0715
reception.cside@pmpbiz.com

CALL FOR CANDIDATES

ELECTION OF THE 2025 BOARD OF DIRECTORS

Included in this edition of the Courier on the next page, you will find a link to the Petition of Candidacy for the CountrySide Board of Directors for 2025.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. The duties and responsibilities of directors and officers can be found through [this link to Resolution 164](#). 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 statement will be published in our monthly Courier. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. Due to the ongoing health concerns, 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 5:00 pm on Monday October 7, 2024. 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 your present 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

CountrySide Proprietary Petition of Candidacy For the 2025 Board of Directors

Name: _____

Address: _____

Briefly state your reasons for seeking election to the CountrySide Proprietary Board of Directors. This statement, together with statements from other candidates, will be published in the Courier prior to the election. Please include a picture for publication as well.

Please print.

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Signatures and addresses of ten (10) property owners in your neighborhood who support your candidacy.

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

Fall Shred & Paint Recycle

Sept 14 9 AM - 12 PM Parkway Parking Lot

Paper Shredding

Up to 5 Banker Boxes
Staples and paper clips okay
NO BINDER CLIPS



Paint Recycling



\$5 per can
Paints and stains accepted
Cash , check, & card accepted

9.21.24
**FALL
YARD SALE!**

Call 703-430-0715 or email
maddyjt.cside@pmpbiz.com to let us know
you want your home on the yard sale list. The
deadline to let us know is September 20th at
12PM. The list will be published on the
website in the afternoon on September 20th.

LET'S TAKE PRIDE IN
WHERE WE LIVE AND
KEEP OUR COMMUNITY
CLEAN!



**KEEP WELBOURNE
WELCOMING AND CLEAN**

**AJA AND SOPHIA
GIRL SCOUTS IN THE COUNTRYSIDE COMMUNITY**

HELP PICK UP TRASH AND RECYCLE !



Thank you to
Girl Scouts Aja and Sophia
for their flyer submission
and continued efforts to
improve CountrySide!

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.

CONTACT | 703-430-0715 | MADDYJT.CSIDE@PMPBIZ.COM

FALL FEST 2024

OCTOBER 5

12 - 4 PM

PUMPKIN PATCH
PONY RIDES
HAYRIDES
FALL TREATS
INFLATABLES
AMUSEMENTS
FOOD + DRINKS
CARNIVAL GAMES

A valid Moko Pass account is required for this event. Residents must be in good standing to gain free entrance, or pay \$10. Guests are welcome and may purchase wristbands for \$10

46020 Algonkian Parkway,
Sterling, VA 20165

SEE YOU THERE!



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 |



Would you
like to
receive a
Payment
Booklet
for 2025?

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

(SIGN UP DEADLINE NOVEMBER 30th)

LOUDOUN COMMUNITY CAT COALITION

INVITES YOU TO

Kitten Cabana



Raffle Baskets

Food Trucks

Music

Sunday, September 22nd

Noon - 4pm

Vanish Farmwoods Brewery

42245 Black Hops Lane

Leesburg, VA 20176

Face Painting

Vendors

\$30 Donation Gets you a bag of goodies!

Including a commemorative pint glass, drink discounts, raffle tickets and more!

\$25 Early Bird Tickets online at

www.loudouncommunitycats.org

The Loudoun Community Cat Coalition is a non-profit 501c3 organization. All proceeds benefit community cats and kittens.





Now is a good time to plan your next exciting chapter..
Thinking about trading the lawnmower for leisure & adventure?



As a homeowner, you've invested your heartfelt time and resources into maintaining your home, however, now you're ready to "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.

Reach out to MaryAnne Carbone 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 email: MaryAnne.Carbone@LNF.com

BAUGH & WILLSON
HOME IS WHERE YOUR STORY BEGINS

Loudoun Wildlife Conservancy Fall Native Plant Sale

Saturday, September 7, 2024 • 9:00 am - 2:00 pm

Morven Park, Main Parking Lot
Southern Planter Lane, Leesburg



Butterfly Weed (*Asclepias tuberosa*)

Four native plant nurseries (Hill House Farm & Nursery, Nature By Design, Seven Bends Nursery and Watermark Woods) will have a huge selection of beautiful native plants for sale. Native plant experts will be on hand to answer questions and help you choose plants for your garden.

11:00 am presentation: Native Plants for Beginners

This talk and demo will include plant suggestions for a variety of settings and plants on hand to take a look at. Then you can check out what the nurseries have.

Be sure to stop by our community partners' booths including: Virginia Chapter of the American Chestnut Foundation, Virginia Master Naturalists, Loudoun Master Gardeners and Virginia Native Plant Society.



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 26th - November 5th

Tuesdays 4:15-8:15 pm

Interested in joining?

Junior



Adult



www.tennis-dna.com

admin@tennis-dna.com



Community Guideline Review 2024 will take part in September and October. If you would like to submit a change to the current Community Guidelines for review, please contact the Proprietary Office for more information. The deadline for submission is September 22nd.



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

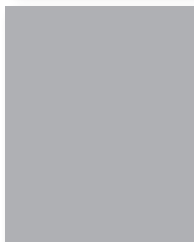
If you have any questions or concerns regarding Villas property, condo fees, trash information, or Villas community issues, contact Karen Conoy, Villas Property Manager at kconoy@nrpartnerllc.com. For questions about Amenities and CountrySide Assessments, contact the Proprietary Office.

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@countyside-va.org



FOXFIELD:
Vacant
Foxfield@countyside-va.org



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
Rokeyby@countyside-va.org
Secretary



WELBOURNE:
Fredrik Wallin
Welbourne@countyside-va.org

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. _____ |

Barakat

Orthodontics & invisalign® Center

YOUR NEIGHBORHOOD ORTHODONTIST!

INVISALIGN
INVISALIGN
TEEN
VIVERA
RETAINERS



TRADITIONAL
BRACES
CLEAR BRACES
GLO
WHITENING

RESERVE YOUR FREE CONSULTATION TODAY!

RANA BARAKAT, DDS | SAMANEH MOJARRAD, DMD, MS

703-433-9330 // barakatortho.com
45745 Nokes Blvd. Suite 175, Sterling, VA 20166





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

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.

2024 COURIER ADVERTISING

FOR MORE INFORMATION:

phone: 703-430-0715
email: 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.

WANT TO SELL FAST, YET THE HOUSE NEEDS TOO MUCH WORK?

Here is the answer to your problems!

I have well qualified and experienced buyers that want to do all the work!

Ideal house: detached, 40+ years old, needs major updating and/or renovation work.

No cleaning!
No painting!
No repairs!
No worries!

Call Today To Get Moving!

Sharon Rukes
(703) 409-2009



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. 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.

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

**Loudoun County Sherriff's Office non-emergency number:
Call (703)777-1021 in the event of a non emergency situation**

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>

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

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

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.