

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 3RD** WEDNESDAY, 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 COMMITTEE
(HPRN)
2ND WEDNESDAY, 7:00 PM

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

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

** THE 2ND MAY BOARD MEETING WAS RESCHEDULED
FROM MAY 28, 2025 TO MAY 21, 2025.

COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166

MON-FRI 8 AM - 5 PM

703-430-0715

Reminders and News



PMP will be closed for
MEMORIAL DAY
on May 26, 2025.



LOOKING FOR MINUTES?

Visit the CountrySide website
to view the latest Meeting

Minutes at

<https://countryside-va.org/>



UPCOMING IN MAY!

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**SPRING
YARD SALE**

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**SPRING SHRED +
PAINT RECYCLE**


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POOLS OPEN!

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MAY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3 Spring Yard Sale
4	5	6 FAC Meeting @7:00 PM	7 BOD Meeting @7:00 PM	8	9	10 PMP OPEN 9AM - 12PM
11 	12	13 NAC Meeting @6:30 PM	14 HPR Meeting @7:00 PM	15	16	17 Spring Shred + Paint Recycle @9AM - 12 PM PMP OPEN 9AM - 12PM
18	19 DRC Meeting @6:30 PM	20 GRNDS + FIN Meetings @7:00 PM	21 BOD Meeting** @7:00 PM	22 PMP OPEN UNTIL 7PM	23	24  PMP OPEN 9AM - 12PM
25	26 Memorial Day PMP Closed	27	28	29	30	31

****The second May Board Meeting was rescheduled from May 28, 2025 to May 21, 2025.**

CountrySide 2025 Events

Event	Date	Time	Location
Spring Clean Up	Sat, April 26	9 AM - 12 PM	CountrySide
Spring Yard Sale	Sat, May 3	8 AM	CountrySide
Spring Shred & Paint Recycle	Sat, May 17	9 AM - 12 PM	Parkway Parking Lot
Family Fun Night	Sat, July 12	5 - 8 PM	Parkway
Back to School Pool Party	Sat, August 16	5 - 8 PM	Parkway
Fall Shred & Paint Recycle	Sat, September 6	9 AM - 12 PM	Parkway Parking Lot
Fall Yard Sale	Sat, September 20	8 AM	CountrySide
Fall Fest	Sat, October 4	12 - 4 PM	Parkway
Winter Celebration	Sat, December 6	1 - 3 PM	Parkway Meeting Room

Spring Shred & Paint Recycle

May 17 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

5.3.25
**SPRING
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 May 2nd at
12PM. The list will be published on the
website in the afternoon on May 2nd.



2025 POOL OPERATING HOURS

While LC Public Schools are in session

*May 24th through June 13th
and
August 21st through September 1st*

	Cromwell Pool	Lindenwood Pool	Parkway Pool
Monday	CLOSED	CLOSED	11 a.m. to 7 p.m.
Tuesday	CLOSED	11 a.m. to 7 p.m.	CLOSED
Wednesday	11 a.m. to 7 p.m.	CLOSED	CLOSED
Thursday	CLOSED	CLOSED	11 a.m. to 7 p.m.
Friday	CLOSED	11 a.m. to 7 p.m.	CLOSED
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 14th through August 20th

	Cromwell Pool	Lindenwood Pool	Parkway Pool
Monday	CLOSED	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.
Tuesday	11 a.m. to 8 p.m.	CLOSED	11 a.m. to 8 p.m.
Wednesday	11 a.m. to 8 p.m.	11 a.m. to 8 p.m.	CLOSED
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.

Pool Season is Coming!

CountrySide Pools will open Memorial Day weekend! This year we will continue to use the MokoPass system. Residents who have previously signed up are all set for this season and do not need to make any changes unless you need to add or subtract household members. If you did not sign up previously, or are new to the community, please see the instructions below to register.

CountrySide Digital Pool Pass FAQs

1) How Do I Apply for my Digital Pool Pass?

A primary household user will apply, and then once approved, they can add additional family members.

There are currently **two (2)** ways to apply for your digital pool pass. Please pick the one that is the most convenient for you:

A. On Your Computer or Phone Web Browser By Visiting:

<https://countryside.mokopass.com/>

(There is an app that can be downloaded from the app store, however, the app isn't fully "live" yet and if a resident tries to sign up in the app, it locks up the system and takes 24-48 hours to reset the account)

1. Click on the "Sign Up" link at the bottom, right of the homescreen.
2. Enter your contact information and press the "Sign Up" button.
3. You will receive a verification request to the email address you provided.
4. Go to your email and click "Verify".
5. Once you have verified your email, sign in to your account (either through the original login screen or via the "Continue" button on the email verification screen). Depending on your browser, a "Tour" icon may appear to provide guidance on the app, including how to upload your photo.
6. If using the "Tour", please wait for the "Edit" icon (a square with a pencil) to appear to upload your photo. You will be able to recenter/resize your photo in a later step.
7. If you are editing your profile, click on the "Edit" pencil at the upper right of the Photo circle to upload your picture.

i. Picture must be clear, up-close photo of individual resident (no group photos or pets; no hats, sunglasses, face masks, etc.)

8. Enter your contact information.
9. Click Submit.
10. At this point, your application is complete. If approved, you will either receive immediate verification telling you your account is approved, or you will receive an approval notification to the email address you provided with next steps to access your pool pass account. If you are not approved, you will receive an email to the email address you provided listing what additional steps you must complete to be approved.
11. To enter additional family members, please see Section 4 below.

B. By Visiting Your HOA Office:

Not comfortable registering on your phone or online? No problem. You can still register in person by visiting your HOA office at: **21515 Ridgetop Cir, Ste 280, Sterling VA.**, Monday – Friday from 9 AM – 4 PM. When visiting your HOA office, please make sure you bring your required documentation as outlined below.

2) What Documentation Will I Need to Register?

The documents you will need for registration will depend on whether you are a Homeowner or Home Renter. Please see the required documentation for each type of registrant:

A) Homeowners: Your contact information (including photos for ALL household members age 2 and older).

B) Home Renters: Proof of Address and photos for ALL household members who will be registered. A copy of your current lease must be on file with the PMP office, and the property owner will need to have submitted the “Residential Occupancy Form” authorizing the tenant(s) to use CountrySide amenities. The property owner will also need to pay the \$50 rental registration fee to use the amenities.

3) What Are Reasons My Application May Not Be Approved?

Should your application be denied, please contact your HOA manager to learn more. Applications may be denied if you do not submit your proper documentation, if you have outstanding violations, or if your HOA dues are delinquent.

4) How Do I Register Additional Family/Household Members?

After your application has been approved, you will receive an invitation to login to your account. This invitation will be emailed to the email address you provided during registration. To add additional family/household members to your account, login to your account at: <https://countryside.mokopass.com/>

Once you have logged in:

- A) Click on “Pool Pass Request” on the top left menu
- B) Then Click on the “Add New Member” button
- C) Complete the required fields, then click “Submit”

Please be aware that registration is limited to the number of members in your household listed on the Amenities Registration Form on file with the CountrySide Proprietary office. Requests for new registrations will be validated against those Proprietary records. **If you need to add more than four (4) family members, please contact the Proprietary office for assistance.**

5) What Do I Do If I Forget or Lose My Password?

Having trouble remembering your password? No worries. Visit <https://countryside.mokopass.com/> and click on "Forgot Password?" Enter the email address you used to register and instructions to reset your password will be emailed to you. Still need help? Contact your HOA office at: (703) 430-0715 during normal business hours.

6) How Many Family/Household Members Can I Register?

Registration is limited to the number of full-time residents listed with the Proprietary (see above).

7) How Do I Receive Guest Passes?

Guest passes are available for purchase at the Proprietary office and each of CountrySide pools at a cost of \$5 each, or \$40 for 10 passes. Seasonal Guest passes, which are issued to one specific individual, can be purchased from the Proprietary office for \$100 annually. Guests must be accompanied by a sponsoring/host CountrySide resident.

8) What Do I Need to Present to Lifeguards To Enter the Pool?

To enter the Pool, simply provide your name or address to the lifeguard at the pool check-in desk. He/she will check your photo, make sure that you have been validated and then check you in. You do not need to bring a phone, hard copy pool pass or photo ID to enter. **You must be pre-registered on the MOKO app to gain admittance to the pools. If you wish to enter the pools and are NOT pre-registered on the MOKO app, you will need to purchase a Guest Pass for each person who wishes to use the pool.**

9) Please Note: By entering the pools, you are agreeing to the Pool Rules and Regulations, as approved by the Board of Directors. A copy of the current Pool Rules and Regulations can be viewed online, both on the CountrySide website and via the MOKOapp.

10) Please note that the lifeguards and pool management staff do not have the authority to override your status on the MOKO app if you are denied entrance to the pools. You must resolve any discrepancies or disputes with the Management Agent (PMP) for CountrySide Proprietary during regular business hours.

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

These rules exist to promote safety, good order, and discipline at CountrySide's swimming pools to maximize the enjoyment of our pools by CountrySide residents. They are rules and regulations and should be supplemented with common *sense* and *courtesy*. Misconduct will not be tolerated and will most likely result in suspension of pool privileges. These rules apply to all CountrySide residents and their guests attending any of CountrySide's three pools (Cromwell, Lindenwood, or Parkway). CountrySide has retained American Pool Management to provide our pool management and lifeguard services for 2025.

While many consider the lifeguards to be the first line of safety defense, the truth is that you as a pool user are the first line of defense. Parents are ultimately responsible for the *safety* and *behavior* of their children whether they accompany their children to the pools or not. Residents are responsible for the behavior of their guests. If pool patrons (residents or guests) violate these rules or engage in unsafe behavior, the lifeguards are granted the authority to enforce the rules accordingly.

If a patron observes rude behavior, unsafe activity, or feels that good order and discipline are being compromised, they should bring it to the attention of the pool management staff. Members and staff are also encouraged to submit a written *Incident Report* to the CountrySide Proprietary. Forms are available at the pools and on the CountrySide Proprietary website (<http://www.countryside-va.org>).

Note: English and Spanish versions of the pool rules are available at the Proprietary office, at each pool, and on our website.

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2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

Pool & Office Contact Information

Parkway Pool	46020 Algonkian Parkway	703 430 9818
Lindenwood Pool	100 Lindenwood Road	703 430 9827
Cromwell Pool	3 Edds Lane	703 430 9858
Proprietary Office	21515 Ridgetop Cir. STE 280	703 430 0715

I RESIDENTS

1. All Members (including additional family members/household members aged 2 and older) who are in good standing (defined as being current in the payment of their assessments and with no outstanding Design Review Committee (DRC) violations) may apply for a Digital Pool Pass. Children under the age of 2 are not required to be signed up for the Digital Pool Pass. All pool attendee adults and children aged 2 and older, will be required to apply for a Digital Pool pass with photo. In the event that the MOKO app is inoperable, hard copy/printed 2025 amenities passes will be temporarily accepted for pool entry, until such time as MOKO is again available.
2. Should your application be denied, please contact your HOA manager to learn more. Applications may be denied if you do not submit proper documentation of being in good standing.
3. Renters may obtain a Digital Pool Pass only after the Proprietary Member Owner completes and forwards a “Residential Occupancy Form” and the \$50.00 rental registration fee to use the amenities.
4. Only full-time residents (hereafter referred to as “CountrySide Resident(s)”) of a Lot owned by a Member in good standing are eligible for amenities passes, digital or otherwise. Any attempt to fraudulently register persons for amenities passes who are not full-time residents at the registration address will be a violation of these pool rules and may result in suspension of the entire household's amenities passes for the season.
5. Please note that the lifeguards and pool management staff do not have the authority to override your status on the MOKO app if you are denied entrance to the pools. You must resolve any discrepancies or disputes with the Management Agent (PMP) for CountrySide Proprietary during regular business hours.

II GUESTS

1. One-day guest passes are available for purchase at any pool lobby by Members who are in good standing, as defined above. One-day guest passes cost \$5.00 each, or a bundle of ten passes may be purchased for \$40.00. A seasonal guest pass, which may require a Picture ID, may be purchased for \$100.00 from the Proprietary Office by appointment only. Guest passes can be used at the time of purchase, or they may be retained for future use in the year purchased. Daily guest passes entitle one attendee to one full day's use of the pool facilities.
2. For the 2025 pool season, both digital and physical guest passes will be accepted for entry to CountrySide pools, assuming the guest is accompanied by a CountrySide Resident. Guest passes may be purchased at the pools, or at the PMP office. Residents with physical guest passes from prior years are encouraged to exchange their physical guest passes for the digital equivalents by visiting the PMP office during business hours.
3. For pool admittance, guests must have a valid guest pass and must be accompanied by a CountrySide Resident.

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

4. A guest who is not in swim attire and does not plan to utilize the pool may accompany a Member or CountrySide Resident into the pool without purchasing a guest pass.
5. No guest pass is required for non-swimmers.
6. Residents are responsible for the behavior of their guests at all times.

III ADMISSIONS POLICY

1. **The Proprietary is concerned about the safety and wellbeing of all pool patrons. We request that all non-swimming guests plan to be accompanied by a responsible party or other persons to provide assistance.**
2. To enter the pool, simply provide your name or address to the lifeguard at the pool check-in desk. He/she will check your photo, make sure that you have been validated and then check you in. You do not need to bring a phone, hard copy pool pass or photo ID to enter. You must be pre-registered on the MOKO app (Digital Pool Pass) to gain admittance to the pools. If you wish to enter the pools and are NOT pre-registered on the MOKO app, you will need to purchase a guest pass for each person who wishes to use the pool.
3. Children eleven (11) years of age and under must be accompanied by and be directly supervised by a responsible party at least 15 years of age while in the pool area.
4. Pool staff shall direct the Members' attention to these policies and procedures, which shall be posted in public view at all times. Complaints should be referred to the Proprietary office staff.
5. Guests intending to use the pool facilities will only be admitted when accompanied by a CountrySide Resident and upon surrendering a guest pass to the lobby attendant. In the event of same day re-admittance of a guest, the lobby attendants must initial the returned guest pass.
6. No pets or animals of any kind are allowed within the pool enclosures, other than approved assistance animals.
7. Swim privileges may be refused to all persons with colds, coughs, inflamed eyes, severe infections, nasal discharge, or anyone wearing bandages; refusal of privileges is at the discretion of the pool management personnel.
8. People who are creating any disturbance or suspected of being impaired or under the influence of alcohol or any substance shall be asked to leave the pool premises. In such instances, the judgment of the pool management personnel prevails.

IV GENERAL RULES AND PRACTICES

1. The on-duty Pool Manager/Operator shall be the final on-site authority to interpret these operating policies and procedures. The Pool Manager may take any action he or she feels is necessary to preserve the health and safety of the pool patrons and to preserve peace and dignity at the pool facility.
2. The pool management staff (i.e., lifeguards) are empowered by the CountrySide Facilities Committee to enforce these rules at CountrySide's swimming pools. This means that in the pool staff's judgment, serious offenses may warrant a directive to leave the pool area. Such action shall necessitate that the Pool Manager submit a written ***Incident Report*** (with the amenities pass attached) to the CountrySide Facilities Committee via the Proprietary office.
3. The 2025 pool rules and regulations will continue the policy of ***"Zero Tolerance"*** to remedy instances of severe misconduct at any of our three pools this season. ***"Zero Tolerance"***

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

means that any misconduct or disregard of the set policies will not be tolerated. The Pool Manager will document infractions on an ***Incident Report*** form describing the nature of the incident and the individuals involved, including the lifeguard, and may also, at his or her discretion, include the names of witnesses if necessary. Any violators are subject to immediate suspension of privileges throughout CountrySide facilities. The Facilities Committee administers the “**Zero Tolerance**” policy. They will adjudicate “**Zero Tolerance**” issues and make recommendations to the CountrySide Board of Directors to suspend pool privileges of any individual who represents a hazard to the safety of themselves or others, or a disturbance to the family-friendly atmosphere at CountrySide pools.

4. Minor infractions, such as running, pushing, or rough play will not be permitted anywhere in the pool enclosure. Lifeguard's judgment prevails. In the event a second warning becomes necessary, the offender will be required to take a 15-minute break. Should a third warning become necessary, the Pool Manager is authorized to suspend the member's pool privileges for up to 72 hours. Pool Managers are authorized to temporarily suspend the member's amenities pass and evict the offender provided that a written Incident Report is submitted to the CountrySide Proprietary Facilities Committee.
5. **All persons shall use the pool facilities at their own risk.** The CountrySide Proprietary assumes no responsibility for any accident or injury neither in connection with such use nor for any use and/or damages to personal property.
6. No rough play or dangerous activity will be allowed. Cursing, insults, foul language, inappropriate gestures, and rudeness are not acceptable in any public facility – especially when children are present. Courtesy is encouraged. Members are also free to complete a written complaint form addressed to the CountrySide Proprietary Facilities Committee for review and further action. The forms are available at the pools and on the CountrySide Proprietary website (www.countryside-va.org). The Facilities Committee shall review all Incident Reports. In those instances where suspension of privileges is deemed appropriate, the Facilities Committee may forward their recommendations to the CountrySide Board of Directors for final determination.
7. CountrySide Members and Residents are responsible for the actions of the residents of their household.
8. CountrySide Members and Residents are responsible for the actions of their guests.
9. Damage to pool property will result in the individual involved being denied use of the pool until the CountrySide Proprietary Facilities Committee has resolved the matter to its satisfaction.
10. All persons shall immediately obey the instructions and respect the judgment of the lifeguards and/or Pool Manager. Disputes shall be filed, in writing, with the CountrySide Proprietary Facilities Committee.
11. The pool management staff are responsible for the pool area safety and discipline. As such they are authorized to rule on situations and enforce all rules of safety. All pool management staff have the authority to evict patrons who fail to comply with these rules and regulations. In that event, a written ***Incident Report*** shall be completed by the Pool Manager and submitted to the Facilities Committee (see “**Zero Tolerance**” under #3 of GENERAL RULES AND PRACTICES section).
12. Situations not specifically covered by these rules and regulations may be acted upon by the Facilities Committee to provide clarification to the members. The Facilities Committee is empowered to amend, add, or delete rules for the benefit of the general membership.
13. Standing jumps will be permitted in 3 feet of water or greater. No diving is permitted in less than 8 feet of water (i.e., you may only dive into a diving well at Cromwell or Lindenwood).

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

One exception to this rule is that competition swim team members may dive during officially sanctioned events (to accommodate and train for race starts).

14. No excessive splashing or games of "tag" are permitted in the water at any time. Lifeguard's judgment shall prevail.
15. Only "nerf" and "beach-type" balls will be permitted.
16. Non-U.S.C.G. approved flotation devices are discouraged but allowed at user's risk. Use of devices such as "water wings" requires direct parental supervision at all times.
17. Breastfeeding is allowed at all CountrySide pools.
18. Pool Operating Hours will be strictly enforced; all patrons must exit the pool house at or before closing time.

V SWIM ATTIRE POLICY

1. Street clothing is permitted in the deck area provided the person does not enter the pool and remains no closer than 5 feet from the water's edge.
2. All persons will shower and be attired in proper swimwear prior to entering the water. "Cut Offs" and/or any other article of clothing which may prove hazardous to the pumps and filters are prohibited.
3. Persons not toilet trained or who are incontinent must either wear a swim diaper or a cloth diaper, rubber pants and a swimsuit to comply with health department requirements and to inhibit drain clogging from any materials. Disposable diapers are prohibited.
4. Swim goggles are permitted and are recommended in lieu of regular eyeglasses or sunglasses in the pool.

VI WEATHER POLICY

1. Water is conductive. Patrons must leave the pool immediately following the observance of thunder or lightning.
2. The entire facility (pool, deck/grass, and pool house) will remain closed for 45 minutes following every instance of thunder/lightning.
3. Residents may choose to wait in the safety of their car or another area outside the facility until the lifeguards give the "all clear" signal and the pool reopens.
4. The pool management staff, in its sole and absolute discretion, may order the closing of pool due to inclement weather or other conditions that may cause a risk to the health and safety of the patrons using the pool.

VII CONSUMPTION OF FOOD AND BEVERAGES

1. The pool snack bar will be open only during the 10-minute rest break (see below for schedule). The snack bar typically carries a limited assortment of drinks and ice cream for purchase by pool patrons. There is also a water fountain available for patrons while the snack bar is closed.
2. Patrons may also bring their own food and drink to the pools as long as they comply with the following rules:
 - a. No glass containers are permitted within the pool enclosure – ONLY paper or plastic containers are safe within the pool enclosure.
 - b. No alcoholic beverages are permitted in the clubhouses or within the pool enclosure.
 - c. No drugs of any type are permitted.
3. In accordance with Loudoun County Swimming Pool Ordinance, Section 838.37, neither eating nor drinking is allowed on the pool deck. Eating and drinking activities are confined

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

to the grass areas only. Smoking is **prohibited** within all CountrySide Pool Facilities and within 25 feet of the front entrance. This includes conventional cigarettes AND ALL e-cigarettes (JUUL, vaping, etc.)

VIII BREAK TIME FOR LAP SWIM/WATER WALKING/OVERCROWDING

1. A ten-minute period is to be observed every hour for lap swimming or water walking exclusively, meaning only people actively swimming laps or water walking are allowed in the pool during that time. The lifeguard will blow the whistle to begin the break at 50 minutes past the hour and blow the whistle to resume swimming on the hour. The exception to this is the final hour of operations; the pool shall not close 10 minutes before the hour, it will close on the hour. Lap swim and/or water walking may occur until the end of the last hour. All patrons must exit the pool facility at or before closing time.
2. If in the view of the Pool Manager, the number of people in the pool presents an unsafe situation, the manager may call a break time for all individuals in the pool in excess of the standard ten-minute break time procedures outlined in No. 1 above.
3. In the event of overcrowded conditions, as determined by the Pool Manager, the manager may instruct the lobby attendant to direct any member/guest arrivals to a less crowded pool facility.

IX DIVING BOARDS & WATER SLIDES AT CROMWELL & LINDENWOOD

1. At any time, if there are patrons using the diving board or slides while there are other swimming patrons in the pool, there must be a second lifeguard on duty either in a chair or on the deck to monitor the activity at the deep end of the pool. NO EXCEPTIONS!
2. Only one person at a time is allowed on the diving board or any individual slide.
3. Only those individuals who are strong swimmers may use the diving boards. Lifeguard staff may require swimmers to pass a swim test if a lack of proficiency is observed. This also applies to slides that egress the swimmer into diving wells (i.e., water over the swimmer's head).
4. No running, pushing or horseplay is permitted around the perimeter of the diving area.
5. No hanging, sitting, or standing on the lifeline separating the swimming and diving areas is permitted.
6. The diver on the board may not proceed off the board until the previous diver has reached the ladder or completely cleared the diving well. This rule also pertains to water slides. Furthermore, persons on adjacent diving boards and slides may not proceed into the water at the same time. They must wait until the previous diver or slider has cleared the diving well. Lifeguards have the final authority for regulating diving and sliding to maintain safety.
7. Divers may only take one bounce before leaving the board, and divers may only progress in a forward direction towards the pool while on the board.
8. Backflips are allowable but inwards, cut-aways, gainers or other types of dives, which propel a diver towards the diving board, are prohibited. Keep your dives simple.
9. Do not dive off the side of a diving board. Dive straight ahead only.
10. Do not run and dive.
11. No one may be in the diving well to "catch" or assist others going off the diving board or exiting from a slide.
12. No items may be tossed or thrown to or towards divers going off the diving board, slides, or otherwise entering the diving well.
13. No flotation devices are permitted on the diving boards, slides, or in the diving well.

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

14. Slide only feet first.

X WADING POOL: SAFETY AND HEALTH REGULATIONS

1. **No lifeguard services are provided in the wading pool.**
2. Non-proficient swimmers left unattended in the wading pool shall be removed at once. A report in writing shall be directed to the CountrySide Proprietary Facilities Committee, who shall take whatever action deemed necessary in the interest of safety and welfare.
3. People who are not toilet trained or who are incontinent must either wear a swim diaper or a cloth diaper, rubber pants and a swimsuit to comply with health department requirements and to inhibit drain clogging from any materials. Disposable diapers are prohibited.
4. Toys and play equipment must be limited to non-breakable items.

XI FLOAT DAY POLICY

1. "Float day" is designated at all pools as follows: Cromwell: every day; Lindenwood: Wednesday only; and Parkway Friday only.
2. Floats are never allowed in the diving wells of the Cromwell and Lindenwood Pool.
3. Floats must be of a design for a single person. For rectangular floats, the length can be a maximum of seven feet and a maximum width of four feet. For inner tubes, the diameter can be a maximum of four feet.
4. The Pool Manager shall be the final authority for determining the acceptability of any float. Further, if in the view of the Pool Manager or his representative, an unsafe condition should occur from the presence of too many floats in the water at a given time, or unsafe use of a float, then the Pool Manager or his representative shall be free to call a break time in order to alleviate such unsafe condition.

XII VOLLEYBALL NET POLICY

The Parkway Pool volleyball net may be used Thursday evening during the hours of 5:00 p.m. to 7:00 p.m.

XIII LAP LANE/SWIM LESSON POLICY

All three pools currently have a dedicated lap lane established for use on a first come, first served basis. Additionally, all three pools will have an "on demand" lap lane available seven days a week. These lanes are for the sole use of those who wish to swim laps. Other swimmers shall respect lap-lane swimmers, should not interfere, and will be required to stay out of the lap lane during use. Lap lane swimmers should note, however, that scheduled swim lessons do occur in the lap lanes; copies of the schedules will be posted at each pool. If swim lessons interfere with a resident's request to use the existing lap lane, the lifeguards should be asked to set up the "on demand" extra lap lane at that pool. Swim lessons may only be performed by individuals authorized by the Association and the Waves Swim Team who are certified as lifeguards as provided by the Loudoun County Code.

XIV POOL RENTAL POLICY

Members in good standing who wish to rent the pool facility during non-operating hours should contact the Proprietary office at 703-430-0715 for a **Rental Information Sheet** and copy of the **Pool Rental Agreement**.

2025 COUNTRYSIDE POOL RULES, REGULATIONS AND POLICIES

XV SUSPENSION OF PRIVILEGES

Subject to the procedure outlined in the due process policy (Resolution 289), any Member who is delinquent in his/her assessments payments may be denied use of the pool facilities until such time as his/her account is brought current. Any Proprietary Member who has a covenant violation may be denied use of the pool facilities until such violation is abated. These restrictions apply to all residents of the Member's household.

XVI SUSPENSION DUE TO IMPROPER CONDUCT

Proprietary Members may be suspended as outlined in **Section IV General Rules and Practices**. When a suspension occurs, the Facilities Committee will be notified, and the procedures set forth in Resolution #289 "Due Process Policy" will be followed.

XVII TERMS AND DEFINITIONS

CountrySide Resident	a resident of a Lot owned by a CountrySide Proprietary Member (owner) (including family members who reside permanently with them)
renter	person(s) renting a CountrySide property; admission to CountrySide pools is granted only after the Proprietary Member who owns the property has conveyed their amenities privileges to the renter and completed the necessary forms.
Member or Proprietary Member	the owner of a Lot in CountrySide
in good standing	Proprietary member who is current in their monthly assessments and with no DRC violations outstanding. A Proprietary Member must be <i>in good standing</i> for pool access to be granted to <i>all</i> residents of that household.
deep end	water depth greater than 3 feet
diving well	water depth of 8 feet or more where diving boards and slides exit or enter the water.
responsible party	a person aged 15 or older eligible to accompany children who are non-swimmers or underage to the pool
patron	a member, resident, or guest who is using CountrySide pool amenities.

NOW HIRING lifeguards

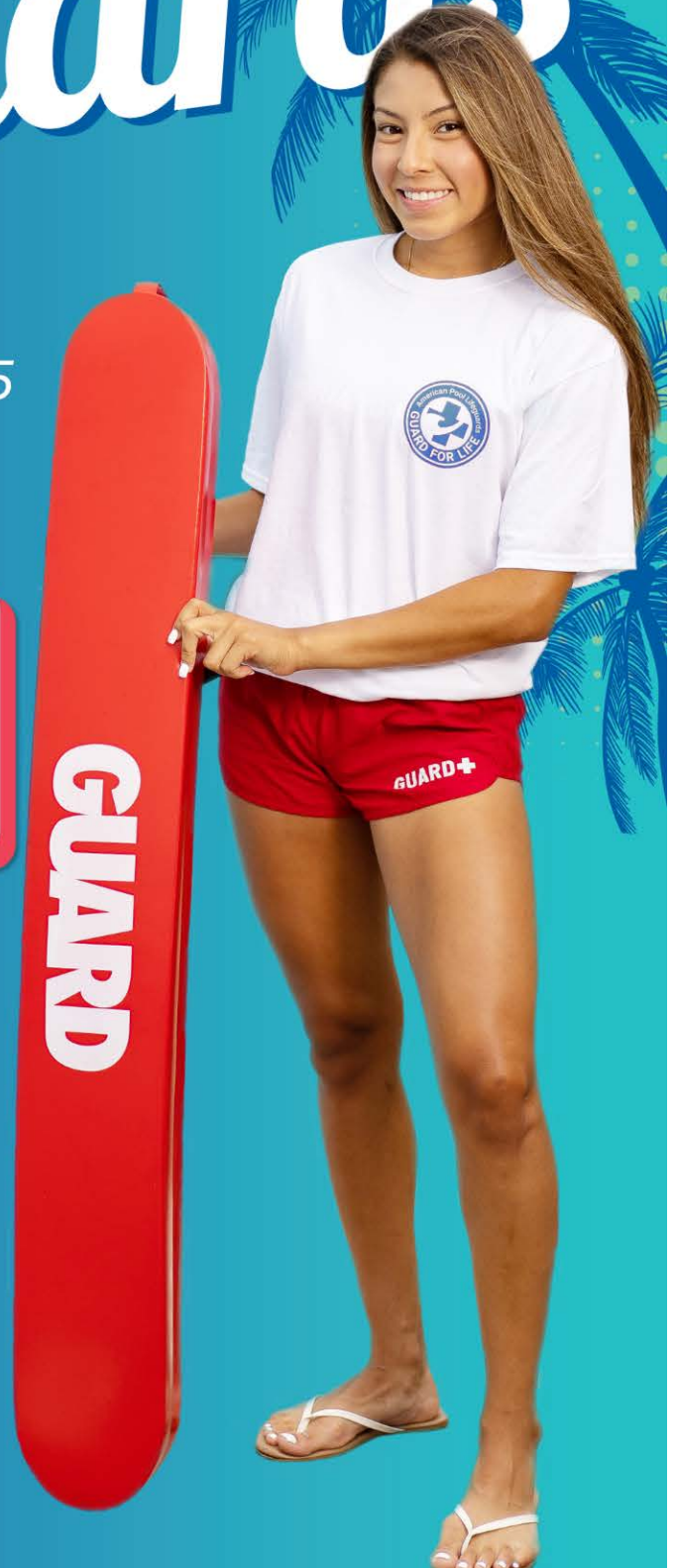
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2025 Annual Inspections

At the request of your Board of Directors, members of the CountrySide Proprietary staff will be conducting the Annual Inspection of all CountrySide neighborhoods.

The inspection is performed with the intent of ensuring that the curbside appeal of the community is preserved.

The physical property inspections will commence during the month of April and we will be noting any repairs that need to be completed on the home and the general appearance of the property.

Some of the things found in need of exterior maintenance are listed but not limited to:

- wood rot on building exteriors
- fencing or sheds in need of repair
- damaged or missing roof shingles
- landscaping in need of attention
- building exterior in need of painting
- algae on building exteriors
- windows in need of repair or replacement
- unapproved architectural modifications
- driveways in need of repair and resurfacing
- decks in need of repair

Why Do We Have Annual Inspections?

At the beginning of each New Year, we all make resolutions to ourselves. Whether the promise is to lose weight, save more money, pay off debt, or look for another job, our determination, focus and commitment will make that resolution come true.

The Board of Directors wants to make the following promise to CountrySide Residents: Our Annual Inspections of your home will be the highest priority and our resolution in 2025.

WHY? Because CountrySide is a well-established community and most of our homes are at least 30 years old. It is time for us to take a good look at our homes and determine what needs to be fixed, painted or replaced.

We all want the highest appreciation of our home when it comes time to sell and want our neighborhood to be attractive for new buyers.

The Board of Directors would suggest that new buyers gather several impressions when in the market for a new home. As they drive into CountrySide via CountrySide Blvd. or Algonkian, our common areas are evaluated, and the trees, grass and trails create the first impression.

As they continue to drive to the home they are considering, the neighborhood is evaluated. Do the homes, common areas and amenities appear clean and well maintained? This is the second impression. Evaluation of the specific home is the final thing they consider.

The Board of Directors asks for your support and understanding during the Annual Inspection process. We all benefit as we improve our homes.

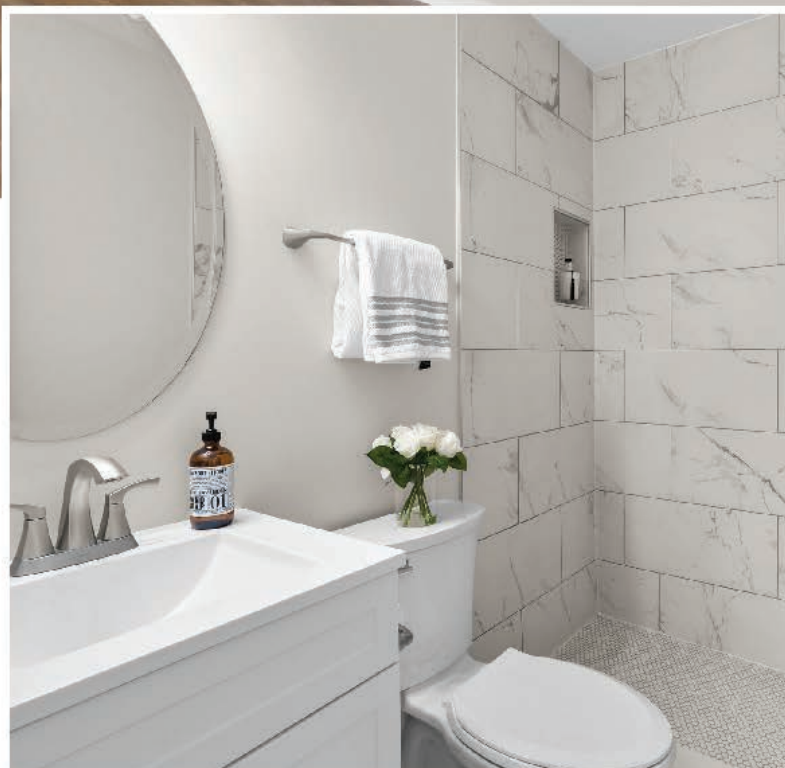


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We specialize in:

Property Maintenance
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Painting/Carpentry
Flooring/Ceramics



escobarremodelingllc.com

Did You Know?

An Architectural Application is Required for ALL Exterior Modifications on Your Home.

The quality of design and architectural harmony in CountrySide are maintained through a process of review for all exterior alterations to the property. Specific authority for maintaining the quality of design in CountrySide is established by the Covenants and Restrictions, which are a part of every deed to property.

Article VI, Section f1 of the Covenants states:

“... except for purposes of maintenance and repair, no building, fence, wall, or other improvements or structures shall be commenced, directed, placed, moved, altered, or maintained upon The Property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon be made until the complete plans and specifications showing the location, nature, shape, height, material, color, type of construction, and any other proposed form of change (including, without limitation, any other information specified by the Design Review Committee) shall have been submitted to and approved in writing as to safety, harmony of external design, color, and location in relation to surrounding structures and topography and conformity with the design concept for the community by a Design Review Committee designated by the Board of Directors.”

So, before you undertake any exterior project, please ensure you submit an architectural application and obtain approval first. For assistance with application requirements, you can review the Community Guidelines online at www.countryside-va.org or call the Proprietary office at 703-430-0715.

You May Need a “Site Plat”

Pursuant to the Community Guidelines most all exterior modifications require the submission of a “Property Plat/ Site Survey” with your application. This map shows the exact configuration of the lot, provides all the property dimensions of the lot, and shows any easements and building restrictions on the property. Most homeowners receive their Plat Map at settlement. It is printed on legal-size paper. Owners should keep the original Site Plat with their files and make copies to use with their applications.

Architectural improvements should be drawn on the plat map to show the location of your proposed modification such as a deck, patio, or play set. Site Plats are necessary for the committee members reviewing your application to gain the proper perspective and impact of your particular project on your residence and neighbors adjacent to you. If you cannot find your Site Plat, contact your settlement company or the Loudoun County Department of Building and Development.

Are You Hiring A Contractor?

CountrySide strongly suggests that all homeowners follow the recommendation outlined below when hiring a contractor.

- Check out the contractor with our local or state consumer protection officials
- Ask the contractor for customer references who have projects similar to yours
- Ask for a copy of the contractor's current license and insurance certificate, if required.
- Get written estimates from several firms. Make sure bids are based on identical project specifications.
- Get all guarantees, warranties, start and completion dates, and promises in writing.
- Never pay money up front for deposits.
- Report suspicious contractor behavior to the Better Business Bureau and to Renovation Experts.
- Never pay for work that is not completed to your satisfaction.
- Check out these websites that will provide you with the latest background information on prospective contractors.
- The Better Business Bureau: www.bbb.org
- Background Check-Info Registry: inforegistry.com
- Background Check: USSearch: www.ussearch.com

Did You Know?

You Must Register Your Home-Based Business With the Proprietary Office.

Pursuant to Resolution 262: The Operation of Business Activity within a Residence in CountrySide:

"Paragraph 1: General Standards: The Proprietary does not wish to unreasonably restrain members of the Association from establishing an ancillary professional office within their homes. To protect the residential character of CountrySide, however, the Board believes it is necessary and appropriate to establish general rules and standards regarding such use consistent with what the Association Governing Documents and applicable law provide. The overriding objective of the following policies is to protect the residential character of CountrySide at all times."

-And -

Section: Notification Process:

"Members who wish to establish a Business Activity must submit to the Managing Agent the following materials before conducting any Business Activity on a Lot:

- A fully completed and signed Notification of Business Activity Form
- A fully completed Acknowledgement of Adjacent Owners form signed by four adjacent property owners who will be most affected by the Business Activity
- Copy of a Home Occupation Permit issued by Loudoun County;
- Copies of all state and local licenses and permits required to conduct the Business Activity; and
- Copies of all Certificates of Insurance, as required by The Commonwealth of Virginia or Loudoun County, evidencing adequate insurance coverage for the home based on the Business Activity. All policies must name the Association as an additional insured and must, in the sole discretion of the Board, adequately protect the Association from liability for any occurrence on the Common Area incident to or related to the Business Activity."

Home Based Business Registration Forms can be found on our website. If you have any questions, please contact the Proprietary office at reception.cside@pmpbiz.com or call (703) 430-0715.



Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN
YOUR COUNTRYSIDE AGENT

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.



Let's chat soon!

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

 **PEARSON SMITH**
REALTY





Considering the Right Move?

As a Countryside homeowner, you've poured your heart and significant resources into your property, your most valuable investment. You might be considering rightsizing to start a new exciting chapter, but wondering where to begin.



You've got this. I'm here to help you every step of the way, from initial planning to moving day. My expertise and network of trusted professionals help ensure an exceptional experience. As your real estate advisor, I'll champion your goals, helping to efficiently prepare your home for sale so it shines in it's best light, maximizing value and minimizing time on the market. **Let's make this move your best yet.**

To start the conversation:

→ 571-334-7966 cell. MaryAnne.Carbone@Longandfoster.com.

MaryAnne Carbone, CFSP **Countryside Resident of 30+ years**

Certified Full Service Professional Real Estate Agent & Realtor

571-334-7966 cell.

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Join the CountrySide Waves and Ripples Swim Team!



Summer is coming! Pool safety is a common concern for all parents. As a CountrySide resident, you have excellent options available to prepare your children for a safe summer at the pool while having fun competing as part of our community swim team! Please note: Registration is only open to CountrySide residents in good standing.

THE COUNTRYSIDE RIPPLES:

This program is for 5-8 year-olds who aspire to swim along with the older Waves swimmers, but are just beginning their competitive swimming careers, and require a little extra attention in their workouts. Ripples swimmers:

- Must be ready and willing to learn to swim freestyle and backstroke.
- Need to be able to leave their parent and enter the water with the coaches.
- Must be comfortable in the water and in entering the water where they cannot stand.
- Must be able to submerge his/her face in the water and blow bubbles and float unassisted on front and back.
- Don't yet need to be able to swim a full length of the pool (25 meters) in a recognizable stroke.

Ripples practices will be weekday mornings starting June 16 and continue through late July. Prior to the season, evaluations will be conducted to determine into which group your child will be placed. More information regarding assessments will be available as the season gets closer.

THE COUNTRYSIDE WAVES SWIM TEAM:

This program is for experienced swimmers, ages 5 to 18, who are interested in swimming competitively. The team is a member of the Colonial Swim League which includes teams throughout Northern Virginia. We compete in four major swim strokes: freestyle, backstroke, breaststroke and butterfly. Swimmers must be able to swim freestyle and backstroke to join the Waves Swim Team. Our regular season begins immediately following Memorial Day on May 27 and ends in late July. (Practices are after school until June 13, then transition to morning practices.)

The CountrySide Waves Swim Team has been developing outstanding competitive swimmers for years. We are committed to providing a safe, nurturing program for swimmers of all levels. We hope you will consider one of our two outstanding programs for your children this summer.

Online registration will open in early April at www.countrysidewaves.org



Sponsorships of all levels are available! Support our neighborhood swim team and reach hundreds of local swimmers and their families by sponsoring the CountrySide Waves! Email cswavesct@gmail.com to request sponsorship information.

Learn to swim with the CountrySide Tides Swim Lesson Program!



CountrySide Tides Swim Lessons are for children from infant through 12 years old who want to learn to swim. Our lessons are based on the Red Cross Learn to Swim program. Safety is our main concern. We teach the students how to safely have fun in the water along with basic swimming instruction, floating and water treading skills. Classes are available for children as young as infants, with parental assistance, through 12 year olds.

Course levels range from introduction to water to Elementary Level 4 classes. Sessions meet twice a week for 3 weeks. Swim lesson instructors include CountrySide Waves Swim Team coaches along with some of our best, current and graduated swimmers and CountrySide residents.

All CountrySide residents in good standing are welcome to participate in our swim lessons.

Online Registration for Session 1 and/or Session 2 opens **Monday, May 5, 2025**

Session 1 June 16 – July 4

Session 2 July 7 – July 25

Please go www.countrysidewaves.org and click on 'Tide Swim Lessons' to view class days/times and to register. If you are unsure what class level to sign your child up for, please make your best guess. We will switch kids around the first week of classes depending on ability.

If you have any questions, please email
cswavesct@gmail.com



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Spring + Summer Reminders

Ticks and Lyme Disease

Horsepen Run trails are not mowed on a regular basis. Please consider this when you choose a trail to enjoy and be sure to check for ticks afterwards.

Lyme disease is caused by bacteria that some people get after being bitten by ticks infected with an organism named *Borrelia burgdorferi*. The organism that causes Lyme Disease is maintained in wild rodents, deer, other mammals and certain ticks, most commonly the black-legged (deer) tick. It is transferred to people by the bite of an infected tick.

People of any age and in any part of Loudoun County can get Lyme disease. Infections occur throughout the year but are more common during the late spring and summer and in people who work or play outdoors. Dogs, cats and horses can also get Lyme disease. In 2012, the Board of Supervisors - in recognition of the seriousness of Lyme disease - declared 2012 "Lyme Disease Awareness Year," created the Loudoun Lyme Disease Commission, and adopted a 10-point action plan to mitigate Lyme disease.

These efforts were recognized in August 2013 as a model program by the Virginia Association of Counties. For more information, visit the Loudoun County website at www.loudoun.gov.

Before you go outdoors:

- Know where to expect ticks. Ticks live in moist and humid environments, particularly in or near wooded or grassy areas. You may come into contact with ticks during outdoor activities around your home or when walking through leaf litter or near shrubs. Always walk in the center of trails to avoid contact with ticks.
- Products containing permethrin kill ticks. Permethrin can be used to treat boots, clothing and camping gear and remain protective through several washings.
- Use a repellent with DEET on skin. Repellents containing 20% or more DEET can protect up to several hours. Always follow product instructions. Parents should apply this product to their children, avoiding the hands, eyes, and mouth. For detailed information about using DEET on children, see recommendations from the American Academy of Pediatrics.

For more information to stop ticks, visit the CDC website at www.cdc.gov/Features/StopTicks/

Trail Etiquette for Bicycling:

Recreational paths and trails have become quite popular. As a result, trails can become very congested and safety is a major issue. Whether bicycling, walking, or jogging, following the same rules as everyone else will help you have a safer, more enjoyable time. Trails have engineering and design limitations that require you to ride differently than you would on the road. If your preferred speed or style of cycling is inappropriate for trails, look for better suited alternative routes.

Be Courteous

- All trail users, including bicyclists, joggers, and wheelchair users, should be respectful of other users, regardless of their mode of travel, speed, or skill level.

Give an Audible Signal When Passing

- Give a clear signal when passing. This signal may be a bell, horn, or voice. Warn in advance so that you have time to maneuver if necessary. "Passing on your left" is the most common signal used to alert other users of your approach.

Keep Right

- Stay as close to the right side of the trail as is safe, except when passing another user.

Pass on Left

- Pass others who are going your direction on their left. Look ahead and behind to make sure the lane is clear before pulling out. Pass with ample separation. Do not move back to the right until safely past. Fast-moving users are responsible for yielding to slower moving users.

Clean up Litter

- Do not leave any debris along the trail. If you drop something, please pick it up and carry it until you find a litter receptacle. Go the extra mile—pack out more trash than you bring in.

CALL FOR CANDIDATES

2025 BOARD OF DIRECTORS VACANCIES

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Belmont and Foxfield Directors on 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. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

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

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

Your petition will be presented to the board at the 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 Belmont

There is a vacancy on the CountrySide Proprietary 2025 Board of Directors for the **Belmont** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor." If you are a homeowner in the in the **Belmont** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2025 Board of Directors

Name: _____ Address: _____

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

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

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



Board of Directors Vacancy for Foxfield

There is a vacancy on the CountrySide Proprietary 2025 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor." If you are a homeowner in the in the **Foxfield** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2025 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.

- | | |
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| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |



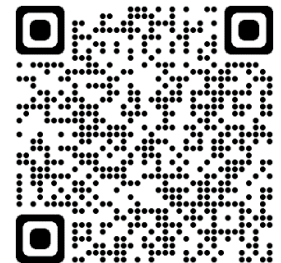
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of Your Home



Even if you are not thinking of selling now, realize at some point in the future, you will sell your home. At that point, you will be scrambling around trying to remember the name of that realtor from RE/MAX that sells houses for only 4%. Write down my name and phone number and keep it on your refrigerator or somewhere handy.

Call Kelly Jones at 703-585-5057 whenever you are ready to sell your home and I will honor this 4% commission rate.



Commissions may be negotiable and are not set by law.

If you have a friend, neighbor or family member who is thinking about selling their Sterling home, you could help them put \$10,000 or more in their pockets too when they sell. Pass along my name & number to them ...
EVERYBODY could use an extra \$10,000!

**** More Experience, More Marketing & More Money in Your Pocket When You Sell Your Home ****

If your home is currently listed for sale, this is not a solicitation of that listing. If your home is not listed for sale, then absolutely ... I want to earn your business.



Kelly Jones

RE/MAX 100

703-585-5057

Kelly@buyahome.net

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- * Helped over 1,000 families buy, sell and rent their homes
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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:
Ally Koehler
allyk.cside@pmpbiz.com
Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:
Carlos Ramirez
Bryan Neal

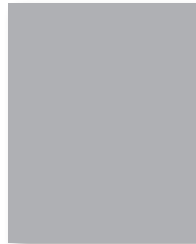
THE VILLAS AT COUNTRYSIDE:

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

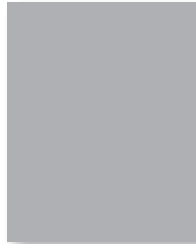
If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Karen Conoy, Villas
Property Manager at kconoy@nrpartnerllc.com. For
questions about Amenities and CountrySide
Assessments, contact the Proprietary Office.

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

Board of Directors



BELMONT:
Vacant
Belmont@countryside-va.org



FOXFIELD:
Vacant
Foxfield@countryside-va.org



MORVEN:
Roddy Dean
Morven@countryside-va.org
Treasurer



OAKRIDGE:
Penelope Francke
Oakridge@countryside-va.org
President



OATLANDS:
Dave Barrie
Oatlands@countryside-va.org



ROKEBY:
Kumar Sangaran
Rokeby@countryside-va.org
Secretary



WELBOURNE:
Fredrik Wallin
Welbourne@countryside-va.org
Vice President



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
Babysitting/Pet Care	Arielle Keating available evenings	719-394-6856

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 maddyjt.cside@pmpbiz.com to get a copy of the registration form.

The CountrySide Proprietary, its members, and/or Board of Directors do not recommend or endorse any advertiser. The CountrySide Proprietary reserves the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not necessarily reflect the opinions of the CountrySide Proprietary, its members, or the Board of Directors.

Neighborhood Services

Do you babysit on the weekends? Walk your neighbor's dog every evening? When summer rolls around, are you mowing lawns for extra money?

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: maddyjt.cside@pmpbiz.com

2025 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





2025 HOA DUES

Single Family/Manor Homes \$95.00

Town Homes \$117.00

Villas \$73.00

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
COUNTRYSIDE**

- 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 the Proprietary Office at
703-430-0715 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 Al's Towing & Storage, but we will!

Thank you

Use Your Assigned Spot

Homeowners are able to call Al's Towing & Storage themselves if they find their assigned parking space occupied by a non-authorized vehicle.



**Al'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):

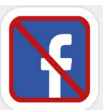
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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 Vacancies: Belmont, Foxfield

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: Belmont and 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 Vacancies: Foxfield and Morven

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

Ally Koehler
Administrative Assistant
allyk.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

Loudoun County Sheriff'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>

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.