

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 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

COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166

MON-FRI 8 AM - 5 PM

703-430-0715

Reminders and News



UPCOMING EVENTS!

AUG
16

**BACK TO SCHOOL
POOL PARTY**

SEPT
6

**FALL SHRED +
PAINT RECYCLE**

SEPT
20

FALL YARD SALE

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



AUGUST 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1	2
3	4	5	6 BOD Meeting @7:00 PM	7	8	9
10	11	12 NAC Meeting @6:30 PM	13 HPR Meeting @7:00 PM	14 FAC Meeting @7:00 PM	15	16 Back to School Pool Party @ Lindenwood, 5-8 PM
17	18	19	20 GRNDS Meeting @7:00 PM	21 FIN Meeting @7:00 PM	22	23
24	25 DRC Meeting @6:30 PM	26	27 BOD Meeting @7:00 PM	28	29	30
31						

CountrySide Budget Planning for 2026

The Board of Directors and the Standing Committees are asking for your input to help plan for next year!

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

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

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

The answers to these questions, and other suggestions you may have, are critical input to the Board of Directors as they develop the 2026 budget for CountrySide. As a community, CountrySide is equivalent to a medium size town in Virginia. Many of the services and facilities are dependent on the feedback received and the affordability of the suggestions. The Board of Directors is tasked with developing a budget which balances the community's absolute or mandatory obligations (such as maintenance of assets and infrastructure, or items legally required) and its desires for amenities, against the capacity of the residents to bear the costs of these requirements. These required expenditures include, but are not limited to:

- The trash contract represents one of the largest expenditures in our budget—one we cannot live without, and on which our contract costs continue to increase.
- Maintaining the common grounds must be done, through the landscaping contract.
- Ongoing repairs to our townhouse streets, sidewalks, and trails are a costly, but unavoidable necessity.
- The pool season for 2026 will be a week longer than usual, due to the timing of when Memorial Day and Labor Day fall, so that represents increased operating costs for the pools.
- We must maintain our Reserve Funds at levels that provide for the long-term financial health of CountrySide.

All of these contractual obligations must be accounted for before we can evaluate additional discretionary expenses, and our ability to fund new projects or requests will be limited in 2026 due to these baseline increases in costs.

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

The Board of Directors is sensitive to the challenges faced by our Proprietary Members in balancing increased assessments and other financial demands against household budgets. We will scrutinize the budget proposals carefully with an eye toward minimizing, as much as possible, any increase in assessments. But please understand that the 2026 Budget already presents unavoidable increases in costs that must be covered by assessments, so discretionary spending for new projects will be difficult to accommodate. You can help further by providing feedback through your Neighborhood Advisory Council (NAC) and Standing Committee (Grounds, Facilities, Horsepen Run, etc.) representatives, as their rankings of proposed budget items is a critical component of the Board's evaluation process.

WE NEED YOUR INPUT NO LATER THAN AUGUST 31.

You can mail your responses to: CountrySide Proprietary

By e-mail: reception.cside@pmpbiz.com

Or call 703-430-0715 with suggestions

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

Back to School Pool Party

LINDENWOOD POOL

AUGUST 16

5:00 - 8:00 PM

Celebrate the end of summer and the start of a new school year with a splash! Join us for a fun-filled pool party featuring:

**Snacks & Treats
Games & Prizes
Music & More!**

This event is designed specially for our younger community members. Chaperones will be present to ensure a safe and enjoyable time for all.

We can't wait to see you there!

This event is free for residents with a valid Moko Pass. There is a \$5 fee for any guests or any residents without a valid Moko Pass.

POOL
PARTY!

Fall Shred & Paint Recycle

Sept 6 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
Only paint accepted (no wood stains)
Cash, check, & card accepted

COUNTRYSIDE

WANTED: FALL FEST VENDORS!

Our annual Fall Fest is on Saturday, October 4th, 2025, 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

CountrySide 2025 Events

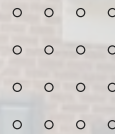
Event	Date	Time	Location
Spring Clean Up	Sat, April 26	9 AM - 12 PM	CountrySide
Spring Yard Sale	Sat, May 3	8 AM	CountrySide
Spring Shred & Paint Recycle	Sat, May 17	9 AM - 12 PM	Parkway Parking Lot
Family Fun Night	Sat, July 26	5 - 8 PM	Parkway
Back to School Pool Party	Sat, August 16	5 - 8 PM	Lindenwood
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

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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.

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 8 AM – 5 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.

CountrySide Reminders

PARKING ENFORCEMENT ON VDOT STREETS

CountrySide Proprietary does not monitor parking, or ticket or tow on VDOT streets. If you wish to report a traffic or parking problem on a VDOT street call the non-emergency Police number at 703-777-1021 or contact the Sheriff's Office using their traffic complaint form at:

<https://www.loudoun.gov/FormCenter/Sheriffs-Office-6/Traffic-Complaint-Form-128>. For Loudoun County Parking Regulation 480.105, please see <https://www.loudoun.gov/DocumentCenter/View/77355/Item-03-Attachment?bidId=> or go to www.loudoun.gov for more information. For VDOT road condition problems, contact VDOT at: <https://my.vdot.virginia.gov>

SOLICITING IN THE COMMUNITY

Recently the Proprietary Office has received an increase in communication from residents reporting solicitors going door to door. CountrySide is a non-soliciting community with several posted signs. If a solicitor knocks on your door, the Proprietary advises to not answer the door, or engage with them, and to immediately call the non-emergency number for Loudoun County Sheriff's Office, 703-777-1021.

LOCK YOUR VEHICLES

Notes from Loudoun County Sheriff

The Loudoun County Sheriff's Office is reminding residents to secure their vehicles and remove valuables from cars.

- **KEEP YOUR VEHICLE LOCKED:** Most stolen items are taken from vehicles that are left unlocked.
- **REMOVE VISIBLE ITEMS:** Remove all items from your vehicle (including garage door openers), when not in use. When you cannot do this, put the items out of sight (inside a lockable glove box or trunk). If your vehicle has an integrated garage door opener, please try to park in the garage. • Park inside the garage if available and keep the garage locked. Or try to park in a well-lit area.
- The Crime Prevention Unit also encourages residents to register your valuable items with the manufacturer and document and record your property's make, model and serial numbers through "Operation Inventory," a prevention-based program intended to help curb thefts taking place in Loudoun County. Thieves often depend on citizens to not have key information about their belongings. Information such as serial numbers, make and model are key pieces of information that help law enforcement quickly identify stolen property and aid in the prosecution of the offenders. Residents are also reminded to report any suspicious activity immediately by calling the Loudoun County Sheriff's Office nonemergency number at (703) 777-1021 or see SHERIFF.LOUDOUN.GOV.

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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



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What My Clients Think:

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*"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





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 its 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**

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571-334-7966 cell.

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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.

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

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:

Ally Koehler
allyk.cside@pmpbiz.com
Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:

Carlos Ramirez
Bryan Neal

THE VILLAS AT COUNTRYSIDE:

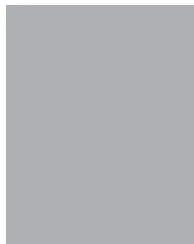
National Realty Partners, 365 Herndon Parkway,
Suite 106, Herndon, VA 20170. Villas Office

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 or
703-435-3800.

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

For questions about Amenities and CountrySide
Assessments, contact the Proprietary Office at
703-430-0715.

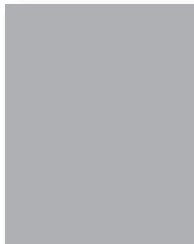
Board of Directors



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

Rokeyby@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

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.



Family Wealth Management

Jim Birks, CFP® & J. D. Birks, CFP®

Birks Financial is a family-run wealth management firm providing advanced tax planning and customized wealth strategies for families with \$2M-\$10M in retirement savings. After work you can find J.D. walking the trails with his dog around his home in Countryside.

www.BirksFinancial.com

703-481-6202

service@BirksFinancial.com

CLASSIFIEDS

Wendy Ahart

Math Tutor

Help your child keep up with math skills over the summer. I'm a former LCPS math teacher offering tutoring for all levels through Algebra 1 at the Cascades Library.

Contact wahart.math@gmail.com for information.

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.

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 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.
703-818-8222

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: 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: Oatlands and Rokeby

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 (1 seat), 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 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>

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

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:

- 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.