

The Courier

"A COMMUNITY ON THE POTOMAC" | WWW.COUNTRYSIDE-VA.ORG



IN THIS ISSUE

Reminders and News	Page 2
2024 Budget	Pages 3-4
Vote Results	Page 5
Zoning Opinion Letter	Pages 6-16
2024 BoD Candidates	Pages 17-18
Call for Candidates	Pages 19-22
Book Review	Page 26
Tennis in CountrySide	Page 28
2023 Holiday Trash Schedule	Page 36



MEETING SCHEDULE

COUNTRYSIDE ANNUAL
MEETING

DECEMBER 11TH @8PM
(VIRTUAL)

COMMITTEE MEETINGS
WILL RESUME IN JANUARY

Reminders and News

Happy Holidays!

The Proprietary Office will close at 12PM on Tuesday, December 5th, and will be closed on Monday, December 25th. The office will re-open on Tuesday, December 26th.



LOOKING FOR MINUTES?

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



LOCAL EVENTS IN DECEMBER!

1 & 2

RESTON'S WINTERFEST

Visit the Enchanted Forest, food trucks, and Vendor Village! Held at Browns Chapel Park.

16 & 17

THE NUTCRACKER

Enjoy the performance of The Fairfax Ballet with The Fairfax Symphony, held at George Mason University. Tickets can be purchased online.

8-23

CHRISTMAS VILLAGE

Held at the Leesburg Animal Park, there will be lots of festive fun for the whole family!

DECEMBER 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1	2 Winter Celebration @1PM - 3PM!
3	4	5	6	7 Happy Hanukkah!	8	9
10	11 Annual Meeting @8PM	12	13	14	15	16
17	18	19	20	21 WINTER	22	23
24 Christmas Eve New Year's Eve 31	25 PMP CLOSED MERRY CHRISTMAS	26 HAPPY KWANZAA!	27	28	29	30

2024 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2024 operating budget at the November 1, 2023, Board of Directors meeting. The 2024 assessment rates are indicated below.

2024 CountrySide Proprietary Approved Consolidated Budget

	2024
Total Income	\$3,269,979.00
Total Administrative Expenses	\$627,411.00
Total Insurance & Tax Expenses	\$47,232.00
Total Community Relations Expenses	\$33,600.00
Total Pool & Community Center Expenses	\$381,557.00
Total Grounds & Maintenance	\$544,710.00
Total Single-Family Home Only Expenses	\$418,770.00
Total Townhouse Expenses	\$331,126.00
Reserve Expense	\$713,783.00
Total Operating Expenses	\$3,269,979.00
Operating Income vs. Expense	\$0.00
Total Reserve Projects	\$878,813.00

Capital & Townhouse Reserve Balance Information for December 31, 2023

Projected Capital Reserve Balance as of December 31, 2023 in Study prepared by Reserve Advisors	\$1,684,657
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2023	\$1,918,076
Projected Townhouse Reserve Balance as of December 31, 2023 in Study prepared by Reserve Advisors	\$1,201,261
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2023	\$1,395,829

Note: The Projected Reserve Fund balances at 12/31/23 may vary from the estimated balance at 12/31/23 as certain components may have been replaced prior to the anticipated schedule, certain components may have exceeded their estimated useful life expectancy, or actual projects performed since the study was conducted could have cost more or less than projected in the study.

Our 2024 budget will continue to provide residents with the community activities, grounds and facilities upkeep, and services they have enjoyed.

Unfortunately, we had to raise assessments to cover rising inflation costs (3.7%) to manage the community, as well as the increases for software improvements, landscaping, our trash and pool management contracts, and administrative expenses.

2024 MONTHLY ASSESSMENT SUMMARY

(Amounts are per unit per month)

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

If you opted in to receive a coupon book but do not receive a new coupon booklet by December 27, 2023, please contact Property Management People at 301-694-6900.

If you currently pay through ACH, the new assessment amount will be deducted beginning January 1, 2024. **No action is required.**

If you pay through an automatic scheduled “Bill Pay” feature with your bank, **please adjust the amount as indicated above to begin on January 1, 2024.**

Homeowners paying online on [Property Pay \(firstcitizens.com\)](https://firstcitizens.com/PropertyPay) will **also need to adjust to the new amount.**

CONSIDER PAYING YOUR MONTHLY ASSESSMENT VIA DIRECT DEBIT

It's easy to use this service.

The authorization form is available on our website at www.countryside-va.org

Vote on Amendments - Message from the Board of Directors

We regret to report that the vote to amend the Declaration of Covenants and Restrictions has failed to meet the required threshold of votes to effect changes. A total of 853-854 votes were cast, with an additional 20 ballots uncompleted. Please note that paper ballots submitted were converted to proxy ballots in the ezVote system, so those votes are included in the totals below. The breakdown of votes was as follows:

Description of Issue	Approve	Disapprove	Total
Article X, Section 1: quorum/votes required for amendment	522	332	854
Article X, Section 9: First Mortgage Holders required to "opt in" for notices	590	263	853
Article X, Section 9 (f): Remove the veto power of First Mortgage Holders	560	293	853

Since this document requires a minimum of 1,270 affirmative votes for an amendment to be adopted, none of the amendments passed.

We thank all our residents who took the time to read the supporting documentation and cast votes.

Statement on Resolution 260 from the Board President

Resolution 125 requires the Board President and Secretary to evaluate new and revised Resolutions for their impact on the rights and privileges of owners (Members of the Association).

In the opinion of the Board President and Secretary, Resolution 260, as amended on September 27, 2023, does not have any effect on the rights and privileges of Members of the Association. The main purpose of the 2023 revisions is to make the Horsepen Run Committee a standing Committee, as opposed to the Ad Hoc Committee it has been since its inception in 1993. The purpose of the Committee remains unchanged: "to generate recommendations for Board consideration for the planning within Horsepen Run and for a land management and maintenance plan for Horsepen Run".

Revised Resolution 260 is under consideration by the Board of Directors, and comments regarding the revised Resolution are scheduled to be heard at the Board of Directors meeting on January 3, 2024. Written comments on the proposed revisions may be submitted to the Board President prior to that meeting.

Short Term Rentals in CountrySide – Loudoun County Zoning Administrator Opinion Letter

At the request of the CountrySide Board of Directors, the Loudoun County Zoning Administrator has issued an Opinion Letter clarifying the requirements for the operation of Short Term Rentals within CountrySide. The Opinion Letter can be read in its entirety below.

Inasmuch as this is an opinion issued by the Zoning Administrator of Loudoun County (and not by CountrySide Proprietary, its staff or agents, or Board of Directors), any questions on the letter, its restrictions and requirements, interpretation, enforcement, or suspected violations should be directed to the Loudoun County Department of Planning and Zoning at 703-777-0246 or [LEx - Loudoun Express Request | Loudoun County, VA - Official Website](#).

The Board of Directors is grateful to Supervisor Juli Briskman and her staff for their assistance in obtaining this clarification of the Loudoun County Zoning Office's policy on Short Term Rentals within CountrySide.

SENT VIA ELECTRONIC MAIL

October 19, 2023

Todd A. Sinkins, Esq.
Rees Broome, PC
1900 Gallows Road, Suite 700
Tysons Corner, VA 22182-2706
tsinkins@reesebroome.com

RE: ZCOR-2023-0239: Zoning Determination Regarding Short-Term Rentals in Countryside

Mr. Sinkins:

I am writing in response to your letter dated August 23, 2023, requesting a Zoning Administrator opinion regarding the requirements and restrictions that apply to “short-term residential rentals” for the properties located in Countryside Proprietary Inc. (“Countryside”).

As noted in your letter, the original development of the property that became Countryside was subject to litigation regarding its rezoning in *Lee Jackson Development Corp. et. al. vs. The Board of Supervisors of Loudoun County* (Chancery No. 5247). The complainant and the County reached an agreement to resolve the litigation and the terms of the agreement were memorialized in a Memorandum of Understanding, dated June 7, 1978 (“MOU”). The MOU required that the development of Countryside be governed by the provisions of the zoning ordinance then in effect which was the 1972 Zoning Ordinance of Loudoun County (“1972 Zoning Ordinance”). The properties in Countryside are zoned Planned Development-Housing 3 (PD-H3) and administered as PD-H12 under the 1972 Zoning Ordinance.

The recent amendments to the Revised 1993 Loudoun County Zoning Ordinance (“1993 Zoning Ordinance”), established regulations for the following “short-term residential rental” uses (ZOAM 2018-0001): (1) “Short-Term Rental-Residential Accessory” (STR-RA) use, which is an accessory use to a principal dwelling unit; and (2) “Short-Term Rental-Commercial Whole House” (STR-CWH) use, which is a principal use that permits what otherwise would be considered a single-family detached dwelling to be used solely for a short-term rental use (collectively “STRR uses”).

The Loudoun County Zoning Ordinance is an inclusive ordinance, that is, only those uses specifically enumerated in the 1972 Zoning Ordinance are permitted. *See, Gilbert's Corner Ltd. Pshp. v. Loudoun Cty. Bd. of Zoning Appeals*, 1990 Va. Cir. LEXIS 472, at *7 (Cir. Ct. Sep. 11, 1990), citing, *Wiley v. Hanover County*, 209 Va. 153 (1968). Since STRR uses (both the STR-CWH principal and STR-RA accessory uses) are not enumerated uses in the 1972 Zoning Ordinance, they are prohibited. However, the rental of property for a short duration (in the same manner contemplated by 1993 Zoning Ordinance for STRR uses) may be allowed under the 1972 Zoning Ordinance as described below. With respect to your requests, I respond as follows:

Request 1: *How does the 1972 Zoning Ordinance apply to short-term rentals within the [Countryside] Proprietary and, if short-term rentals are permitted under the 1972 Zoning Ordinance, what are the requirements and restrictions associated with individual homeowners engaging in short-term rentals within the Proprietary?*

Response: Under the 1972 Zoning Ordinance, the short-term rental of either a portion, or the entirety, of a dwelling unit that also is the owner's primary residence would be permitted as a "permitted accessory use" in the PD-H12 Zoning District as a "Home Occupation" as a "Bed and Breakfast Home Stay Establishment" pursuant to 1972 Zoning Ordinance, Sections 1002; 602.1.3; 701.5.2; and Article 10 and the following is required:

1. The dwelling unit must be owner's primary residence;
2. A maximum of 3 bedrooms may be available for rent;
3. The rental is for a maximum of 5 guests;
4. The rental period is for a maximum of 7 consecutive days;
5. The owner must obtain a zoning permit for the short-term rental use designating the dwelling unit as a "Home Occupation (Bed and Breakfast Home Stay Establishment)";
6. The dwelling unit must be located on a State-maintained road;
7. No restaurant shall be permitted. Food service for guests shall be limited to breakfast only;
8. No amplified music, outdoor parties (e.g., wedding anniversaries, birthday parties, or graduation parties) or similar activities for commercial purposes shall be permitted;
9. Off-street parking must meet the following:
 - a. One space shall be provided for each guest room.
 - b. Parking may be provided off-site in a public lot or in a parking space with written permission of the owner.
 - c. Such parking shall be located a convenient distance from the dwelling unit.
 - d. The parking area shall not be located within required setbacks or yards; and
10. All applicable requirements of the Health Department, the Fire Marshal's Office, the Uniform Statewide Building Code, and the Code of Virginia shall be met.

Request 2: *Under the 1972 Zoning Ordinance, are the requirements and restrictions regarding short-term rentals different for a commercial rental of a home within the Proprietary? If so, can you please specify those requirements and restrictions?*

Response: Under the 1972 Zoning Ordinance, the short-term rental of a dwelling unit that is not the owner's primary residence is a permitted use in the PD-H12 Zoning Districts under the definition of dwelling unit, pursuant to 1972 Zoning Ordinance, Section 701.5.1 and Article 10. Such short-term rental would be subject to the following restrictions:

1. The rental period must be for a **minimum of 7 consecutive days** (Article 10, "dwelling unit");
2. The rental is limited to **one family** (Article 10, "single family dwelling unit")¹; and
3. The owner must obtain a zoning permit designating the dwelling unit as a non-owner occupied short-term rental.

Furthermore, pursuant to Loudoun County Codified Ordinances ("LCCO") Section 1470, *Short-Term Residential Rental Registration*, all operators of a Short-Term Residential (under either the 1972 Zoning Ordinance or 1993 Zoning Ordinance) must register the property annually with the County's Short-Term Residential Registry (LCCO, Section 1470.02), unless they qualify for one of the listed exemptions. (LCCO, Section 1470.03).

I have also included selected provisions from the 1972 Zoning Ordinance and 1993 Zoning Ordinance for your reference.

PLEASE NOTE: This opinion is valid only as of this date, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the text of the Zoning Ordinance as it exists as of the date of this letter and such text is subject to change.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

¹ The term "family" is not a defined term under the 1972 Zoning Ordinance. However, as has been an established practice of the County, my office interprets "family" as defined in Article 8 of the 1993 Loudoun Zoning Ordinance.

Please be advised that any person aggrieved, or any office, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within 30 days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within 30 days. An application packet and additional information regarding the filing of an appeal to the Board of Zoning Appeals may be obtained by contacting the Department of Planning and Zoning by phone at 703-777-0246, by email at dpz@loudoun.gov, or by visiting the Board of Zoning Appeals website at www.loudoun.gov/bza. Two copies of the completed appeal application must be submitted to the Department of Planning and Zoning, along with payment of the \$350.00 appeal fee, within 30 days from the date of this letter. Applications and fees may be either submitted by mail to the Department of Planning and Zoning P.O. Box 7000, Leesburg, Virginia 20177 or may be placed in the Planning and Zoning Department drop box located in the lobby of the Government Center. If you have any questions regarding this correspondence or if I can be of any further assistance, please feel free to contact me at 703-771-5394, or by email at Mark.Stultz@loudoun.gov.

Regards,



Mark Stultz
Zoning Administrator and Assistant Director

Enclosures

- Selected Zoning Ordinance Provisions
- Zoning Opinion Request Letter ZCOR-2023-0239
- List of Properties in Countryside with STR Complaints (attached to Zoning Opinion Request Letter)

cc: Property Owners in Countryside provided ZCOR-2023-0239

Juli E. Briskman, Algonkian District Supervisor
Tim Hemstreet, County Administrator
Erin McClellan, Deputy County Administrator
Joe Kroboth III, PE, Assistant County Administrator
Leo Rogers, County Attorney
Hugh Green, Senior Assistant County Attorney
Daniel Galindo, Director, Planning and Zoning
Judi Burkitt, Deputy Director, Planning and Zoning
Michelle Lohr, Deputy Zoning Administrator
Ryan Reed, Deputy Zoning Administrator

SELECTED ZONING ORDINANCE PROVISIONS

1972 Loudoun County Zoning Ordinance

Article 10

BED AND BREAKFAST HOME STAY ESTABLISHMENT: A single-family dwelling in which the principal use is permanent residential quarters; and in which, as an accessory use, no more than three bedrooms are made available for transient occupancy, generally for not more than seven days, by no more than five guests for compensation.

DWELLING, SINGLE FAMILY: A residential dwelling unit other than a portable dwelling, designed for and occupied by one family only.

DWELLING UNIT: One room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities and containing not less than 600 square feet of residential floor area.

602.1.3 Bed and breakfast home stay establishments within R-1 Districts Countywide and R-2 districts located in a County designated Historic Cultural and Conservation District or Historic Site District, are subject to the following criteria: (Adopted July 21, 1986)

a. Locational Criteria:

Located on a State-maintained road with dirt access to the State-maintained road. Direct access shall mean an entrance located on the same property as the bed and breakfast establishment.

b. Use Criteria:

- 1) No restaurant shall be permitted. Food service shall be limited to breakfast and to resident guests only.
- 2) The establishment shall be owner occupied and managed.
- 3) No amplified music, outdoor parties (e.g., wedding anniversaries, birthday parties, graduation parties) or similar activities for commercial purposes shall be permitted.
- 4) A Home Occupation permit is required.

c. Site Development Criteria:

1) Off-street Parking:

- a) One off-street parking space shall be provided for each guest room.
- b) Parking may be provided off-site in a public lot or with certification of permission of off-site owner. Such parking to be located a convenient distance from the bed and breakfast.
- c) The parking area shall not be located within the setbacks of the required yards.
- d) In the A-3 and A-10 zoning districts the parking area shall be located at least 50 feet from any adjacent, residentially zoned property boundary or shall be adequately screened.

2) All requirements of the Health Department, the Fire Marshal's Office, the Uniform Statewide Building Code and the Code of Virginia shall be met if required.

Revised 1993 Loudoun County Zoning Ordinance

Article 8

Family: A group of people living together consisting of:

- a. One or more persons related by blood or marriage together with any number of natural, foster, step or adopted children, domestic servants, nurses and therapists and no more than two roomers or boarders; or
- b. No more than 4 unrelated persons;
- c. Any group identified in Section 15.2-2291 of the Code of Virginia.



1900 Gallows Road, Suite 700
Tysons Corner, VA 22182-2706
(703) 790-1911

FOUNDERS
Joel M. Birken
Jonathan J. Broome, Jr.
James M. Rees (1941-1986)

Todd A. Sinkins
Shareholder
Admitted: VA, DC

tsinkins@reesbroome.com

August 23, 2023

RECEIVED

AUG 25 2023

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND FIRST-CLASS MAIL

LOUDOUN COUNTY
PLANNING AND ZONING

Daniel Galindo, Director
Loudoun County Department of Planning and Zoning
P.O. Box 7000
Leesburg VA 20177

Re: Countryside Proprietary, Inc.
OPINION LETTER REQUEST

Dear Mr. Galindo:

This firm serves as general counsel to Countryside Proprietary, Inc. ("Proprietary"). The purpose of this correspondence is to request that the Zoning Administrator for Loudoun County issue an opinion regarding short-term rentals within the Proprietary.

As way of background, in 1979, a Memorandum of Understanding ("MOU") was entered into by the Declarant that developed the Proprietary and the Loudoun County Board of Supervisors to resolve pending litigation regarding the development of Countryside Proprietary, Inc. The MOU decreed that the parties are permanently enjoined from interfering with the agreed use of the property, provided that said use and development is in accord with the MOU and with the Loudoun County Zoning Regulations for Zoning District Classification PDH-12, as the same existed in the Zoning Ordinance and the Subdivision Ordinance of Loudoun County in effect as of the date of the MOU. Accordingly, despite Loudoun County's Zoning Ordinance being amended in 1993, the 1972 Zoning Ordinance is the Zoning Ordinance that applies to the Association as it was the zoning ordinance that was in effect at the time the MOU was entered into by the parties. The Proprietary is currently zoned as PDH-12 under the 1972 Zoning Ordinance.

The Loudoun County Board of Supervisors recently passed amendments to the current 1993 Zoning Ordinance and created a Revised 1993 Zoning Ordinance. Among the amendments

ZLOR-2023-0239



Daniel Galindo, Director
Loudoun County Department of Planning and Zoning
August 23, 2023
Page 2

that were passed was ZOAM-2018-0001. ZOAM-2018-0001 addresses restrictions and requirements related to short-term rentals ("STR") for Loudoun County. In the case at hand, the 1972 Zoning Ordinance to which the Association is subject does not contain the same provisions governing STRs, which creates questions as to whether there are circumstances under which a home in the Proprietary can be rented on a short-term basis. Based on the foregoing, we are requesting an opinion letter with regard to the following:

1. How does the 1972 Zoning Ordinance apply to short-term rentals within the Proprietary and, if short-term rentals are permitted under the 1972 Zoning Ordinance, what are the requirements and restrictions associated with individual homeowners engaging in short-term rentals within the Proprietary?
2. Under the 1972 Zoning Ordinance, are the requirements and restrictions regarding short-term rentals different for a commercial rental of a home within the Proprietary? If so, can you please specify those requirements and restrictions?

To assist you in issuing your opinion, I have included copies of all written complaints that the Association has received regarding short-term rentals within the Proprietary. Please address your response to:

Todd A. Sinkins, Esq.
tsinkins@reesbroome.com
Rees Broome, PC
1900 Gallows Road, Suite 700
Tysons Corner, Virginia 22182

If you require any further information, please do not hesitate to contact the undersigned at (703) 790-1911. Thank you in advance for your assistance.

Sincerely,

REES BROOME, PC

By: 
Todd A. Sinkins

Enclosures
cc: Board of Directors

STR Complaints

Date	Address	Complaint	Plaintiff	Contact Information
3/22/2019	40 McPherson & STR in General	Requesting the Board pass policies, restrictions, and prohibitions prohibiting STRs	[REDACTED]	[REDACTED]
4/23/2019	20 Bickle Ct	Commercial Vehicle parking in common area	[REDACTED]	[REDACTED]
6/9/2019	34 Berton Ct	Trash violation	[REDACTED]	[REDACTED]
9/23/2019	10 Mossby Ct	Trash violation, Parking Complaint	[REDACTED]	[REDACTED]
3/12/2021	99 Bickle Ct	Being run like a "party house" with 10-12 different rentals in 3 months	[REDACTED]	[REDACTED]
3/31/2021	8 Berkeley Ct	Parking violation	[REDACTED]	[REDACTED]
4/6/2021	6 Berkeley Ct	Trash violation	[REDACTED]	[REDACTED]
4/25/2021	6 Berkeley Ct	Trash violation	[REDACTED]	[REDACTED]
8/15/2021	8 Berkeley Ct	Property damage	[REDACTED]	[REDACTED]
12/5/2021	6 Berkeley Ct	Commercial vehicle, Parking complaint	[REDACTED]	[REDACTED]
4/25/2022	6 Berkeley Ct	The escort incident	[REDACTED]	[REDACTED]
5/10/2022	22 Millard Ct	Parking/ Vehicles, Rude Guests, Safety Concerns	[REDACTED]	[REDACTED]
6/26/2022	5 Bickle Ct	Cleaning crew brought children to service, left unattended, damages neighboring property	[REDACTED]	[REDACTED]
7/15/2022	6 Berkeley Ct	Landscaping crew trespassing on neighboring properties	[REDACTED]	[REDACTED]
7/15/2022	6 Berkeley Ct	Parking violation	[REDACTED]	[REDACTED]
8/1/2022	22 Millard Ct	Commercial Vehicle	[REDACTED]	[REDACTED]
8/5/2022	6 Berkeley Ct	Property manager complaint	[REDACTED]	[REDACTED]
8/10/2022	6 Berkeley Ct	Landscaping crew trespassing on neighboring properties	[REDACTED]	[REDACTED]
8/19/2022	6 Berkeley Ct	Improper disposal of trash	[REDACTED]	[REDACTED]
9/3/2022	22 Millard Ct	Double Parking	[REDACTED]	[REDACTED]
9/14/2022	6 Berkeley Ct	Trash can violations	[REDACTED]	[REDACTED]
9/20/2022	6 Berkeley Ct	Parking complaint	[REDACTED]	[REDACTED]
9/23/2022	6 Berkeley Ct	Parking complaint	[REDACTED]	[REDACTED]
9/23/2022	6 Berkeley Ct	Littering in the common area	[REDACTED]	[REDACTED]
10/25/2022	6 Berkeley Ct	Commercial Vehicle	[REDACTED]	[REDACTED]
10/30/2022	6 Berkeley Ct	Cleaning crew parking complaint	[REDACTED]	[REDACTED]
1/14/2022	6 Berkeley Ct	Parking complaint	[REDACTED]	[REDACTED]
11/29/2022	6 Berkeley Ct	Landscaping crew trespassing on neighboring properties	[REDACTED]	[REDACTED]
12/2/2022	34 Berton Ct	Noise Complaint	[REDACTED]	[REDACTED]
12/5/2022	34 Berton Ct	Noise Complaint	[REDACTED]	[REDACTED]
12/20/2022	22 Millard Ct	Littering on neighboring properties	[REDACTED]	[REDACTED]
1/15/2023	6 Berkeley Ct	Commercial vehicle parked in STR assigned space	[REDACTED]	[REDACTED]
1/16/2023	6 Berkeley Ct	Second Commercial vehicle parked in STR assigned parking spaces	[REDACTED]	[REDACTED]
1/17/2023	6 Berkeley Ct	Commercial vehicle parked in STR assigned space	[REDACTED]	[REDACTED]
1/17/2023	6 Berkeley Ct	Commercial vehicle parked in STR assigned space	[REDACTED]	[REDACTED]
3/19/2023	8 Berkeley Ct	Parking complaint	[REDACTED]	[REDACTED]

2024 Board of Directors Candidates

Roddy Dean - Morven



I have served on the board since August 2019 and as Treasurer since July 2022, and previously served on the NAC and the Finance Committee. I would like to continue to serve on the CountrySide Board of Directors representing Morven Woods in 2024. I have lived in CountrySide since 1984 and have seen many changes. I want an opportunity to help with future decisions and continue to serve as a voice of reason while we work on difficult tasks of updating and maintaining our community. I have 45 years of financial and management experience in banking. My banking background has given me experience with contractors, employee management, risk analysis, real estate values, customer service and budgeting. I believe I am organized and think problems through. Thank you for your signature and your vote. I look forward to continue working in the community.

Penelope Francke - Oakridge



I've been a CountrySide resident for over 18 years. Since joining the Board in 2016, I've served as Chair for three major standing Committees: Facilities, Community Relations, and Grounds. I've also served as Vice-President of the Board for 6 years, and President for 2023.

I've worked on most of the Board's major initiatives in the last 3-4 years, including the review of our Governing Documents, the votes on changes to those documents, the rebid of the management contract last year, and the upcoming lease renewal on our office space. I've consulted with our legal counsel on a number of issues to ensure CountrySide's best interests are protected, and I've liaised with Supervisor Briskman's staff to improve communications on subjects of concern to CountrySide. All of these projects have deepened my knowledge of the workings of CountrySide and have given me a better understanding of the needs of our community.

I'm retired after a diverse career in the chemical and software industries, in a variety of technical, customer service, project management, and business management roles. As a Board member, I've worked to improve communications with residents, both through Board leadership and through Courier articles on budgeting, assessments, and other subjects of interest.

I believe the OakRidge Director has an obligation to represent both our neighborhood and the CountrySide community as a whole. I take the representation and fiduciary responsibilities very seriously, giving many hours of research and preparation for Board, committee, and budget meetings; my attendance record is well over 95%, reflecting my deep commitment to this volunteer position. I hope you'll let me continue to serve OakRidge in 2024. Thank you!

2024 Board of Directors Candidates

David Barrie - Oatlands



Currently I serve on several CountrySide committees and as the Oatlands representative to the Board of Directors. I would like the opportunity to continue my service to Oatlands and CountrySide. This will allow me to "give back" to the community, both Oatlands and CountrySide. The preservation of our open space and the upkeep of our properties are paramount to me. CountrySide includes Horsepen Run, a fantastic wetlands nature preserve of over 370 acres that needs to be protected for the community to enjoy.

I strongly support annual home exterior inspections to ensure the value of CountrySide properties are being maintained. Maintaining the beauty of our common area is also important to me as that serves to enrich our property values. Over the years that I have been a member of the Board of Directors, CountrySide has been financially prudent, balancing the requests of the residents, the expenses of a multi-million-dollar

operational budget and the requirements to maintain our reserves for the future expenses. My commitment to Oatlands and CountrySide reflects my enjoyment of living in a community which fosters property appreciation, maintenance of our CountrySide grounds and financial responsibility.

Kumar Sangaran - Rokeby



I've been a CountrySide resident for over 20 years, and I have served on the Board of Directors multiple times. I've served as Secretary on the Board, and I have served as the DRC Liaison, as well.

My experience on the Board and as a long-time CountrySide resident means that I understand the issues facing our community. I think residents want a Board that enforces guidelines, to help maintain property values and protect the lifestyle we enjoy in CountrySide.

I hope you will continue to let me serve the Rokeby neighborhood on the 2024 Board of Directors.

CALL FOR CANDIDATES

2024 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, Foxfield, and Welbourne Directors on the CountrySide Board of Directors for 2024.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors 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 January 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.

All petitions must be received in the proprietary office **by 4:00 pm on December 22, 2023**. You may drop your petition off at the proprietary office or mail it to:

CountrySide Proprietary
Attention: Elections Committee
2 Pidgeon Hill Drive, Suite 560, Sterling, VA 20165

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 2024 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 2024 Board of Directors

Name: _____ Address: _____

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

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

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



Board of Directors Vacancy for Foxfield

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "*in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor.*" If you are a homeowner in the in the **Foxfield** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2024 Board of Directors

Name: _____ Address: _____

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

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

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



Board of Directors Vacancy for Welbourne

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Welbourne** 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 **Welbourne** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

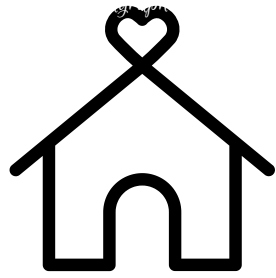
CountrySide Proprietary Petition of Appointment For The 2024 Board of Directors

Name: _____ Address: _____

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

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

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

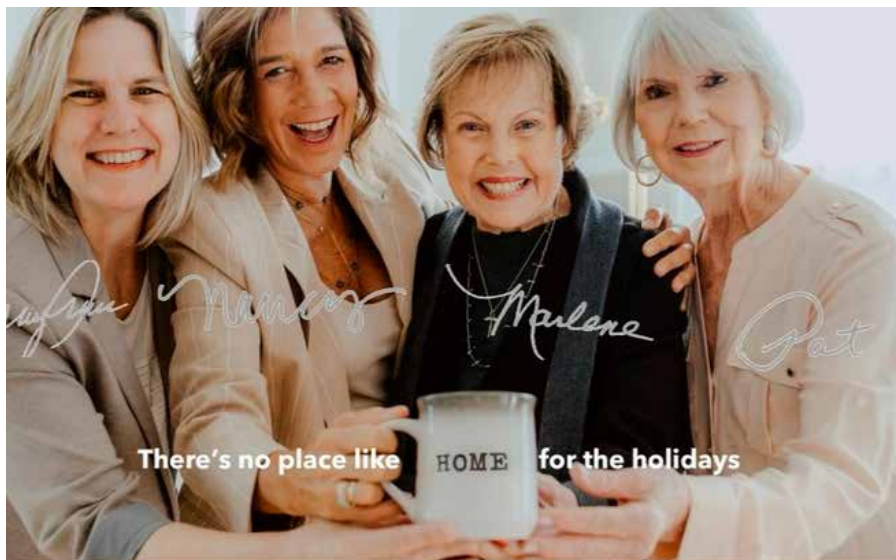


Happy
holidays



Warmest Wishes

FROM BAUGH & WILLSON



Home is where your story begins.
We're here to help you make your next real estate chapter your best one yet!

Mary Anne Carbone 571-334-7966

BaughAndWillson@LNF.com

We are never too busy
for your referrals!



LONG & FOSTER
REAL ESTATE

Forbes
GLOBAL PROPERTIES

1355 Beverly Rd. McLean, VA 22101. 703-790-1990

The snow months are just around the corner so here is a reminder about snow plowing on your street. Please read below to see whose responsibility is it.

A poster with a teal background and a white snow-covered mountain range at the bottom. A winding road with white dashed lines leads from the bottom left towards the mountains. Several evergreen trees are scattered across the scene, some covered in snow. The title 'CountrySide Snow and Sanding' is at the top in large, bold, white letters. Below the title, a line of text states: 'The following townhome streets are owned and maintained by the Proprietary:'. This is followed by five columns of street names under their respective neighborhood headings: Foxfield, Gannon Way, Oakridge, Morven, and Welbourne. At the bottom right, two lines of text specify the clearing width and sanding conditions.

CountrySide Snow and Sanding

The following townhome streets are owned and maintained by the Proprietary:

Foxfield:	Gannon Way	Oakridge:	Morven:	Welbourne:
Alden Ct.	Harbert Ct.	Chelmsford Ct.	Aldridge Ct.	Benton Ct.
Asbury Way	Huntley Ct.	(townhomes)	Haxall Ct.	Berkeley Ct.
Bickel Ct.	Marian Ct.	Felsted Ct.	Ludwell Ct.	Conoy Ct.
Clinton Ct.	Mercer Ct.	Finchingfield Ct.	Lyndhurst Ct.	Dulany Ct.
Devon Ct.	Palmer Ct.	Sulgrave Ct.	Millard Ct.	Hopton Ct.
Dorrell Ct.	Quincy Ct.	Waltham Ct.	Paxton Ct.	Jermyn Ct.
Fairmont Pl.	Southall Ct.			Mosbey Ct.
	Wyatt Ct.			Nicholson Ct.
				Redlin Ct.
				Vandercastel Ct.

A twelve foot (12') wide area will be cleared on each street.

In the event of freezing rain or icy conditions, the streets will be sanded.

Any street located in CountrySide not listed above are owned and maintained by the Virginia Department of Transportation (VDOT) including CountrySide Boulevard and Algonkian Parkway.

Please report unplowed roads on VDOT owned streets and hazardous conditions to novainfo@vdot.virginia.gov or call 1-800-367-7623. To see the status of plowing Northern Virginia neighborhoods: www.vdotplows.org.

Events



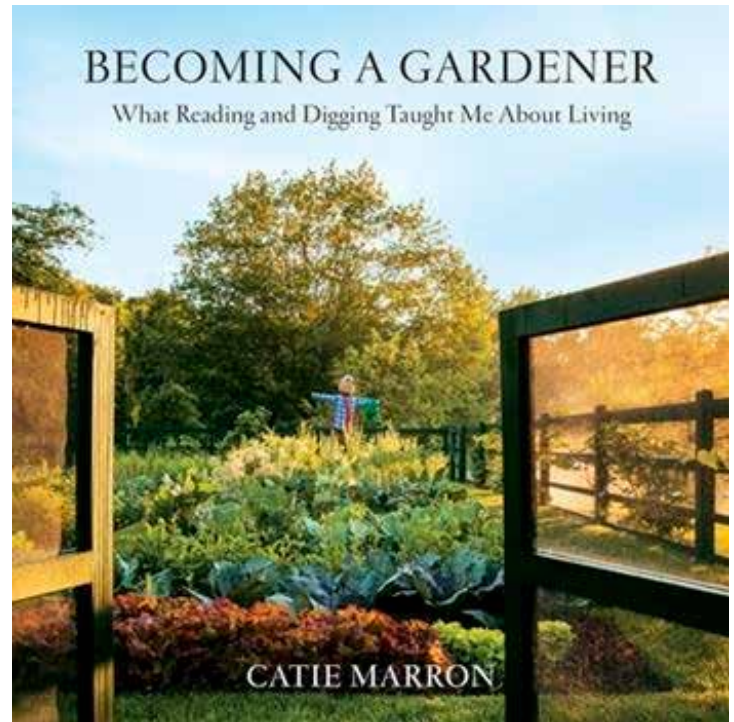
CountrySide 2023 Event Schedule

Event	Date	Time	Location
Spring Fling	April 1st	1pm-3pm	Parkway
Spring Clean-Up	April 22nd	9am-Noon	CountrySide
Spring Yard Sale	May 6th	8am	CountrySide
Spring Shred/Paint Recycle	May 20th	9am-Noon	Parkway Parking Lot
Concert #1	June 10th	6pm-8pm	Parkway
Family Fun Night #1	June 24th	5pm-8pm	Parkway
Concert #2	July 8th	6pm-8pm	Parkway
Family Fun Night #2	July 22nd	5pm-8pm	Parkway
Fall Shred/Paint Recycle	September 16th	9am-Noon	Parkway Parking Lot
Fall Yard Sale	September 23rd	8am	CountrySide
Fall Fest	October 7th	Noon- 4pm	Parkway
Boo Fest	October 21st	1pm-3pm	Parkway Meeting Room
Winter Celebration	December 2nd	1pm-3pm	Parkway Meeting Room

Book Review

Becoming A Gardener—What Reading and Digging Taught Me About Living (2022)

By: Catie Marron



No doubt many of us jump into gardening first, then learn more later. While I was always careful to read labels, I probably didn't start reading what gardeners had written until much later. Too bad, as I could have saved myself some rather painful experiences; i.e., demise of plants I loved, \$\$ down the drain, wrong plant wrong place, etc. etc. I've learned over the years that in listening to other knowledgeable gardeners and reading books authored by many others, there is much to be learned and there's always more to be learned. So when this book came out among on the library's new listings, I thought it might be worth a look.....and was it ever! The first line of the Introduction captured me: "If you have a garden and a library you have everything you need" written by Cicero more than two thousand years ago.

While this book contains many pictures, both real and watercolors, they are used selectively to inspire the reader and to provide a 'breath of fresh air' to the soul. This author, aside from being a creative gardener, is also a storyteller. The journey upon which she takes the reader is intriguing and interesting, one some of us may have experienced as we've moved from one home to another. However, in her 'dream home' Marron felt disconnected, a bit like she didn't belong there. This book follows her every effort to reverse that feeling by submerging herself into her small library of gardening books with the idea of creating a space of her own where she could "work in the dirt, be involved with nature, and produce the flowering plants of my imagination." To accomplish this hope, she remained patient, read more widely and moved forward carefully and thoughtfully. This book is about her education from dreaming to doing. She expands on the principles she followed, how she 'built' her garden, her choices, sustaining her garden, and the 18 months she took to accomplish it. Also included is the practical information found in many garden books such as an annual to-do list in addition to recommended literary garden mentors, reading and viewing.

This book is not a hard read, rather one of pleasure.....perhaps during a winter day beside the fire and with a glass of wine. I encourage you to check it out.

By: Pamela McGraw
Master Gardener

Julie Bowman

REALTOR®



Your #1 CountrySide Agent

As a 20 year CountrySide resident, I know what makes our neighborhood special. I also know the thought of moving can be exciting and overwhelming at the same time.

With over 10 years of IT project management and nine years of real estate experience, I am ready to make your home sale and/or purchase as smooth and stress free as possible.

Let's talk about your plans so I can provide all of the support and resources that you need.

Client Testimonial



"When it came time to sell our home the decision to contact Julie to sell our home was a no-brainer.

Watching homes sell in our area for the past few years, Julie was always the selling agent for many of the top comps. While we expected to get a great price for our home, we had no idea the depth of detail and communication that went into Julie's process.

From her reliable list of contractors to her frequent check-ins, follow-ups, and status updates, Julie would make sure we all knew what was going on so that our journey from "coming soon" to "just sold" was smooth and without errors.

Bottom line: Selling a home and moving can be majorly stressful but with Julie's expertise it was as easy as it could possibly be. We would recommend her to anyone looking in the area."

- David & Amanda

Proven Process

Exceptional Results

- Detailed market and pricing analysis
- Staging and professional photography
- Effective social media campaigns
- Full color property brochures
- Nationwide referral network
- Buyer qualification verification
- Expert negotiation skills
- Ongoing support, even after settlement
- Professional service with integrity

Questions? Call, text or email.

703-434-9027

julie@NOVAHomeMarket.com

www.NOVAHomeMarket.com



THANK YOU

At Tennis DNA, we were delighted to help improve your and your kid's tennis and pickleball game with our committed coaches throughout the Fall Season 2023.

We are already planning our Spring Season 2024 at Countryside to offer you an interesting program of outdoor tennis and pickleball lessons.

We can't wait to see you all on the court again!

✉ admin@tennis-dna.com

LONG & FOSTER[®]

REAL ESTATE



Looking to sell in CountrySide?

Sell for **TOP DOLLAR** utilizing the neighborhood expert with over
15+ years experience!

There's only one call you need to make...

📍 438 Maple Ave East
Vienna, VA 22180

☎ 703-789-2046

✉ Nate.Shapiro@LongAndFoster.com

👉 NovaPropertyPrices.com

Call *Nate!*



PMP

PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

92 Thomas Johnson Dr., Suite 170
Frederick, MD 21702
301-694-6900 - 1-800-336-8009
Fax: 301-694-9514

**Chief Executive Officer
President**

**Edward D. Thomas
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:

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

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

Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:
Carlos Ramirez
Bryan Neal

THE VILLAS AT COUNTRYSIDE:

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

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

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

Board of Directors

703-430-0715



BELMONT:
Gabriella Jones
Belmont@countryside-va.org



FOXFIELD:
Chas Rayome
Foxfield@countryside-va.org
Secretary



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



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



OATLANDS:
Dave Barrie
Oatlands@countryside-va.org
Vice President



ROKEBY:
Kumar Sangaran
Rokeby@countryside-va.org



WELBOURNE:
Sam Wilson
Welbourne@countryside-va.org

Lived in Countryside Long?

- Want to use your equity for a **second home**?
- Thinking of **renting out** your current home as you buy up?
- Want to sell without the hassle of "going on the market"?
- Need a **cash offer** & quick close?

Call me, I can help!

Gretchen Hamm, Licensed Realtor
Countryside Resident
571.442.6943
gretchen@jmpsells.com
www.allcountryside.com



20130 Lakeview Ctr Plaza
Ashburn, VA 20147
888-802-3767

NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Townhouse Mowing	Zack Daughtry	571-277-6820
Pet Care	Carys Singh	703-850-7525
Baby Sitter/Pet Care	Emma Angel-Wallen	804-761-5857
Pet Care	Megan McNulty	703-909-1022
*Available in Foxfield, Oakridge, Oatlands, Morven, and Welbourne only		

www.pagevalleygetaways.com

240-730-7072

pvgofva@gmail.com



Luxury Cabin Rental (less than 2 hours from Sterling, in the beautiful Shenandoahs)

2023 COURIER ADVERTISING

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 4-3/4" 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 4-3/4" tall	\$15.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$10.00

For more information:
phone : 703-430-0705
email : reception.cs@pmpbiz.com

Advertise
With Us

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: reception.cs@pmpbiz.com

The Proprietary, its members, and the Board of Directors do not recommend or endorse any person on this list. If you or your child would like to register to be on the services list, please email reception at reception.cs@pmpbiz.com to get a copy of the registration form.



2023 HOA Dues

Single Family/Manor Homes \$90.00

Town Homes _____ \$112.00

Villas \$69.00

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

Residents who are new to the HOA community, or unfamiliar with the operating budget of CountrySide, might ask why the townhouse monthly assessments are higher than the single family home assessment. The answer is fairly simple: It's a question of who pays for what. As an example: CountrySide single family homes are on VDOT streets—streets that are maintained by, and are plowed in winter by VDOT. That maintenance and plowing is all funded by the taxes paid by single family homeowners, and those taxes can easily run double what townhouse taxes are. By contrast, when a townhouse street needs to be repaired, repaved, or even totally rebuilt, those expenses have to be paid by the homeowners who benefit from the improvements. There are other townhouse-only expenses, but road maintenance is the biggest single difference.

The CountrySide Board of Directors accounts for townhouse-only expenses separately, so that assessments fairly reflect the share of expenses incurred by both categories. Separate Reserve funds are maintained for townhouse-only expenses, and those delineations are shown on the summarized budget presented to the residents after each budget cycle. If you have further questions on this subject, please feel free to contact the Proprietary Office or the Board of Directors.

**SELLING YOUR HOME? YOU WILL
NEED TO ORDER A PROPERTY
OWNERS' ASSOCIATION DISCLOSURE
PACKET NOTICE, OR POA.**



HOW TO ORDER A POA PACKAGE

- Go to <https://pmprent.condocerts.com/resale> to order.
- Register, place your order, and your documents will be processed.

WESTWICK COURT VILLAS

- Go to <https://pmprent.condocerts.com/resale> and select the package for "The Villas."

When the Proprietary receives an order for a POA packet it initiates a physical inspection of the entire property.

- The inspection of exterior maintenance items includes peeling paint, algae on siding, broken window seals, wood rot, fences in need of repair, etc.
- Exterior modifications/enhancements are noted and checked for previous approval.
- If you haven't done so already, please ensure that you have submitted an application for those exterior modifications .



Virginia Property Owner's Act (Contract Disclosure Statement; Right of Cancellation).

"A. Subject to the provisions of Article 2 of 55-509, a person selling a lot shall disclose in the contract that (i) the lot is located within a development which is subject to the Virginia Property Owner's Association Act; (ii) the Act requires the seller to obtain from the property owners' association an association disclosure packet and provide it to the purchaser....."

**Questions? Call Alicia McKenna-Graves at
CountrySide Proprietary for more information.**



**THE BEST TIPS FOR YOU
PARKING IN
COUNTRYSIDE**

Townhouse Parking

Each townhouse property has two assigned parking spaces. Residents should use their assigned spaces for parking.



Visitor Spots...

...are for visitors! A vehicle parked in the same space or visitor spots in the same neighborhood three (3) times in a thirty (30) day period is considered a repeat or chronic offender.

Towing



If you see a bright orange sticker on your vehicle, do not ignore it! Your final warning before towing will be clearly marked.

Commercial Vehicles



This applies to any vehicle designed or maintained for business/profit purposes and to vehicles with a rate capacity 1.5 tons or more. Vehicles may not bear commercial signs, advertising, or visible commercial equipment.



Other Prohibited Vehicles

Inoperable vehicles, abandoned vehicles, boats, trailers, recreational vehicles



Be Courteous!

We recognize that townhouse parking is tight. Be courteous and considerate to your neighbors by not monopolizing the visitor parking. We don't like to call 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



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!**



2023 Holiday Trash Schedule

Thanksgiving

Republic won't operate on Thursday Thanksgiving Day, for community's service on this day Trash and Recycling service will be moved to **Saturday 11/25**.

Christmas

Republic won't operate **Monday 12/25**, for the rest of that week they will operate on a 1-day delay.

Example:

Monday 12/25 : No Service

Tuesday 12/26: They will service all Monday customers.

Wednesday 12/27: They will service all Tuesday customers.

Thursday 12/28: They will service all Wednesday customers.

Friday 12/29: They will service all Thursday customers.

Saturday 12/30: They will service all Friday customers.

New Year's Day

Republic won't operate **Monday 01/01**, for the rest of that week they will operate on a 1-day delay.

Example:

Monday 01/01: No Service

Tuesday 01/02: They will service all Monday customers.

Wednesday 01/03: They will service all Tuesday customers.

Thursday 01/04: They will service all Wednesday customers.

Friday 01/05: They will service all Thursday customers.

Saturday 01/06: They will service all Friday customers.

Yard Waste

Yard waste season will end after 12/24 and will return after 03/01, all Christmas trees will be collected on the 1st two weeks in January on yard waste service day.



VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

Current Vacancy: Belmont, Foxfield, and Welbourne (as of January 2024)

Community Relations Committee: The primary responsibility of the Community Relations Committee (CRC) is to advise and assist the BOD in managing the flow of information across the CountrySide community. The CRC is also responsible for planning and hosting community programs, activities, and events for the benefit and enjoyment of CountrySide residents, and communicating information through the website, the CountrySide Courier newsletter, and mass electronic correspondence (e.g., e-mail blasts).

Current Vacancies: Belmont, Oatlands, and Rokeby

Design Review Committee: The primary responsibility of the Design Review Committee (DRC) is to advise and assist the BOD in monitoring, reviewing and enforcing compliance with the architectural control standards established for the community.

Current Vacancies: Oatlands

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: Foxfield, Oatlands, Morven

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, Foxfield

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: None

Horsepen Run Committee: The primary responsibility of the Horsepen Run Committee is to generate recommendations for Board consideration for Horsepen Run and to develop a land management and maintenance plan for Horsepen Run.

Current Vacancy: Foxfield

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 (3 seats), Foxfield (3 seats), Morven (3 seats), 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.

Maddy Thring

Community Relations Coordinator

maddyjt.cside@pmpbiz.com

Community Events, parking issues on townhouse streets, the Courier, website

Design Review Coordinator

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

Alicia McKenna-Graves

Administrative Assistant

aliciam.cside@pmpbiz.com

General inquiries, Virginia Resale Disclosure Packets, account inquiries & statements, missed trash/recycle.

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.

Shawanda Howell

Administrative Assistant

shawandah.cside@pmpbiz.com

General inquiries, account inquiries & statements, missed trash/recycle.

Carlos Ramirez

Grounds & Facilities Staff

Bryan Neal

Grounds & Facilities Staff

Some Useful Links

Loudoun County Home Page <https://www.loudoun.gov/>

Loudoun County Public Schools <https://www.lcps.org/>

Algonkian District Supervisor

Juli Briskman <https://www.loudoun.gov/2232/Algonkian-Supervisor-Juli-E-Briskman>

VDOT https://www.viriniadot.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 2 Pidgeon Hill Drive, Suite 560, Sterling. 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.