

# The Courier

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



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## MEETING SCHEDULE

BOARD OF DIRECTORS MEETING

DECEMBER 9TH, 7:00 PM  
(VIRTUAL)

COUNTRYSIDE ANNUAL MEETING

DECEMBER 9TH, 8:00 PM  
(VIRTUAL)

COMMITTEE MEETINGS WILL  
RESUME IN JANUARY

# Reminders and News



## Holiday Hours

Tuesday, December 24	Closing at 12 PM for Christmas Eve
Wednesday, December 25	Closed for Christmas Day
Thursday, December 26	Opening late at 12 PM
Wednesday, January 1	Closed for New Year's Day

We hope you and your family enjoy the holiday season!

### LOOKING FOR MINUTES?

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



## Holiday Trash + Recycling Schedule

- Christmas Day CLOSED (Wednesday, Dec. 25th) Yard waste routes will be paused. All Wednesday routes will be pushed to Saturday, Dec. 28th.
- New Year's Day CLOSED (Wednesday, Jan. 1st) Yard waste routes will be paused. All Wednesday routes will be pushed to Saturday, Jan. 4th.
- Separate yard waste collection will end on 12/24/2024 and resume after 03/01/2025.
- Christmas tree collection will be on the first 2 weeks in January on yard waste service day.
- All Trees over 9 feet in length will need to be cut in half and free of ornaments and tinsel/garland before being placed on the curb.



# DECEMBER 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 PMP CLOSED @12 PM	4	5	6	7 Winter Celebration @1 PM - 3 PM!
8	9 BOD Meeting @7:00 PM CountrySide Annual Meeting @8:00 PM	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24 CHRISTMAS EVE PMP CLOSED @12 PM	25 <i>Merry Christmas</i> PMP CLOSED	26 PMP OPEN @12 PM	27	28
29	30	31 NEW YEAR'S EVE	1 HAPPY NEW YEAR PMP CLOSED	2	3	4

# 2025 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2025 operating budget at the November 6, 2024, Board of Directors meeting. The 2025 assessment rates are indicated below.

## 2025 CountrySide Proprietary Approved Consolidated Budget

	<b>2025</b>
<b>Total Income</b>	<b>\$3,306,535.00</b>
Total Administrative Expenses	\$631,314.00
Total Insurance & Tax Expenses	\$81,481.00
Total Community Relations Expenses	\$39,850.00
Total Pool & Community Center Expenses	\$389,000.00
Total Grounds & Maintenance	\$531,093.00
Total Single-Family Home Only Expenses	\$439,785.00
Total Townhouse Expenses	\$347,665.00
Reserve Expense	\$643,729.00
<b>Total Operating Expenses</b>	<b>\$3,324,395.00</b>
<b>Operating Income vs. Expense</b>	<b>\$1.00</b>
<b>Total Reserve Projects</b>	<b>\$654,891.00</b>

## Capital & Townhouse Reserve Balance Information for December 31, 2024

Projected Capital Reserve Balance as of December 31, 2024 in Study prepared by Reserve Advisors	\$1,867,031
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2024	\$2,475,894
Projected Townhouse Reserve Balance as of December 31, 2024 in Study prepared by Reserve Advisors	\$1,438,688
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2024	\$1,927,325

**Note:** The Projected Reserve Fund balances at 12/31/24 may vary from the estimated balance at 12/31/24 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 2025 budget will continue to provide residents with community activities, grounds and facilities upkeep, and services they have enjoyed.

Unfortunately, we had to raise assessments to cover rising inflationary costs (2.5%) to manage the community, as well as the increases for software improvements, landscaping, our trash and pool management contracts, and administrative expenses.

**2025 MONTHLY ASSESSMENT SUMMARY**

**(Amounts are per unit per month)**

Single Family/Manor Homes.....	\$95.00
Town Homes.....	\$117.00
Villas.....	\$73.00

If you opted in to receive a coupon book but do not receive a new coupon booklet by December 27, 2024, 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, 2025. **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, 2025.**

Homeowners paying online on [Property Pay \(firstcitizens.com\)](https://www.firstcitizens.com) 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](http://www.countryside-va.org)

# NOTICE!

Phase 2 of Common Area leaf removal will take place December 11<sup>th</sup> – December 13<sup>th</sup>, weather permitting. Landscapers will service the following areas on the following dates:

December 11<sup>th</sup> – Foxfield and Welbourne

December 12<sup>th</sup> – Morven and Oakridge

December 13<sup>th</sup> – Algonkian Pkwy and CountrySide Blvd

**NOTE: This is Common Area Leaf Removal, not Residential Pickup. Residents are responsible for leaf removal and disposal on their own property.**

If you would like to avoid any leaf contact, please feel free to move your vehicles on these days. Landscapers will try their best to avoid cars during removal in parking areas.

Please monitor your email for updates.

# 2025 Board of Directors Candidates

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## *Roddy Dean – Morven*

I have served on the Board since August 2019 and as the 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 2025. 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.

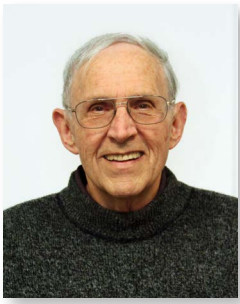


## *Penny Francke - OakRidge*

I've been a CountrySide resident for nearly 20 years. Since joining the Board in 2016, I've served as Vice-President of the Board for 6 years, and President for two years; I've also chaired the Grounds, Facilities, and Community Relations Committees. All of this gives me a deep understanding of the challenges facing CountrySide, both from residents, and from external sources. I believe CountrySide needs Board members with this breadth of knowledge now more than ever, to protect the Proprietary's interests in the coming year, so we can confidently interact with Loudoun County, the State, and others on issues like the County's plans for stream restoration in Horsepen Run, or the development of a public park adjacent to CountrySide land.

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. In addition to my MBA, I maintained a certification as a Project Management Professional for 16 years, until a few years after my retirement. That broad business experience helps me look after CountrySide's interests on a variety of fronts. 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 (townhomes and single family homes) 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% (250+ meetings!), reflecting my deep commitment to this volunteer position. I hope you'll let me continue to serve OakRidge in 2025. Thank you!



### **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 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’m currently serving as Secretary on the Board, and as Chair of the Grounds Committee.

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, all while keeping assessments at reasonable levels.

I hope you will continue to let me serve the Rokeby neighborhood on the 2025 Board of Directors.



### **Fredrik Wallin – Welbourne**

My name is Fredrik Wallin and I have lived in CountrySide (Welbourne) since 2013. I wish to continue serving as the Welbourne Director on the Board of Directors to make sure that our neighborhood is represented.

I have served as chair of the Grounds Committee, on the NAC, as well as on the Facilities and DRC Committees and have a broad experience of the many issues facing our community.

I believe that the Welbourne Director should work collaboratively with the other Directors in order to represent the best interests of our neighborhood and community. I care deeply about our community and I want it to thrive and keep on being a great place to live.

The Welbourne Director should be focused on the overall needs of both our neighborhood as well as the entire community over and above personal interest. I believe I can do that for Welbourne.

# 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 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 20, 2024. You may drop your petition off at the Proprietary Office or mail it to:

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

Please feel free to call the Proprietary Management Office or 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. _____ |



# LET IT GLOW

## HOLIDAY LIGHTS CONTEST

Enter Your Home By 12/14/24  
[NOVAHomeMarket.com/Glow](https://NOVAHomeMarket.com/Glow)

Voting Opens 12/15/2024  
[NOVAHomeMarket.com/Vote](https://NOVAHomeMarket.com/Vote)

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## **COMMITTEE CHARTERS BEING REVISED (Round Two)**

As promised in the last statement on the revision of those Resolutions which serve as Committee Charters, the last two Resolutions are ready for community comment after review by our legal counsel. Those Resolutions are as follows:

- Resolution 237, Design Review Committee
- Resolution 265, Community Relations Committee

The full text of the revised Resolutions is available on the CountrySide website.

A separate guideline, Resolution 125, dictates that when a Resolution is revised, the President and Secretary of the Proprietary are required to evaluate proposed changes to Resolutions for “*any content that, in his or her sole opinion, implies or states that the proposed Resolution implements, defines or modifies rules, regulations or policies that may have an impact on an owner’s rights and privileges*”. It is the opinion of the present President and Secretary that the proposed changes to the above Resolutions have **NO** impact on the rights and privileges of Members. The changes to the resolutions were made to better define process and procedures, and to enhance the consistency of our Committee Charters across the community. In addition, the formalization of the Board’s authority over committee appointments ensures compliance with insurance standards and procedures, and adds a layer of protection for committee volunteers.

The revised Resolutions will be effective January 1, 2025, after final approval by the Board of Directors. A hearing on the proposed revisions, as well as the vote on that final approval is scheduled for a special Board Meeting to be held at **7:00PM on December 9, 2024**, directly before the CountrySide Annual Meeting at 8:00 PM on that date. Written comments on the proposed changes may be sent via email to the President, c/o [reception.cside@pmpbiz.com](mailto:reception.cside@pmpbiz.com), prior to December 6, 2024 at 12:00 noon. Any owner/Member of the Proprietary wishing to attend the hearing on December 9<sup>th</sup> should also notify Alicia McKenna-Graves at [reception.cside@pmpbiz.com](mailto:reception.cside@pmpbiz.com) and indicate whether you want to address the Board at that hearing.

Respectfully,

Penny Francke

President, CountrySide Proprietary

Kumar Sangaran

Secretary, CountrySide Proprietary



# Winter CELEBRATION

DECEMBER 7, 2024

SATURDAY | 1:00 PM TO 3:00 PM  
PARKWAY MEETING ROOM

Join us for festive cookie decorating,  
crafts, and a visit with Santa!

# CountrySide 2024 Events

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

May this final month of 2024 be as magical  
as the end of every holiday movie.  
(queue twinkling lights, snow and music)



**Cheers to joyful moments at home this holiday season  
and best wishes in the new year!**



# BAUGH & WILLSON

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**Mary Anne Carbone, your Countryside Neighbor & devoted Realtor.**

Baugh & Willson, Long & Foster Real Estate.

**571-334-7966 c.**

MaryAnne.Carbone@LNF.com

MaryAnneCarbone.com

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 white snowflakes. At the top, the title "CountrySide Snow and Sanding" is written in a large, bold, green font. Below the title, a line of text reads "The following townhome streets are owned and maintained by the Proprietary:". Underneath, there are five columns of street names, each with a bold header: "Foxfield:", "Oakridge:", "Morven:", and "Welbourne:". The "Oakridge:" column includes "(townhomes)" in parentheses. The bottom half of the poster features a stylized illustration of a winding road through a snowy landscape with evergreen trees and mountains in the background. Two text boxes are placed on the right side of the illustration, providing details about the snow clearing process.

## CountrySide Snow and Sanding

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

<b>Foxfield:</b>	Gannon Way	<b>Oakridge:</b>	<b>Morven:</b>	<b>Welbourne:</b>
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](mailto:novainfo@vdot.virginia.gov) or call 1-800-367-7623. To see the status of plowing Northern Virginia neighborhoods: [www.vdotplows.org](http://www.vdotplows.org).



# Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN  
YOUR COUNTRYSIDE AGENT



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

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## What My Clients Think:

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

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

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

*Julie Bowman*

📞 703.434.9027

✉️ Julie@NOVAHomeMarket.com

🌐 NOVAHomeMarket.com



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Frederick, MD 21702  
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Fax: 301-694-9514

Chief Executive Officer      Edward D. Thomas  
President                              Rose G. Thomas

**COUNTRYSIDE PROPRIETARY STAFF**  
703-430-0715

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catherineen.cside@pmpbiz.com

**GROUNDS AND FACILITIES MANAGER:**  
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Alicia McKenna-Graves  
aliciam.cside@pmpbiz.com

Shawanda Howell  
shawandah.cside@pmpbiz.com

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

**THE VILLAS AT COUNTRYSIDE:**

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

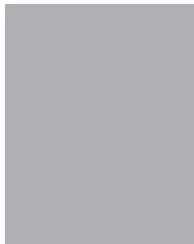
If you have any questions or concerns regarding Villas property, condo fees, trash information, or Villas community issues, contact Karen Conoy, Villas Property Manager at [kconoy@nrpartnerllc.com](mailto:kconoy@nrpartnerllc.com). For questions about Amenities and CountrySide Assessments, contact the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

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

# Board of Directors



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



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



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



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



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



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



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

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45745 Nokes Blvd. Suite 175, Sterling, VA 20166





# NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pet Care	Mateo Mitchell available evenings & weekends	571-334-2580
Pet Care	Nolan Mitchell available evenings & weekends	202-365-8471
Babysitting/Pet Care	Lacie Martin available weekends	703-939-4681
Babysitting/Pet Care	Arianna Martin available weekends	703-939-4596
Townhouse Mowing	Zack Daughtry Mow No Mo	571-277-6820
Pet Care	Julianne McNulty available during the day	703-203-9825
Pet Care	Kaley McQuinn available all day	703-282-1693
Babysitting/Pet Care	Arielle Keating available evenings	719-394-6856

## Neighborhood Services

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

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

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

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

## 2024 COURIER ADVERTISING

### FOR MORE INFORMATION:

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

#### RATES PER ISSUE FOR RESIDENTS

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

#### RATES PER ISSUE FOR NON RESIDENTS

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



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

# 2024 HOA DUES

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

Pay to the order of:  
CountrySide Proprietary

## WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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



**HOW TO ORDER A POA PACKAGE**

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

**WESTWICK COURT VILLAS**

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

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

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



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

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

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

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



**Townhouse Parking**

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



**Visitor Spots...**

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

**Towing**



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

**Commercial Vehicles**



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



**Other Prohibited Vehicles**

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



**Be Courteous!**

We recognize that townhouse parking is tight. Be courteous and considerate to your neighbors by not monopolizing the visitor parking. We don't like to call AI's Towing & Storage, but we will!

**THANK YOU**

**Use Your Assigned Spot**

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



**AI's Towing & Storage  
11 Douglas Court  
Sterling, VA 20166  
703-435-8888**

# TRASH & RECYCLING COLLECTION

Trash must be in a receptacle with a lid. Trash/Recycling must be placed curbside before 7:00 am. Do NOT place trash on common areas.

For large items or bulk pickups, please email your request to [hoa.nova@republicservices.com](mailto:hoa.nova@republicservices.com). There is an \$85 dollar fee for each item. Appliances are no longer accepted.



FOXFIELD, OATLANDS, AND MORVEN  
TRASH DAYS ARE MONDAYS & THURSDAYS

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



FOXFIELD, OATLANDS, AND MORVEN  
YARD WASTE ON MONDAYS  
RECYCLING ON THURSDAYS

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

YARD WASTE ON TUESDAYS  
RECYCLING ON FRIDAYS



**DON'T FORGET**



Yard waste must be in a paper bag or container & clearly marked "YARD WASTE"

## NO PLASTIC BAGS

**Yard waste in plastic bags will not be collected**

**Wood waste: Cut into 4-foot lengths & bundle**

**Per Republic Services:** "If the contractor misses a stop, the contractor will go back and make that pick up that same day when reported to the contractor by 3:00 p.m. If after 3:00 p.m., then the pick up will occur the very next Contractor's business day." **Please report missed collections to**

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

## Trash & Yard Waste Reminders

### USE A COVERED TRASH CAN

**CountrySide Regulations state:**

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

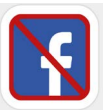
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

### YARD WASTE HANDLING

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

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



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

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

## VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

**Current Vacancy: Foxfield**

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

**Current Vacancies: Belmont, Oatlands, and Rokeby**

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

**Current Vacancies: Foxfield, Oatlands, Welbourne**

**Facilities Committee:** The primary responsibility of the Facilities Committee (FAC) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance the swimming pools, pool bath houses, Par course, basketball and tennis courts, tot lots, and maintenance compound. Particular focus is in regard to the maintenance of and improvements to these areas, and to advise and assist the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents.

**Current Vacancies: Oatlands and Welbourne**

**Finance Committee:** The primary responsibility of the Finance Committee (FIN) is to advise and assist the BOD in financial management and oversight of the annual operating budget for the Proprietary.

**Current Vacancies: Morven**

**Grounds Committee:** The primary responsibility of the Grounds Committee (GRNDS) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance landscaping, turf, parking areas, streets and paths - particularly the maintenance and improvements to these areas. Grounds also advises and assists the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents, and is responsible for the administration of the landscaping and trash contracts.

**Current Vacancies: Belmont**

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

**Current Vacancy: None**

**Neighborhood Advisory Council:** The primary responsibility of the Neighborhood Advisory Council (NAC) is to advise and assist the BOD on matters pertaining to its particular neighborhood, Proprietary affairs through standing committees and is directly involved with the architectural review and budget process.

**Current Vacancies: Belmont (1 seat), Foxfield (3 seats), Morven (1 seat), Oakridge (2 seats), Oatlands (2 seats), Rokeby (2 seats), Welbourne (4 seats)**

**All Committee and Board meetings are open for attendance by CountrySide residents. See the Meeting Schedule at the front of this Courier.**

Contact the Proprietary office for more information and [Become a CountrySide volunteer!](#)

**WHO TO CALL AT THE PROPRIETARY OFFICE FOR INFORMATION  
(703) 430-0715**

**Catherine Neelley**  
*Community Manager*  
catherineen.cside@pmpbiz.com

**Contracts, budget issues, assessments & dues, and personnel issues.**

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

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

**Tim Pope**  
*Grounds & Facilities Manager*  
timjp.cside@pmpbiz.com

**Common area concerns, playground maintenance, operational problems associated with the pools, and snow removal in the townhouse sections of CountrySide.**

**Carlos Ramirez**  
*Grounds & Facilities Staff*

**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](https://www.virginiadot.org/default_flash.asp)

**Republic Services**

<https://www.republicservices.com/residents>

**Dominion Energy**

Report Power Outages or Emergency

<https://www.dominionenergy.com/virginia/report-outage-or-emergency>

**Maddy Thring**  
*Community Relations Coordinator*  
maddyjt.cside@pmpbiz.com  
**Community Events, parking issues on townhouse streets, the Courier, website**

**Alicia McKenna-Graves**  
*Administrative Assistant*  
aliciam.cside@pmpbiz.com

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

**Shawanda Howell**  
*Administrative Assistant*  
shawandah.cside@pmpbiz.com

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

**Bryan Neal**  
*Grounds & Facilities Staff*

# Monthly Assessment Payment Options

**DIRECT DEBIT (ACH):** There are several benefits to signing up for Direct Debit payments, including the following:

- Avoid Late Fees! Payments are processed on or about the **10th of each month** and are therefore always received on time.
  - One less check to write each month and one less stamp to use or trip to the Proprietary office.
  - The assessment amount is always right, even if rates change from year to year
- It's easy to use this service. Complete the Authorization Agreement for Direct Payments form and send it to us with a voided check. This form can be picked up in the office or found [HERE](#).

**NOTE: We will only take the regular assessment. Other fees assessed to the account must be paid separately.**

**BY MAIL:**

Mail a check or use your bank's online bill pay option.

Send the payment to our payment processing center at CountrySide Proprietary, c/o PMP, PO Box 62678, Phoenix AZ 85082. Please list your CountrySide account number in the memo portion of the check

Checks sent in the mail must be received by the 10th of the month to avoid late fees.

**IN THE OFFICE:** Come to the office located at 21515 Ridgetop Circle, Sterling, VA 20166 We do not accept credit cards. The office is open from 8am to 5pm, Monday through Friday.

**ONLINE:** Make an online payment via e-check or credit card by logging onto our bank's website at

<https://propertypay.cit.com/> The following information is required to make a payment online:

**Management Company: Property Management People**

**Management Company ID: 7047**

**Association Name: CountrySide Proprietary**

**Association ID: 000065**

**Account #: located on your coupon**

Click on "Pay Assessment" (bottom right). Payments made by credit card are assessed a convenience fee.

## Late Fee Forgiveness Program

The CountrySide Proprietary Board of Directors is offering a late fee forgiveness program for up to a maximum of six assessment interest charges/late fees.

Eligibility criteria:

- No applicant who applied and was accepted for 2019 and/or 2020 may apply for 2022.
- Applicants must bring their assessment account current and sign up for the Direct Debit/ACH Program.
- At least one payment must be received under the Direct Debit/ACH Program before the interest charge/ late fee amnesty occurs.
- Applicants must remain on Direct Debit/ACH for at least nine months after signing up
- Failure to remain current and make payments within nine months will result in interest charges/late fees being re-applied to the account.

If you are interested in signing up for this program and meet all the conditions as stated above, please contact Catherine Neelley at the Proprietary Office 703-430-0715 or via email at [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com)

## Payment Plans

CountrySide Proprietary offers its homeowners the option of a written installment payment arrangement for the purposes of satisfying a delinquent account balance. This option is known as a Payment Plan. There are essentially two types of Payment Plans available:

**Standard Payment Plan** – Enables homeowners to pay off their outstanding balance over a period of ten months. The monthly payment amount is calculated by taking 10% of the balance due and adding it to the regular monthly assessment amount. This plan also requires that the homeowner signs up for Direct Debit/ACH so that the monthly amount due can be taken directly from a bank account.

**Non-Standard Payment Plan** – Enables homeowners to suggest an alternate monthly payment amount and to make those payments via cash or check. This type of plan is offered for a period of nine months, at which time it will be reviewed to determine whether or not the plan can continue and/or needs to be altered.

Both types of Payment Plans are subject to Board approval. If you currently have an outstanding balance and would like to apply, please contact Catherine Neelley, Community Manager, at (703) 430-0715 or by emailing [catherineen.cside@pmpbiz.com](mailto:catherineen.cside@pmpbiz.com).