

The Courier

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



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MEETING SCHEDULE

COUNTRYSIDE ANNUAL MEETING

DECEMBER 9TH, 8:00 PM
(VIRTUAL)

COMMITTEE MEETINGS WILL
RESUME IN JANUARY

COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166

MON-FRI 8 AM - 5 PM

703-430-0715

Reminders and News



CountrySide **Holiday Hours**

Wednesday, November 26	Closed @ 3 PM
Thursday, November 27 + Friday, November 28	Closed for Thanksgiving
Tuesday, December 9	Closed @ 12 PM
Wednesday, December 24	Closed @ 1 PM
Thursday, December 25 + Friday, December 26	Closed for Christmas
Wednesday, December 31	Closed @ 3 PM
Thursday, January 1	Closed for New Year's Day

We hope you and your family enjoy the holiday season!



Holiday Trash + Recycling Schedule

- **Thanksgiving Day CLOSED (Thursday, Nov. 27th) One day delay. Thursday ran on Friday; Friday ran on Saturday.**
- Christmas Day CLOSED (Thursday, Dec. 25th) Yard waste routes will be paused. All Thursday routes will be pushed to Friday and Friday routes will be recovered Saturday.
- New Year's Day CLOSED (Thursday, Jan. 1st) Yard waste routes will be paused. All Thursday routes will be pushed to Friday and Fridays routes recovered on Saturday.
- Yard waste season will end on 12/24/2025 and resume after 03/01/2026.
- Christmas tree collection will be on the first 2 weeks in January on yard waste service day.

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



DECEMBER 2025

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

2026 CountrySide Budget

The CountrySide Board of Directors unanimously approved the 2026 operating budget at the November 5, 2025, Board of Directors meeting. The 2026 assessment rates are indicated below.

2026 CountrySide Proprietary Approved Consolidated Budget

	2026
Total Income	\$3,597,296.00
Total Administrative Expenses	\$958,533.00
Total Insurance & Tax Expenses	\$109,782.00
Total Community Relations Expenses	\$39,350.00
Total Pool & Community Center Expenses	\$390,060.00
Total Grounds & Maintenance	\$531,443.00
Total Single-Family Home Only Expenses	\$490,037.00
Total Townhouse Expenses	\$316,518.00
Reserve Expense	\$657,672.00
Total Operating Expenses	\$3,597,295.00
Operating Income vs. Expense	\$1.00
Total Reserve Projects	\$523,335.00

Capital & Townhouse Reserve Balance Information for December 31, 2025

Projected Capital Reserve Balance as of December 31, 2025 in Study prepared by Mason & Mason	\$2,264,770
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2025	\$2,612,240
Projected Townhouse Reserve Balance as of December 31, 2025 in Study prepared by Mason & Mason	\$1,817,269
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2025	\$1,934,055

Note: The Projected Reserve Fund balances at 12/31/25 may vary from the estimated balance at 12/31/25 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 2026 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 (3.0%), as well as the increases for insurance, office rent, as well as our trash, pool, and community management contracts.

The single-family home assessment increase is higher than the townhouse increase because the most recent Reserve Study noted that the general reserves were under funded and required an increase in funding while the townhouse reserves had an excess fund balance resulting in decreased funding for 2026.

2026 MONTHLY ASSESSMENT SUMMARY
(Amounts are per unit per month)

Single Family/Manor Homes.....	\$106.44
Town Homes.....	\$120.00
Villas.....	\$78.00

NOTICE: Holiday Parking

The Board of Directors has approved temporary overnight parking in all three pool parking lots for the holiday season. Residents and guests may park overnight from 5:00 PM on Wednesday, November 26, 2025, through 5:00 PM on Sunday, January 4, 2026. Family vehicles only — no trailers, boats on trailers, or commercial vehicles. During that time Al's Towing will NOT enforce the No Parking signs at those lots.

Happy Holidays!

2026 Board of Directors Candidates



Roddy Dean – Morven

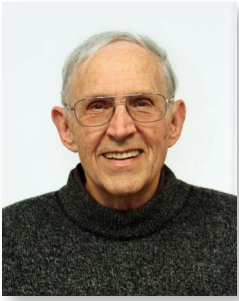
I have served on the Board since August 2019 and as a Treasurer since July 2022, and previously served on the NAC and the Finance Committee. I would like to continue to serve on the CountrySide Board of Directors representing Morven Woods in 2026. I have lived in CountrySide since 1984 and have seen 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, review issues pertaining to EV charging stations in townhomes, and try to find ways to hold our assessment fees to a reasonable and necessary increase. 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 over 20 years. Since joining the Board in 2016, I've served as Vice-President of the Board for 6 years, and President for three years; I've also chaired the Grounds, Facilities, and Community Relations Committees. I have overseen the bid process for our management company contract (twice), and our proposed revisions to our Governing Documents; I have recently revised all the standing committee charters to conform with legal counsel's advice. All of this gives me a deep understanding of the constraints AND the challenges facing CountrySide. I believe CountrySide needs Board members with this breadth of knowledge now more than ever, to protect the Proprietary's interests in the coming years, so we can confidently interact with Loudoun County, the State, and others on issues like the County's plans for CountrySide Blvd's redesign, various easement requests, and conservation projects.

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. My 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 the 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 nearly 99% (300+ meetings!), reflecting my deep commitment to this volunteer position. I hope you'll let me continue to serve OakRidge and CountrySide in 2026. Thank you!



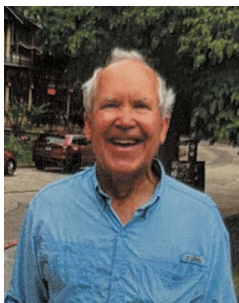
David Barrie - Oatlands

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 and of our CountrySide grounds and financial responsibility.



Jim Krips - Rokeby

My name is Jim Krips and I am running to be your representative on the CountrySide BOD in 2026. My wife, Leighton, and I have called CountrySide home for over 31 years having moved to the Rokeby neighborhood with our 3 girls, ages 11, 6 and 2, in April, 1994. CountrySide has been a wonderful community in which to raise our family. We are so very grateful for the many friends and neighbors with whom we have had relationships with these many years.

Over the years, Leighton and I have spent countless hours volunteering at our kids’s schools, Sterling youth soccer organization, and the Waves swim team, our church, food banks and other charitable organizations in Sterling. As for me, I have served on the Neighborhood Advisory Council (NAC) on separate occasions for a total of 10 years. I recently served on the Grounds Committee (GC) from 2021 through 2024. I learned, among many things, that the GC was responsible for reviewing and advising the BOD on some of the largest contracts that impact our community’s annual budget. Landscaping, mowing, snow removal, tree removal, invasive species control, weekly trash, yard and recyclable pickups account for as much as 50% of our annual expenses. My service on the GC has given me a much better perspective on the fiscal challenges our community faces.

I am running for the BOD because I believe Rokeby needs someone who will better represent it. Our neighborhood has gotten a lot younger over the last decade as older folks have moved out and younger ones are moving in. Your lives are busy ones- keeping up with work, children, school, sports, church and a myriad of other activities. Leighton and I have been in your shoes and understand that you might not have the energy or the time to bring your needs and concerns before the BOD. We are fully invested in Rokeby and want the best for it. This is what motivates me to run. If I am so fortunate to win your support, I will do my best to be a faithful and consistent voice as your Rokeby representative on the BOD.



Kumar Sangaran – Rokeby

I've been a CountrySide homeowner 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'm also committed to making sure Rokeby is properly represented on the Board of Directors, and to making sure that CountrySide's Resolutions and Guidelines are followed by all.

I hope you continue to let me serve the Rokeby neighborhood on the 2026 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 our guidelines should be enforced to maintain CountrySide beautiful. I believe in balancing resident requests and community needs versus what we can afford, using our funds wisely in order to minimize assessment increases while keeping future needs in mind.

I believe I can do this for Welbourne & CountrySide.



YOU ARE INVITED TO COUNTRYSIDE'S

WINTER CELEBRATION

JOIN US FOR:

- FESTIVE CRAFTS
- COOKIE DECORATING
- A VISIT WITH SANTA

**PARKWAY
MEETING ROOM**

SATURDAY

6

**DECEMBER
1-3 PM**



CountrySide 2025 Events

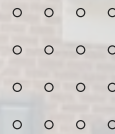
Event	Date	Time	Location
Spring Clean Up	Sat, April 26	9 AM - 12 PM	CountrySide
Spring Yard Sale	Sat, May 3	8 AM	CountrySide
Spring Shred & Paint Recycle	Sat, May 17	9 AM - 12 PM	Parkway Parking Lot
Family Fun Night	Sat, July 26	5 - 8 PM	Parkway
Back to School Pool Party	Sat, August 16	5 - 8 PM	Lindenwood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

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Happy
holidays



Considering the Right Move

As a Countryside homeowner, you've poured your heart (and plenty of resources) into your home—your biggest investment. If you're thinking about rightsizing and opening the door to a new chapter, I would love to help!



You've got this — and I'm right here beside you. From early planning to moving day, I'll walk with you through every step with care, clarity, and a team of trusted pros.

My role is to champion *your* goals, present your home in its most beautiful and strategic light to maximize your return, and make the entire experience feel as calm, seamless, and supported as it should.

Let's get the conversation started and make this move your best yet.

MaryAnne Carbone, CFSP.

Realtor. Buffini Certified Full Service Professional. Countryside Resident.

571-334-7966 c. MaryAnne.Carbone@LNF.com.

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CountrySide Reminders

PARKING ENFORCEMENT ON VDOT STREETS

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

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

SOLICITING IN THE COMMUNITY

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

LOCK YOUR VEHICLES

Notes from Loudoun County Sheriff

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

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

Did You Know?

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

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

Article VI, Section f1 of the Covenants states:

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

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

You May Need a “Site Plat”

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

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

Are You Hiring A Contractor?

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

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

Did You Know?

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

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

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

-And -

Section: Notification Process:

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

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

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



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Julie Bowman
REALTOR®

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Julie@NOVAHomeMarket.com

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Frederick, MD 21702
301-694-6900 - 1-800-336-8009
Fax: 301-694-9514

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

COUNTRYSIDE PROPRIETARY STAFF
703-430-0715

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catherineen.cside@pmpbiz.com

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Tim Pope
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Vacant

COMMUNITY RELATIONS COORDINATOR:

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Carlos Ramirez
Bryan Neal

THE VILLAS AT COUNTRYSIDE:

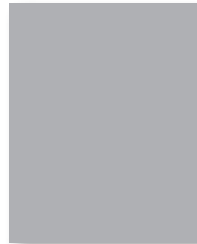
National Realty Partners, 365 Herndon Parkway,
Suite 106, Herndon, VA 20170. Villas Office

If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Karen Conoy, Villas
Property Manager at kconoy@nrpartnerllc.com or
703-435-3800.

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

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

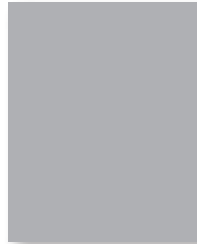
Board of Directors



BELMONT:

Vacant

Belmont@countryside-va.org



FOXFIELD:

Vacant

Foxfield@countryside-va.org



MORVEN:

Roddy Dean

Morven@countryside-va.org

Treasurer



OAKRIDGE:

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President



OATLANDS:

Dave Barrie

Oatlands@countryside-va.org



ROKEBY:

Kumar Sangaran

Rokeyby@countryside-va.org

Secretary



WELBOURNE:

Fredrik Wallin

Welbourne@countryside-va.org

Vice President



NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pet Care	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	Marcy Holzrichter weekdays 9am - 12pm	804-933-3610

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



Family Wealth Management

Jim Birks, CFP® & J. D. Birks, CFP®

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

www.BirksFinancial.com

703-481-6202

service@BirksFinancial.com

2025 COURIER ADVERTISING

FOR MORE INFORMATION:

phone: 703-430-0715

email: maddyjt.cside@pmpbiz.com

RATES PER ISSUE FOR RESIDENTS

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

RATES PER ISSUE FOR NON RESIDENTS

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



2025 HOA DUES

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

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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



HOW TO ORDER A POA PACKAGE COUNTRYSIDE

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

WESTWICK COURT VILLAS

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

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

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



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

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

Questions? Call the Proprietary Office at 703-430-0715 for more information.

THE BEST TIPS FOR YOU PARKING IN COUNTRYSIDE



Townhouse Parking

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



Visitor Spots...

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

Towing



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

Commercial Vehicles



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



Other Prohibited Vehicles

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



Be Courteous!

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

THANK YOU

Use Your Assigned Spot

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



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

TRASH & RECYCLING COLLECTION

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

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



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

YARD WASTE ON TUESDAYS
RECYCLING ON FRIDAYS



DON'T FORGET



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

NO PLASTIC BAGS

Yard waste in plastic bags will not be collected

Wood waste: Cut into 4-foot lengths & bundle

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

hoa.nova@republicservices.com.
703-818-8222

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

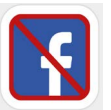
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

Current Vacancies: Belmont, Foxfield

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

Current Vacancies: Foxfield, Oatlands, Welbourne

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

Current Vacancies: Oatlands and Welbourne

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

Current Vacancies: Morven

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

Current Vacancies: Oatlands and Rokeby

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

Current Vacancies: Foxfield and Morven

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

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

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

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

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

Catherine Neelley
Community Manager
catherineen.cside@pmpbiz.com

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

Vacant
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.

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.virginiaidot.org/default_flash.asp

Republic Services

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

Dominion Energy

Report Power Outages or Emergency

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

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

Ally Koehler
Administrative Assistant
allyk.cside@pmpbiz.com
General inquiries, Virginia Resale Disclosure Packets, account inquiries & statements, missed trash/recycle.

Shawanda Howell
Administrative Assistant
shawandah.cside@pmpbiz.com

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

Bryan Neal
Grounds & Facilities Staff

Monthly Assessment Payment Options

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

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

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

BY MAIL:

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

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

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

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

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

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

Management Company: Property Management People

Management Company ID: 7047

Association Name: CountrySide Proprietary

Association ID: 000065

Account #: located on your coupon

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

Late Fee Forgiveness Program

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

Eligibility criteria:

- Applicants must bring their assessment account current and sign up for the Direct Debit/ACH Program.
- At least one payment must be received under the Direct Debit/ACH Program before the interest charge/ late fee amnesty occurs.
- Applicants must remain on Direct Debit/ACH for at least nine months after signing up
- Failure to remain current and make payments within nine months will result in interest charges/late fees being re-applied to the account.

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

Payment Plans

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

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

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

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