

THE COURIER

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

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Holiday Recycling



COURIER VOL. 42, NO. 1 | JANUARY 2022



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MEETING SCHEDULE

COMMITTEE MEETINGS WILL BE HELD VIRTUALLY UNTIL FURTHER NOTICE

BOARD OF DIRECTORS (BOD)
1ST AND 4TH WEDNESDAYS, 7:00PM

DESIGN REVIEW COMMITTEE (DRC)
4TH MONDAY, 6:30PM

FACILITIES COMMITTEE (FAC)
2ND THURSDAY, 7:00PM

GROUNDS COMMITTEE (GRNDS)
3RD WEDNESDAY, 7:00PM

HORSEPEN RUN AD HOC COMMITTEE
(HPRN)
2ND WEDNESDAY, 7:00PM

NEIGHBORHOOD ADVISORY COUNCIL
(NAC)
2ND TUESDAY, 6:00PM

COMMUNITY RELATIONS COMMITTEE (CRC)
1ST THURSDAY, 6:30PM

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

The Villas at CountrySide

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

If you have questions or concerns regarding Villas property, condo fees, trash information, or Villas community issues, contact Karen Conroy, Villas Property Manager at kconroy@nrpartnersllc.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.

**Hours: Monday -Thursday: 8:30am-5:30pm, Friday: 8:30am-1:00pm.
703-435-3800**

Reminders and News

January Committee Meetings

CountrySide Proprietary Committees will hold VA Property Owners' Association Act compliant meetings in January. All meetings are open for property owners who wish to phone-in to attend. Please contact the office and the call-in information will be sent to you via email on the day of the meeting. As always, please check the website for the most up to date information.

BOARD OF DIRECTORS: JANUARY 5th & 26th
COMMUNITY RELATIONS COMMITTEE: NO MEETING IN JANUARY
DESIGN REVIEW COMMITTEE: JANUARY 24TH
FACILITIES COMMITTEE: NO MEETING IN JANUARY
FINANCE COMMITTEE: NO MEETING IN JANUARY
GROUNDS COMMITTEE: NO MEETING IN JANUARY
HORSEPEN RUN COMMITTEE: NO MEETING IN JANUARY
NEIGHBORHOOD ADVISORY COMMITTEE: JANUARY 11TH



The office will be closed on Friday, December 31st for the New Year Holiday. The PMP staff will return on Monday, January 3th after the holiday.

The office will be closed on Monday, January 17th in recognition of Martin Luther King, Jr. Day. The office will reopen on Tuesday January 18, 2022.

Did you know...?

...That you can recycle your holiday lights? Many retailers in our area accept lights for recycling. It is a great way to get rid of that string of lights that fails to illuminate without filling our landfills!

MOM's Organic Market, Home Depot, Lowes, and True Value stores allow customers to drop off holiday lights for recycling. Check with retailers before recycling your lights!

If you prefer to ship, send your lights to Holiday LED, (1-866-492-4330), or Environmental LED (1-866-465-7334).

Holiday LED and Environmental LED recycle holiday lights year-round. Customers who send in their lights receive a coupon for a future purchase.

Do not use any packaging, plastic bags, or ties when shipping your lights.



Christmas Trees will be picked up on your scheduled yard waste removal day for the first two weeks in January (Monday for Foxfield, Oatlands & Morven. Tuesday for Rokeby, Welbourne, Belmont & Oakridge).

Christmas trees not placed out the first two weeks will be collected with the regular trash pick-up.

Please make sure your tree is free from tinsel, ornaments, and lights! **Trees must be less than eight (8) feet. Please cut or trim your tree if it is more than eight (8) feet in length.**

PLEASE DO NOT BAG YOUR TREES

Bulk Pickup Information

To make arrangements for bulk items to be picked up, please contact Republic Services. You may email them at hoa.nova@republicservices.com or call them at (703) 818-8222. When arranging for a special pick up, please state that your household is part of CountrySide Proprietary. Bulk services are typically provided on designated recycling days.



FACEBOOK AFFILIATION

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!

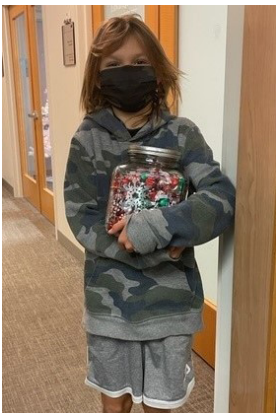
SANTA'S VISIT TO COUNTRYSIDE'S WINTER CELEBRATION!

We had wonderful weather for Santa's visit to CountrySide for our Winter Celebration - and a wonderful turnout of CountrySide children!



All of Santa's visitors lined up?

Bye, Santa! Thank you for visiting us!



AND THE WINNER IS...

Congratulations to Biz Facer of Morven! Biz was the winner of the Winter Event's Candy Contest. His guess was only off by 32, which made him the winner of 487 Hershey's Kisses!

State of the Proprietary 2020 Year-End Report

Many of the changes in we made due to the pandemic in 2020 continued for the nation and CountrySide in 2021. CDC, VDH, and Loudoun County notifications remained a part of daily life. The "new normal" included social distancing, face masks, frequent hand washing, and working from home.

CountrySide Proprietary held remote, call- in meetings to handle essential business. Changes made in our office, inspection and violations procedures continued. We held most of our events and our pools were open this year.

In 2021, CountrySide continues to be a financially secure community. We will end the year under budget with a very small number of account delinquencies and violations. Sales of Homes remained strong and homes in CountrySide sold quickly in 2021. We had prepared 184 Resale Disclosure Packets by December 13, 2021.

In 2021, our primary contractors were: PMP, our management company, Brightview, our landscaping company, and AAA,(Republic) our waste management company. These companies assist in the overall operation, maintenance and service of CountrySide. We also engage Laura Sardo and Todd Sinkins as our attorneys on legal issues. Our insurance provider is John Manougian Insurance Agency.

We have an independent accounting firm of Malvin, Riggins & Co which audits our finances annually. They have reviewed our financial records & processes and we received a very positive report.

As we close 2021, the Board of Directors consists of Penny Francke, Roddy Dean, Sam Wilson, Cheryl Rader, Phil Gorman, Al Zangrilli and David Barrie. We experienced turnover on the Board of Directors with Fredrik Wallin, Greg Haren and Bob King leaving this year. All three of these individuals contributed their time, expertise and efforts to improve the quality of life in CountrySide.

I also want to recognize and thank all the Volunteers of 2021, in all of our Committees. These volunteers ensure that CountrySide has neighborhood input, present their added value to the committees and provide feedback to both the committees and Board of Directors. Their dedication, energy and involvement help to make CountrySide a great community.

David Barrie

President

CountrySide Management Annual Meeting Report

Accomplishments and Significant Events since the 2020 Annual Meeting. By Ed Thomas, CEO

As we reflect upon the achievements and accomplishments from 2021 the central theme was one of transition from a Covid Influenced 2020 to a gradual return to more normal operations.

Highlights of this year were:

- Pools reopened for the 2021 pool season.
- CountrySide began holding events again in 2021. They included the Holiday/Winter Celebration, 2 family fun nights, Boo Fest, a Safety event and CountrySide's signature event, Fall Fest.
- The landscape services, tree removal services, and snow removal services were all put out for bid in 2021.
- Annual inspection of all 2539 properties in CountrySide was performed. Over 1,000 non-compliance notices were issued with an overwhelming number having been fixed, repaired, or completed.
- 190 plus Resale Disclosure packages were issued.
- CountrySide performed more than \$400,00 of Common Area and Townhome capital reserve or replacement projects.
- A record number of emails were received by the CountrySide onsite staff.

We wish to publicly "thank" the CountrySide Board of Directors, Committee Members, and individual homeowners who we had the pleasure of working with this year.

Our warmest wishes to each of you for a safe and healthy 2022!

Ed Thomas, CEO

Property Management People, Inc. (PMP)

Community Relations Committee 2020 Year-End Report

2021 marked a cautious return to community events, as the CRC explored ways to safely re-engage with our residents under continuing pandemic conditions. The CRC sponsored ten events, all of which were held outside.

We kicked off the year with the Spring Clean-up, in which a small group of civic-minded residents helped clean our neighborhoods and common areas. We also hosted two Family Fun Nights at Parkway Pool, with pizza, snacks, and ice cream sandwiches enjoyed by hundreds of residents. Unfortunately, our summer concert had to be cancelled, due to health issues of a band member. And the traditional “pre-teen pool party” became a “Back to School” celebration this year, as we adapted to a revised pool schedule at season-end.

Fall Fest was back this year, with the introduction of food trucks to provide a wider variety of dining options to our residents. In all, over 750 residents and guests turned out to enjoy beautiful fall weather, hay rides, the climbing wall, a variety of rides and midway games, the pumpkin patch—and of course, funnel cakes!

Both Boo Fest and the Winter Celebration, events targeted at our youngest residents, were held outside this year, for everyone’s safety, and we were lucky enough to have great weather for both events. CountrySide families even got to visit with Santa at his temporary gazebo headquarters!

The CRC expects to finish the year just under budget. But it’s worth noting how much gets done with so little, by so few: These events were all planned, staffed, and delivered for the enjoyment of all CountrySide residents, thanks to a very small but dedicated band of volunteers, with the support of PMP staff. My heartfelt thanks to the CRC Committee: Amanda Boone, Pat Bour, Melissa Castan, John Fernandes, Gabbi Jones, and Elizabeth Moran. This committee is a great example of community spirit: with less than 1% of the overall CountrySide operating budget, it delivers the kind of fun and entertainment that makes CountrySide a great place to live. If you’ve enjoyed any of these events, please consider volunteering to help CRC deliver these events—if not as a regular committee member, then on a “per-event” basis. This year, for example, Patti Shea and Jeff Kretsch were kind enough to pitch in to help with Fall Fest, and even Santa left the North Pole to appear at our Winter Celebration! We’re thankful to those folks, and to all the residents who offer help at our events.

Our thanks, as well, to our CRC Coordinator, Erin Gilmore, and to Catherine Neelley, of PMP, for their support this year. And a special thanks to those residents who took the time to express their appreciation to the CRC volunteers staffing our events—you have no idea what a difference that makes!

Respectfully submitted,

Penny Francke
Chair, Community Relations Committee

Facilities Committee 2021 Year-End Report

2021 was a step in the right direction for the Facilities Committee and CountrySide as a whole. As the more restrictive effects of the pandemic began to wane, CountrySide was able to host more events and reopen the pools. Through careful planning and monitoring of county guidelines, the Facilities Committee, along with the Board of Directors, Property Management People, Inc, and our new pool management company High Sierra Pools, we were thrilled to once again offer one of CountrySide's most treasured amenities.

While the pools were open to all residents in good standing, the FAC continued to ensure that these CountrySide assets were properly maintained to preserve their long-term viability.

Committee meetings were almost entirely conducted virtually, in compliance with the Virginia Property Owners Association Act. The FAC oversaw the following projects and accomplishments in 2021:

- The new pool management contract with High Sierra Pools took effect, with overwhelmingly positive feedback received from residents in comparison to our previous pool management contractor
- Replacement of the Lindenwood and Cromwell pool bathhouse roofs completed
- Pumps, filters, and chlorinators were replaced/repared at the Lindenwood main pool
- The CountrySide Tennis and multipurpose courts were resurfaced, with Pickle Ball striping added to the Lindenwood and CountrySide Boulevard courts
- Repairs were completed on tot lots throughout CountrySide, including power washing of graffiti

We expect to close this year under budget by roughly \$48K. Projected savings from committee budgets were factored into the 2022 budget. That included a reimbursement from our pool management contractor due to a lack of staffing available towards the end of the pool season, which led to the need to close the Welbourne pool early and alternate openings between the Lindenwood and Parkway pool in the final weeks of the pool season.

I would like to thank the dedicated volunteer members of the Facilities Committee: Amanda Boone, Pat Bour, Cathy Cunningham, Tanja Fitzel, Tommy Jackson, and Timothy Shamble. CountrySide residents owe each one of these volunteers their gratitude for the time and effort they all put in during another challenging year for CountrySide.

We are also grateful for the support and assistance provided by the PMP staff, especially Mike Stracka, Carlos Ramirez, Bryan Neal, Erin Gilmore, and Catherine Neelley. In particular, Mike and Catherine went above and beyond in helping research costs, regulations, requirements, and issues involved with the challenges of operating pools under constantly changing pandemic conditions and guidelines from our state and local governments. I can't imagine how we would have navigated those complexities without their assistance. Our thanks also go to all those CountrySide residents whose understanding was much appreciated this year.

Very Respectfully Submitted,

Sam Wilson

Facilities Committee Chair

Board Member – Welbourne

Welbourne@CountrySide-va.org

Finance Committee 2021 Year-End Report

I would like to start by thanking the members of the Finance Committee: Roddy Dean, Sheryl Rader, Jeff Kretsch, Bob Griesbach and Ash Dean. Also, Catherine Neelly and Chris Rodgers, (PMP), for their hard work in helping me with CountrySide's finance and their assistance was essential to ensuring we managed our 2021 budget.

During 2021 our long term Treasurer for CountrySide, Bob King, relocated to Colorado to enjoy his retirement.

Our financial picture remains strong and our auditors provided us with a clean bill of financial health. I anticipate that we will run a small surplus in 2021 and have sufficient reserves for emergencies and long-term reserve expenditures. Our revenue was slightly higher than what we had budgeted, while the Proprietary continued to be judicious with our expenditures, allowing us to come in below budget, particularly with our administrative costs and Common area grounds and pool & community expenses. This past year we did not spend as much as anticipated on Reserve Expenditures. Dealers cannot deliver the replacement for the Kubota until 2022. Our General and Townhouse Reserves funds were funded in accordance with our current reserve study, and they will total about \$2,828,561 at year end.

Still an area of concern is the increase in unpaid assessments this year. CountrySide remains willing to work with homeowners affected by the weakened economy and we expect to collect those past due assessments in the future.

Capital & Townhouse Reserve Balance Information for December 31, 2021

Projected Capital Reserve Balance as of December 31, 2021 in Study prepared by Reserve Advisors	\$1,207,754
Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2021	\$1,553,370
Projected Townhouse Reserve Balance as of December 31, 2021 in Study prepared by Reserve Advisors	\$937,684
Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2021	\$1,620,807

Note: The Projected Reserve Fund balances at 12/31/21 may vary from Estimated balance at 12/31/21 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.

Respectfully Submitted,

David Barrie

Grounds Committee 2021 Year-End Report

Grounds finished up an unusually busy 2021 that featured rebids of all major contracts, sound financial stewardship, the formulation of a tree replanting schedule, and several unplanned projects. We also invested considerable time and effort wrestling with the ongoing aesthetic shortcomings at Countryside Pond and hired at least our third contractor to oversee its sustainment since 2019.

We held multiple, additional meetings over the summer to consider the five major contracts that the Committee oversees. We acted upon the concerns with BrightView's performance as the landscaping contractor that were noted in last year's report and changed to Advantage Landscape effective on January 1st; Advantage will also assume the tree service while we opted to retain our refuse [Republic] and paving [NVM] providers. We noted that BrightView's performance had improved with a change at the point of contact but concluded that a change was needed after several renewals.

At about \$1.5M, Grounds has the largest budget of any of the committees due in large part to these contracts, including the roughly \$550k agreement with Republic for refuse. We spend some funds on a discretionary basis, mostly on landscaping and common area drainage concerns. We will effectively roll-over about \$32,000 in unspent funds to next year's budget, which otherwise included a negligible \$7,000 increase from 2021's authorization.

The Board of Directors authorized the Committee to pursue a multi-year tree replanting effort that will be funded through a roughly \$100,000 disbursement from the Reserves, which we initiated. We also discovered that the Commonwealth, via the Department of Forestry, may underwrite additional plantings to support the health of the Chesapeake River and its watersheds. We are soliciting bids for the former aspect of this endeavor and plan to consider them beginning in January. We are very interested in restoring the canopy in CountrySide as it's part of our character and planting is a nice counterbalance to removing trees, which we tend to do more of due to weather, accident, hazard, and ill-health.

The Committee achieved full representation when Jim Krips filled the vacancy for Rokeby in the spring. Monthly participation was exemplary as more than one member achieved perfect attendance. I'm particularly appreciative of Vice Chair Pamela McGraw [Oakridge] and Diane Blunt [Welbourne] who served as the de facto secretary. Together with the other committee members Terri Hess [Foxfield], Barb O'Connor [Belmont], Ron McNulty [Morven], and Anne Steingass [Oatlands], this dedicated cohort of neighbors invested many hours beyond the notoriously lengthy monthly meetings to keep CountrySide safe and beautiful.

I would also like to commend PMP and particularly Mike Stracka, Carlos Ramirez, and Bryan Neal for keeping our area safe and beautiful. It's pretty amazing that three people can sustain a 2,500- property development as well as they do. We are truly fortunate and grateful for their commitment and expertise.

If you have an interest in our common areas, I encourage you to come to a Grounds Committee meeting in 2022 and get involved with this great, knowledgeable group of veteran volunteers. Participation in the community is a great way to give back and see how your monthly dues are contributing to keeping our ground infrastructure safe and our natural amenities beautiful. I would particularly like to invite those who are frustrated with the condition of the Pond to contribute to the solution and lend their energy and expertise to the pursuit of a solution.

Respectfully Submitted:

Albert Zangrilli, Chairman

Horsepen Run Ad Hoc Committee 2021 Year-End Report

The 2021 Horsepen Run Ad Hoc Committee personnel were:

Debi Holbrook, Carlos Garcia, Benu Bhargava, Tony Palm, Rob Heckman, Steve LeHew, Aaron Emery, Bob Griesbach, Vance Middleton, Taylor Couch, and David Barrie.

These volunteers were involved in the maintenance of our beautiful nature preserve- Horsepen Run. Throughout the year they cleared the trails, removed trash, spread mulch, cut up and moved large fallen trees and cut the grass along the sides of our trails.

Tony Palm and Steve LeHew worked with Loudoun County to present a Stream Restoration project for the significant tree blockage at the end of the stream entering into the Potomac to the Committee and the BOD. This is an ongoing project.

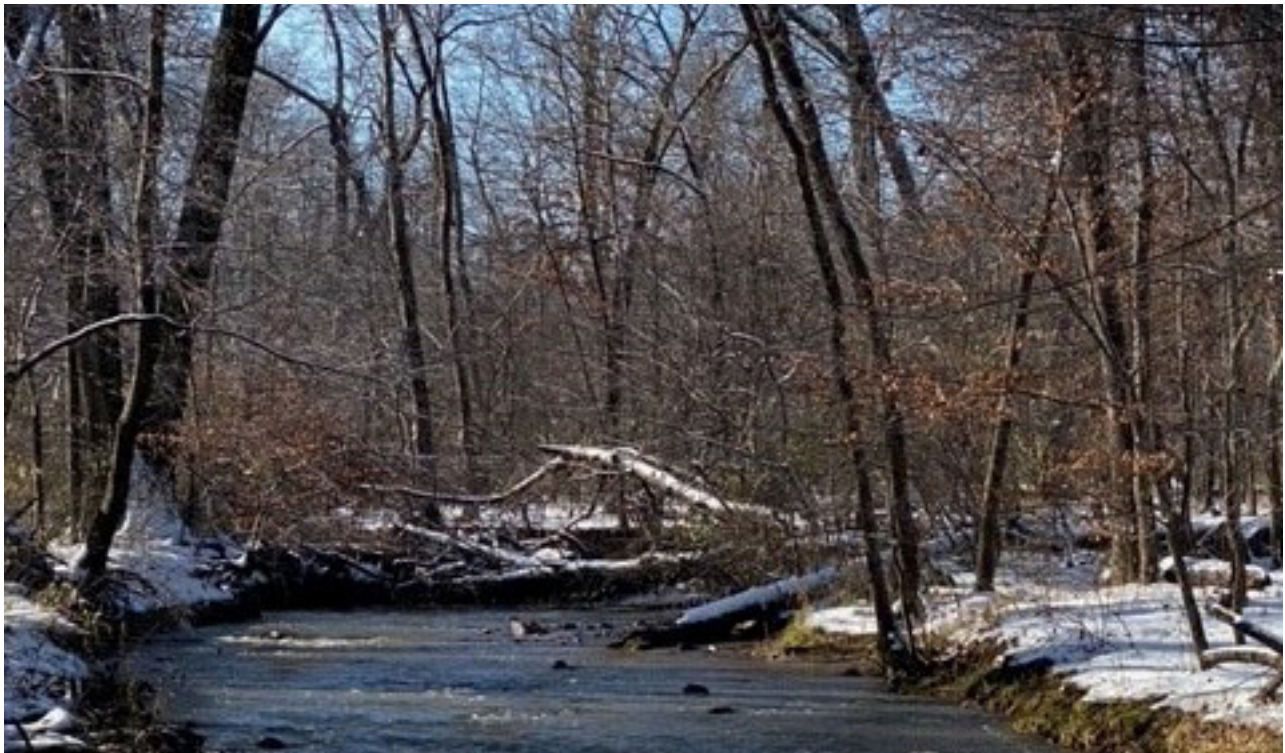
Re-did the Monarch Butterfly area into a flower garden, pulling weeds, and planting new flowers. We added more mulch throughout the CountrySide Trails, in 2021. We added more gravel to several sections of the gravel road.

During 2021, we had turn-over and several members left the Committee or moved out of CountrySide. Through the hard work of these Volunteers, the improvements to HPR were achieved at minimal expense to CountrySide.

My sincere appreciation and THANK YOU to a great group of dedicated people who protect, preserve and offer their time and efforts in Horsepen Run.

David Barrie

Chairperson



Submitted by Debi Holbrook

Neighborhood Advisory Council 2021 Year-End Report

The Neighborhood Advisory Council (NAC) is a Standing Committee consisting of 5 volunteer members who are the designated representatives of the 7 CountrySide neighborhoods from which they are elected. As such the NAC had another busy year in 2021 providing advice and support to the Board of Directors on the following items:

1. Proposed changes to the Community Guidelines for 2021:
 - “Standard” entry door styles for Foxfield Townhomes.
 - New Roof Styles and Colors for the Scarborough and Tudor Townhomes.
 - New “Standard” material (composite) for Townhome “standard” Decks.
 - Modifications to existing Guidelines including Decks, Garden Trellis and Arbors, Screened Porches Single Family Homes and Solar Panels .
2. Reviewed and made recommendations on a total of 251 non-standard DRC applications submitted by residents for architectural modifications in CountrySide.
3. Reviewed the proposed 2022 budget recommendations and rankings from the Standing Committees and provided critical input to the Board of Directors in its final determination of next year’s budget.

The NAC is an important part of our CountrySide community providing a platform whereby all residents are represented and served. I would like to thank our committed residents for volunteering their time this year to ensure that CountrySide remains aesthetically pleasing exhibiting well-designed architecturally harmonious homes. Additionally, it should be noted that many NAC members serve on several CountrySide committees not because they necessarily have the free time but because they have the heart and dedication to make our community a better place. We genuinely appreciate all their hard work and commend each of them on a job well done!

Respectfully submitted,

Pat Bour, (Rokeby) and Jeff Kretsch (Oakridge) NAC Board Liaisons



Design Review Committee 2021 Year-End Report

In 2021, the Design Review Committee (DRC) reviewed 251 "non-standard" applications. The Design Review Coordinator reviewed and approved 146 "standard" applications.

The annual inspection was conducted on 2,539 properties in CountrySide and 1,009 maintenance requests were issued. In addition, 443 "major" violations and 1,210 "minor" violations were issued this year.

In August and September 2021, the DRC worked with the Neighborhood Advisory Committee (NAC) to revise several of the community guidelines and incorporate new Guidelines, all of which were approved by the Board of Directors. The architectural guidelines for 2021 involved:

"Standard" entry door styles for Foxfield Townhomes.

"Standard" Roof Styles and Colors for the Scarborough and Tudor Townhomes.

New "Standard" material (composite) for Townhome "standard" Decks.

Modifications to existing Guidelines including Decks, Garden Trellis/Arbors , Screened Porches Single Family Homes.

I would like to thank all the DRC members that served in 2021, Sarah Wertz (Chair), Lorraine Gunzerath, Will Vigil, Roy Weidner, Rodney Collins, Abdul Alqassab and Roddy Dean, BoD Liaison for taking the time to represent their neighborhoods on the Design Review Committee.

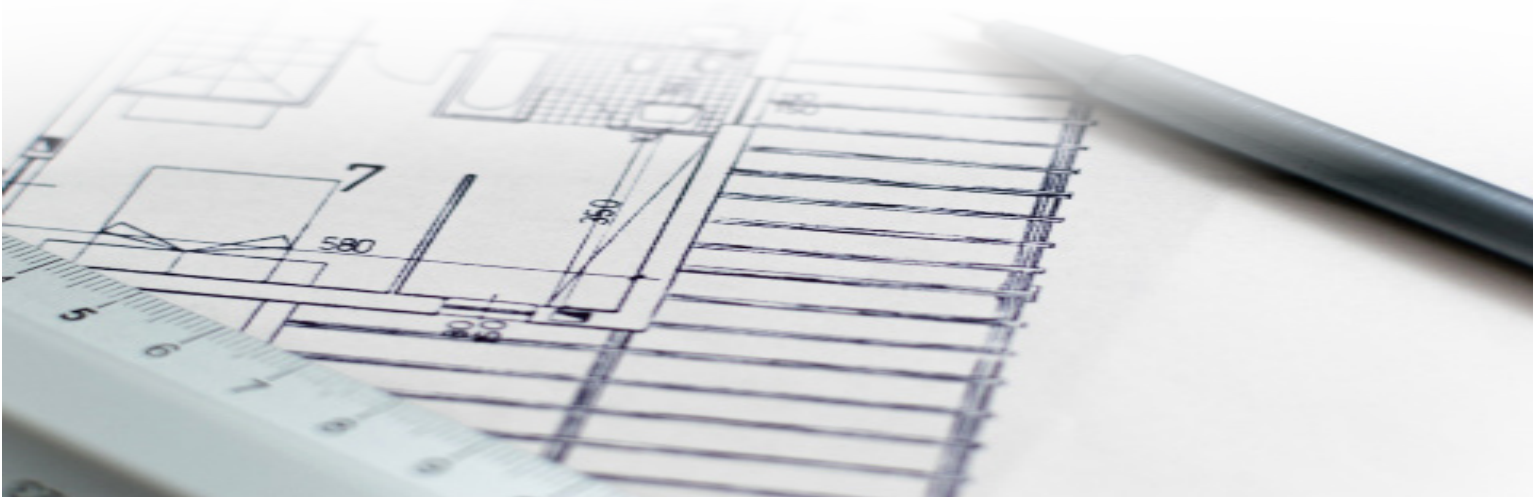
I would also like to provide a special "Thank You" to all NAC members for their valuable input in reviewing applications, as well as the Design Review Coordinator for overseeing the process the goal of which is to help make CountrySide an excellent community to live.

Respectfully,

Sarah Wertz, Chair

Design Review Committee

**The 2022 Community Guidelines will be posted on our website
under HOA Documents.**



2022 CountrySide Budget Summary

The CountrySide Board of Directors unanimously approved the 2022 operating budget at the November 3, 2021, Board of Directors meeting. The 2022 assessment rates are indicated below.

2022 CountrySide Proprietary Approved Consolidated Budget

	2022
Total Income	\$3,028,478.00
Total Administrative Expenses	\$839,223.00
Total Insurance & Tax Expenses	\$31,083.00
Total Community Relations Expenses	\$31,170.00
Total Pool & Community Center Expenses	\$271,055.00
Total Grounds & Maintenance	\$845,797.00
Total Townhouse Expenses	\$333,772.00
Reserve Expense	\$669,408.00
Total Operating Expenses	\$3,021,508.00
Operating Income vs. Expense	\$6,970.00
Total Reserve Projects	\$903,197.00

Capital & Townhouse Reserve Balance Information for December 31, 2021

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Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31, 2021	\$1,620,807

Note: The Projected Reserve Fund balances at 12/31/21 may vary from the estimated balance at 12/31/21 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.

2022 CountrySide Budget Summary

Our 2022 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 (6%) to manage the community, as well as the increases for legal expenses, software improvements, landscaping, our trash contract, and administrative expenses.

2022 MONTHLY ASSESSMENT SUMMARY (Amounts are per unit per month)

Single Family/Manor Homes	\$85.00
<hr/>	
Town Homes	\$106.00
Villas	\$64.00

If you opted in to receive a coupon book but do not receive a new coupon booklet by December 27, 2021, 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, 2022. 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, 2022.

Homeowners paying online on www.cabanc.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

COUNTRYSIDE SNOW PLOWING AND SANDING POLICY

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 it is.

The following streets are owned and maintained by the **Virginia Department of Transportation (VDOT)**:
CountrySide Boulevard and Algonkian Parkway

Rokeby:

Clapham Ct
Coleman Ln
Hamilton Ct
Hamilton Rd
Minor Rd
Moss Rd
Mucklehany Ln
Peyton Rd
Russell Ct
Turner Ln
Tyler Ln
West Ct

Foxfield:

Bentwood Rd
Sarret Way
Spotswood Ct

Welbourne:

Cromwell Rd

Belmont:

Austen Ct
Awsley Ct
Bedford Dr
Bentley Dr
Braxton Dr
Carrollton Rd
Crisswell Ct
Cumberland Ct
Devenshire Ct
Exeter Ct
Foxmore Ct
Halifax Ct
Lindenwood Ct
Lipscomb Ct
Newland Ct
Oakdale Ct
Rawlston Ct
Webley Ct
Westmoreland Dr
Wickham Ct
Wiltshire Ct
Worthington Ct

Oakridge:

Amersham Ct
Christopher Ln
Dunbar Way
Forester Ct
Lowery Ct
Owens Ct
Prescott Ct
Rutherford Cir
Stafford Ct
Steed Pl
Thorton Ct
First ½ Chelmsford Ct
(through cul-de-sac,
portion with no townhomes)

Morven:

Byron Ct
Carter Ct
Griswold Ct
Powell Ct
Teasdale Ct
Thales Way
Vinson Ct
Whittingham Cir

Oatlands:

Bentmoor Ct
Brinks Ct
Brookmeade Ct
Darian Ct
Dudley Ct
Fenton Wood Dr
Ferguson Ct
Glengyle Ct
Glengyle Ln
Jeremy Ct
McCarty Ct
McPherson Cir
Meskill Ct
Selden Ct
Whaley Ct

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 in Northern Virginia neighborhoods: www.vdotplows.org.

COUNTRYSIDE SNOW ALERT: PLOWING AND
SANDING POLICY

(Continued)

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

Foxfield:

Alden Ct
Asbury Way
Bickel Ct
Clinton Ct
Devon Ct
Dorrell Ct
Fairmont Pl
Gannon Way
Harbert Ct
Huntley Ct
Marian Ct
Mercer Ct
Palmer Ct
Quincy Ct
Southall Ct
Wyatt Ct

Oakridge:

Second ½ Chelmsford Ct
(after cul-de-sac, portion
with townhomes)
Felsted Ct
Finchingfield Ct
Sulgrave Ct
Waltham Ct

Morven:

Aldridge Ct
Harrow Ct
Haxall Ct
Ludwell Ct
Lyndhurst Ct
Millard Ct
Paxton Ct

Welbourne:

Benton Ct
Berkeley Ct
Conoy Ct
Dulany Ct
Hopton Ct
Jermyn Ct
Mosbey Ct
Nicholson Ct
Redlin Ct
Vandercastel Rd

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

Every effort will be made to push the snow to a location which provides the least amount of obstruction to parked vehicles (normally the medians and open grassy areas).

The contractor will attempt to clear snow from the areas in front of fire hydrants and mailboxes. A reasonable standard of care will be exercised not to damage the streets or curbing.

In the event of freezing rain or icy conditions, the streets will be sanded. Salt is not used on CountrySide roads.

The only pathways that are cleared of snow are along Algonkian Parkway, near the school, and along CountrySide Boulevard leading from Algonkian Parkway to the shopping center.

**For information or any problems on Proprietary owned streets, please email mikeas.cside@pmpbiz.com, or call (703) 430-0715.

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 2018 and 2019 may apply for 2020.
- 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.

Parking and Enforcement

TOWNHOUSE PARKING

The Proprietary Office has received numerous complaints about parking issues in our townhouse neighborhoods. In order to keep the parking issues to a minimum, we ask that everyone be courteous to your neighbors and assist us in the following areas:

1. Use of **visitor parking spaces** for parking a vehicle **3 times in any 30 day period** is prohibited. (See resolution #233 for more details). **The Proprietary Office will be monitoring, tagging, and towing vehicles that misuse the visitor spaces.**
2. If your neighborhood has unmarked curb areas, please

TOWING FOR PARKING VIOLATIONS

The CountrySide Proprietary has an agreement with Road Runner Wrecker Service, Inc. to provide towing services for various parking violations.

During non-business hours, a Proprietary townhome resident may have a vehicle towed for the following reasons:

- (1) a vehicle is wrongfully parked in an assigned space
- (2) a vehicle is blocking ingress or egress to an assigned space
- (3) a vehicle is parked perpendicular to a parking space

Before any vehicle is towed for being in a reserved parking space, the resident must:

- (1) call Road Runner Wrecker Service, Inc;
- (2) meet the towing agent at the resident's townhome;
- (3) produce a valid driver's license and proof of residence

ROAD RUNNER WRECKER SERVICE, INC.

Phone Number: 703-450-7555
45660 Woodland Road, Sterling, VA 20166

Tow	\$150
Storage first 24 hours	No Charge
After Hours Release Fee	No Charge
Storage (after initial 24 hours)	\$50

be considerate of your neighbors and do not make it difficult for them to access their reserved parking spaces.

3. **Commercial Vehicles** are not permitted to park in visitor spaces. If you have a contractor working at your house, contractor vehicles may park in your reserved space, a VDOT street or an unmarked curb space and **only during business hours.**

4. Park your vehicles within the boundaries of your reserved spaces only. Do not overhang your vehicle in someone else's reserved spot.

or signed rental agreement.

All costs associated with towing and impoundment of a vehicle are the responsibility of the vehicle owner.

Before Road Runner Wrecker Service Inc. tows a disabled vehicle they will place a warning sticker on the rear driver's side window of the disabled vehicle warning that the vehicle will be towed in one hour.

According to the Agreement between CountrySide Proprietary and Road Runner Wrecker Service, Inc., Road Runner is authorized to conduct general patrols of CountrySide townhouse streets and tow (1) Any vehicle in a fire lane or "No Parking" lane and (2) Any vehicle Double Parked.

After Hours/Holidays/Weekends: For towing a vehicle between 7pm and 8am or any Saturday, Sunday, or holiday, an additional fee of \$25 per instance will be charged.

Acceptable forms of payment:
Cash and/or all major credit cards

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>

TRASH COLLECTION

RECYCLE AND TRASH REMOVAL
WWW.REPUBLICSERVICES.COM
HOUSEHOLD TRASH

Household trash will be collected twice each week on the following schedule.

	TRASH	YARD WASTE	RECYCLABLES
Foxfield Oatlands Morven	Monday Thursday	Monday	Thursday
Rokeby Welbourne Belmont Oakridge	Tuesday Friday	Tuesday	Friday

YARD WASTE:

Yard waste must be in paper bags or a container marked "yard waste." Wood waste must be cut into 4-foot lengths and bundled (arm-full size) with rope or twine and should not exceed 50 lbs. Please do **NOT** use plastic bags for yard waste, as Republic will tag it as unacceptable and refuse to collect it.

RECYCLABLE MATERIALS:

PAPER: Newspaper, magazines, flattened cardboard, mixed paper, junk mail, phone books. Please do **NOT** use plastic bags (clear or otherwise) for excess recyclables, as the plastic bags can cause mechanical problems in the processing operations. Please use paper bags or additional bins.

GLASS: Jars and bottles.

PLASTIC: Bottles, containers and jugs.

METAL: Aluminum or tin cans. All recyclables can be placed together. Residents are given one 18 gallon Recycling Bin; extras may be ordered upon request at no additional charge.

FOR LARGE ITEM PICKUPS:

Please email your request to:
hoa.nova@republicservices.com

SPECIAL ITEMS

The trash company will NOT collect construction/remodeling debris, tree stumps, tires, batteries, rocks, concrete, dirt, sod, bricks, boards, iron, paint, or hazardous waste of any description.

TRASH MUST BE IN A TRASH BIN.

Trash must be placed curbside in front of your home by 7:00 am on pick-up days, but should not be placed outside prior to 6:00 pm the evening before pick-up. Please remember to bring in your trash bins on the evening of pick-up and store out of sight.

DO NOT PLACE TRASH ON COMMON GROUND.

A Quick Guide to Holiday Recycling



Holiday Recycling and Sustainable Habits for the Holidays:

- **Save and reuse ribbons and bows for next year.** These items are **not** recyclable due to the materials. Reusing them is smart for the environment and your wallet.
- **Ship your holiday packages with crumpled paper, or reuse bubble wrap and foam peanuts** from your online purchases. Aside from paper, packaging materials are **not** recyclable, so get the most use out of them before throwing them away.
- **Think twice when it comes to choosing wrapping paper and gift bags.** Standard wrapping paper **can** be recycled. Anything with glitter or foil is **not** recyclable.
- **Recycle cardboard shipping and paper gift boxes.** Toy packaging made of heavy cardboard is **only recyclable** when any plastic, including the windows, is removed from the cardboard.



WHO TO CALL AT THE PROPRIETARY OFFICE FOR INFORMATION

Catherine Neelley
General Manager
catherineen.cside@pmpbiz.com

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

Mike Stracka
Grounds & Facilities Manager
mikeas.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

Bryan Neal
Grounds & Facilities Staff

Lisa Marnet
Design Review Coordinator
lisamm.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.

Erin Gilmore
Community Relations Coordinator
erinrg.cside@pmpbiz.com

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

Alicia McKeena-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.

SERVICES PROVIDED BY THE PROPRIETARY & INCLUDED IN YOUR MONTHLY ASSESSMENT

- Trash removal and recycling service
- Enforcement of Covenants and Restrictions, By-Laws, Architectural Guidelines, and Resolutions
- Administrative and financial services for efficient operation of the community
- Maintenance of common land and community amenities (pools, trails, fitness system, tot lots, etc.)
- Snow removal.

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.

Future Vacancy: Rokeby

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: Foxfield, Morven, Oatlands

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: None

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, Morven, and Welbourne

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

Current Vacancies: Belmont and Oatlands

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 (1 seat), Foxfield (3 seats), Morven (1 seat), Oakridge (1 seat), Oatlands (3 seats), Welbourne (3 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!](#)

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 Edward D. Thomas
President Rose G. Thomas

COUNTRYSIDE PROPRIETARY STAFF

703-430-0715

GENERAL MANAGER:

Catherine Neelley
catherineen.cside@pmpbiz.com

FACILITIES MANAGER:

Michael Stracka
mikeas.cside@pmpbiz.com

DESIGN REVIEW COORDINATOR:

Lisa Marnet
lisamm.cside@pmpbiz.com

COMMUNITY RELATIONS COORDINATOR:

Erin Gilmore
erinrg.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

Board of Directors

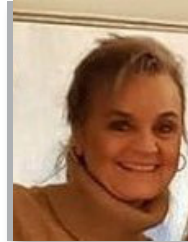
703-430-0715



BELMONT:

Gabriella Jones

Belmont@countyside-va.org



FOXFIELD:

Sheryl F. Rader

Foxfield@countyside-va.org



MORVEN:

Roddy Dean

Morven@countyside-va.org

Secretary



OAKRIDGE:

Penelope Francke

Oakridge@countyside-va.org

Vice President

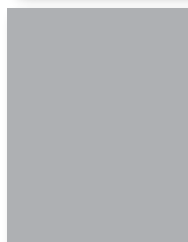


OATLANDS:

Dave Barrie

Oatlands@countyside-va.org

President



ROKEBY:

Vacant



WELBOURNE:

Sam Wilson

Welbourne@countyside-va.org

CALL FOR CANDIDATES ELECTION OF THE 2022 BOARD OF DIRECTORS

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Rokeby Director on the CountrySide Board of Directors for 2022.

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 statement will be published in the Courier. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. Due to the COVID-19 pandemic 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 January 20, 2021**. 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 Rokeby

There is a vacancy on the CountrySide Proprietary 2022 Board of Directors for the **Rokeby** 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 **Rokeby** 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 2022 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. _____ |

2021 COMMITTEE LISTINGS
2022 Committee Listings TBD

FACILITIES COMMITTEE
Continued...

COMMUNITY RELATIONS COMMITTEE

Penny Francke, Chair
Pat Bour, Alternate Chair

BELMONT:

Gabbi Jones

FOXFIELD:

Vacant

MORVEN:

Vacant

OAKRIDGE:

Amanda Boone | amandam35@gmail.com | 703-869-2457
Elizabeth Moran | 267 Chelmsford Ct.
| ekamoran1@comcast.net | 703-430-7566

OATLANDS:

Vacant

ROKEBY:

Pat Bour | Patricia.Bour@verizon.net

WELBOURNE:

John Fernandes | jffern@yahoo.com
Melissa Castan

DESIGN REVIEW COMMITTEE

Sarah Wertz, Chair
Will Vigil, Alternate Chair
Roddy Dean, BoD Liaison

BELMONT:

Rodney Collins | rodneyandlisa@msn.com

FOXFIELD:

Lorraine Gunzerath | lg72xx@verizon.net

MORVEN:

Will Vigil | willvigil@gmail.com

OAKRIDGE:

Roy Weidner | 2 Amersham Ct. | roypw@msn.com

OATLANDS:

Sarah Wertz, | sarah.g.wertz@gmail.com | 443-386-5266

ROKEBY:

Abdul alQassab | aboudiq@msn.com

WELBOURNE:

Vacant

FACILITIES COMMITTEE

Sam Wilson, Chair
Tommy Jackson, Alternate Chair

BELMONT:

Tommy Jackson
tommy.jackson@abm.com | 571-238-7141

FOXFIELD:

Vacant

MORVEN:

Vacant

OAKRIDGE:

Amanda Boone
amandam35@gmail.com | 703-869-2457

OATLANDS:

Timothy Shamble
Cathy Cunningham (Alternate)
Tanja Fitzel (At Large)

ROKEBY:

Pat Bour | Patricia.Bour@verizon.net

WELBOURNE:

Vacant

FINANCE COMMITTEE

Dave Barrie, Chair
Roddy Dean, Alternate Chair

BELMONT:

Vacant

FOXFIELD:

Sheryl Rader | 25 Marian Ct. | sfrader2@gmail.com
| 703-421-2106

MORVEN:

Roddy Dean | Morven@countryside-va.org

OAKRIDGE:

Jeff Kretsch | 166 Sulgrave Ct. |
jlkretsch@verizon.net | 703-444-4650

OATLANDS:

Dave Barrie | Oatlands@countryside-va.org

ROKEBY:

Ash Dean

WELBOURNE:

Bob Griesbach

GROUNDS COMMITTEE

Albert Zangrilli, Chair
Pamela McGraw, Alternate Chair

BELMONT:

Barbara O'Connor | 38 Westmoreland Dr. |
barb@moconnor.net | 703-450-1872

FOXFIELD:

Terri Hess | 24 Southall Ct. | thess61@gmail.com

MORVEN:

Ron McNulty | rmcnulty234@gmail.com

OAKRIDGE:

Pamela McGraw | pamelam1950@verizon.net

OATLANDS:

Anne Steingass | anne.st100@gmail.com

ROKEBY:

Jim Krips | jaskrips@gmail.com

WELBOURNE:

Diane Blunt | 1 Nicholson Ct.
| diane.blunt92@gmail.com | 703-430-7136

2021 COMMITTEE LISTINGS 2022 Committee Listings TBD

HORSEPEN RUN AD HOC COMMITTEE

Dave Barrie, Chair

BELMONT:

Benu Bhargava
Tony Palm

FOXFIELD:

Vacant

MORVEN:

Rob Heckman
Steve LeHew

OAKRIDGE:

Taylor Couch | taylor.h.couch@gmail.com
404-729-4980

OATLANDS:

Vance Middleton

ROKEBY:

Aaron Emery

WELBOURNE:

Bob Griesbach

NEIGHBORHOOD ADVISORY COUNCIL

Jeff Kretsch and Pat Bour, BoD Liaisons

BELMONT:

Art Rodriguez | 26 Halifax Ct.
artandjanet.public@gmail.com
Barbara O'Connor | 38 Westmoreland Dr.
barb@moconner.net
Inge Nystrom | Inystrom2@gmail.com
Louis Kaiser | 9 Wiltshire Ct E
lmk1981pa@yahoo.com
Vacant

FOXFIELD:

Elizabeth McMahon, **Chair** |
E_McMahon555@comcast.net
Scott Simon | 12 Alden Ct.
scott.simon58@yahoo.com | 571-434-9483
Vacant
Vacant
Vacant

MORVEN:

Brenda Koontz, **Chair** | 5 Griswold Ct.
d.koontz1@verizon.net | 703-406-0216
David Torres | davidtorresespada@yahoo.com
Jonathan Breslow | 44 Aldridge Ct.
jbreslow@yahoo.com
Linda Lurie | linda_lurie@comcast.net
Vacant

NEIGHBORHOOD ADVISORY COUNCIL

Continued...

OAKRIDGE:

Mike Sziiede, **Chair** | mikesziiede@gmail.com
Julie Young | 186 Sulgrave Ct.
jkyoung1969@gmail.com | 703-380-2200
Traci Medlock | 200 Sulgrave Court
tracimedlock@gmail.com
Deblyn Flack | Flack_d@hotmail.com

OATLANDS:

Thomas Simmons | 1 Glengyle Lane
thomasleesimmons@gmail.com
Brad Bucher
Vacant
Vacant
Vacant

ROKEBY:

Diane Bohn, **Chair** | ddbohn@yahoo.com
Jim Krips | 154 Peyton Rd. | jaskrips@gmail.com
Pat Bour | patricia.bour@verizon.net
Charles Robinson
Janet Callum

WELBOURNE:

Diane Blunt, **Chair** | 1 Nicholson Ct.
diane.blunt92@gmail.com | 703-430-7136
Daniel Castan | daniel.castan.dc@gmail.com
Vacant
Vacant
Vacant

NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pets	Daniela Miranda	703-407-0941
Pets	Julianne McNulty	703-444-2552
Yard Work/Snow	John Ellis Rawls	571-342-4862
Yard Work/Snow	Zack Daughtry	571-277-6820
Babysitting/Pets	Sarah Moldover	703-278-3160
Yard Work/Snow Removal/Pets	Cristian Avalos	703-727-3485

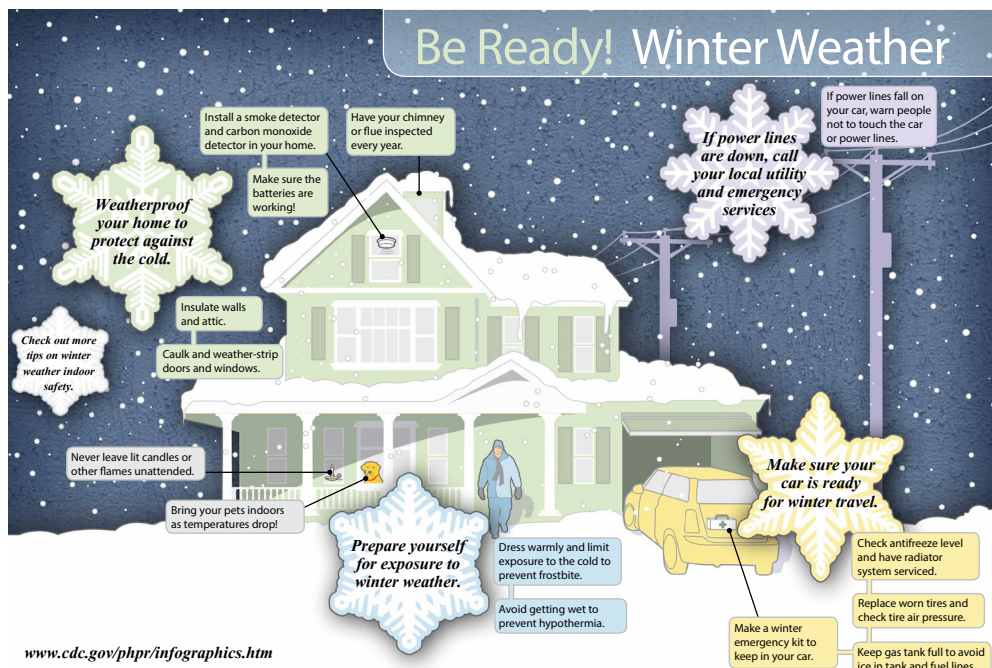
The Proprietary, members, and the Board of Directors do not recommend or endorse any person on this list. If you or your child would like to register to be on the services list, please email Erin Gilmore at erinrg.cside@pmpbiz.com to get a registration form.

Helpful Local Numbers

Animal Control: (703) 777-0406 for welfare concerns, stray, aggressive animals, off leash. Barking dog complaints must be submitted online.
<https://www.loudoun.gov/3055/Report-an-Issue>

VDOT: (800) 367-7623 - Bridges, Road Concerns, Guardrails, etc.

Non-Emergency Police: (703) 777-1021. Trespassing, report cars on VDOT streets with expired or dead tags, loud noises, disturbances, welfare concerns, disputes.



SELLING YOUR HOME

WHAT YOU NEED TO KNOW

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.....*

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. In addition, 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

Selling a home can be stressful enough so ensuring the exterior of your home is in tip top shape and you have applied for and been approved for any exterior modifications before you list will make the selling process much smoother.

Ready to order a POA package? Please contact the Proprietary office at 703-430-0715.

Selling your home? You will need to order a POA Packet!

HOW TO ORDER A POA PACKAGE

CountrySide and PMP have partnered with CondoCerts to provide user-friendly POA document delivery to homeowners. You can track the progress and receive documents electronically, or get a paper copy. Payment can be made at the time of order or taken out at closing.

Prices vary.

Ready to order a POA package? Go to <https://pmprent.condocerts.com/resale> to order. Register, place your order, and your documents will be processed.

Questions? Call Alicia McKenna-Graves at CountrySide Proprietary for more information.
(703) 430-0715.

Westwick Court Villas:

Please contact <https://pmprent.condocerts.com/resale> and select the package for "The Villas."



ADVERTISEMENTS

Advertising Rates Per Issue: the CountrySide Board of Directors has adopted the following Advertising Policy for the CountrySide Courier. Annual and Semi-Annual contracts are available for display advertising with monthly billing. Two months MUST be paid at signing; remaining months of contract will be billed monthly. For those advertisers who do not have a signed contract, payment is required at the time of submittal. There is a \$25 fee for any and all returned checks.

Display Advertising:

Full Page	7-3/4" wide x 9-3/4" tall	\$300.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$200.00
Half Horizontal	7-3/4" wide x 4-3/4" tall	\$200.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$125.00
Business card (1/8)	3-1/2" wide x 2" tall	\$75.00

Classified Advertising: \$10 for the first 40 words, and 25 cents for each word thereafter. Payment in full must accompany all classified submittals. If you would like to advertise in the CountrySide Courier, please visit our website www.countryside-va.org and download the advertising form. You can also e-mail Erin Gilmore at erinrg.cside@pmpbiz.com for more information.

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



january

2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
27 December	28	29	30	31 New Year's Eve Office Closed	1/2 January New Year's Day
3	4	5 BoD Meeting 7:00 PM	6	7	8/9
10	11 NAC Meeting 6:00 PM	12	13	14	15/16
17 Martin Luther King Jr. Day Office Closed	18	19	20	21	22/23
24 DRC Meeting 6:30 PM	25	26 BoD Meeting 7:00 PM	27	28	29/30
31	1 February	2	3	4	5/6

february

2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
31 January	1 February	2 BoD Meeting 7:00 PM	3 CRC Meeting 6:30 PM	4	5/6
7	8 NAC Meeting 6:00 PM	9 HRP Meeting 7:00 PM	10 FAC Meeting 7:00 PM	11	12/13
14	15 FIN Meeting 7:00 PM	16 GRDS Meeting 7:00 PM	17	18	19/20
21 President's Day	22	23 BoD Meeting 7:00 PM	24	25	26/27
28 DRC Meeting 6:30 PM	1 March	2	3	4	5/6
7	8	9	10	11	12/13