

The Courier

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



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MEETING SCHEDULE

COMMITTEE MEETINGS WILL BE HELD VIRTUALLY UNTIL FURTHER NOTICE

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

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

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

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

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

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

COMMUNITY RELATIONS COMMITTEE (CRC)
1ST THURSDAY 7:00 PM

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

Reminders and News

Happy New Year!

CountrySide Proprietary Office will be **closed Monday, January 2nd**, for the New Year Holiday. PMP staff will return to the office Tuesday, January 3rd.

CountrySide Proprietary Office will be **closed Monday, January 16th**, in observance of Martin Luther King Jr. Day. PMP staff will return to the office Tuesday, January 17th.

LOOKING FOR MINUTES?

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



Notice:

Due to the lack of available activity in public areas during the Covid-19 Pandemic, CountrySide had temporarily placed a hold on prohibiting play equipment outside of the rear yard. As of this past Summer, this hold is no longer in effect. Pursuant to Community Guideline #37, all play equipment, both temporary and permanent must be placed in the rear yard and out of sight from the road when not in use. This includes bikes and scooters, tree swings, playhouses, and other similar play equipment. Please be sure to remove any toys or play equipment that can be viewed from the road. For more information, refer to Community Guideline #37.

JANUARY 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 New Year's Day	2 PMP CLOSED	3	4 BoD Meeting @7pm	5	6	7
8	9	10	11	12	13	14
15	16 Martin Luther King Jr. Day PMP CLOSED	17	18	19	20	21
22	23	24	25 BoD Meeting @7pm	26	27	28
29	30	31				



2023 HOA Dues

Single Family/Manor Homes	\$90.00
Town Homes	\$112.00
Villas	\$69.00

Pay to the order of:
CountrySide Proprietary



WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

Snow At CountrySide

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.



CountrySide Snow and Sanding

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

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

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

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

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

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

Events

COMING SOON
CountrySide Events 2023

2023 COURIER
ADVERTISING

RATES PER ISSUE FOR RESIDENTS

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

For more information:
phone : 703-430-0715
email : tierraaw.cside@pmpbiz.com

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.





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.

PMP

PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

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2022 Annual Report from PMP - Management

Presented by Edward Thomas, CEO, PMP

We wish to thank the CountrySide Board of Directors for the continued confidence placed in PMP to manage the community and the Proprietary's Owners and Residents for their cooperation and support this year. 2022 was another busy year for the CountrySide/PMP staff.

Major Projects: Thus far in 2022 there has been more than \$446,000 of Capital Reserve projects completed. Major projects include asphalt rejuvenation of \$166,500 in Morven and Oakridge townhouses, \$62,000 plus of concrete repairs, \$67,380 in tot lot improvements, and \$65,360 in asphalt walking trail resurfacing.

2022 also saw \$12,800 of new or re-strapped pool furniture being placed into service and \$19,000 of pool repairs.

Each of these extensive projects were competitively bid and the board performed a high degree of due diligence in selecting the respective contractor(s) to perform the work. PMP staff devoted a tremendous amount of time soliciting proposals, meeting with contractors during the bidding process and supervising the work as the projects were performed.

From January 1st through December 9th, the CountrySide PMP staff has received and responded to 74,162 email messages. And the office received more than 9,000 phone calls.

The annual inspection of all 2,539 CountrySide properties continued in 2022 more than 900 non-compliance notices issued. We're excited to report the overwhelming number were fixed, repaired, and resolved. Our thanks to Tim Pope and Lisa Marnet for their stellar work with the annual property inspections.

Catherine Neelley, CountrySide General Manager, celebrated her 4-year anniversary as did Alicia McKenna, Administrative Assistant. CountrySide's has two Maintenance Technicians; Carlos Ramirez has been at CountrySide since 2009 and Bryan Neal since 2018.

Joining the CountrySide staff this past year are Tierra Whitmore, Community Relations Coordinator, Shawanda Howell, Administrative Assistant, and Tim Pope, Design Review Coordinator.

We are fortunate to work with dedicated, committed, and talented Board of Directors and Committee volunteers. Our job would be measurably more challenging were it not for the support of the CountrySide volunteers who continue to unselfishly always donate their time, energy and resources on behalf of the Proprietary.

Our sincerest best wishes to each CountrySide resident for a joyous Holiday spent with family and friends, and a safe, healthy, prosperous 2023.

Respectfully submitted,

Edward D. Thomas,

CEO – Property Management People, Inc.

2022 THE STATE OF THE PROPRIETARY PRESIDENTS ANNUAL MEETING REPORT

In 2022 many of the changes we made in 2021 continued for the nation and CountrySide. We used remote call- in meetings to handle CountrySide essential business. Changes were made in our Office procedures, inspection and violations continued. Most of our events were held and our pools were open this year.

The "new normal", social distancing, face masks, more washing our hands, and work from home continued in 2022. In 2022, CountrySide continues to be a financially secure community. We will end the year under budget.

Sales of Homes in CountrySide sold quickly in 2022. We prepared 126 Resale Disclosure Packets. For 2022 we had a very small number of account delinquencies and violations.

In 2022, our primary contractors were: PMP, our management company, Advantage Landscape, our landscaping company, High Sierra our Pool 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 & Amp; Company that audits our finances annually. They have reviewed our processes and we have received a very positive report from them.

In 2022, the Board of Directors consisted of Penny Francke, Roddy Dean, Sam Wilson, Kumar Sangaren, Gabriella Jones, Chas Rayome and David Barrie. During the year, we experienced turnover at the BOD -Cheryl Rader. A significant effort was extended by the BOD to update our existing Governing Documents, with our attorney, Todd proving his expertise and review. The Governing Documents failed to meet the required approval levels.

All 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 2022, 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.

Community Relations Committee 2022 Year-End Report

2022 was a great year for community events. This year the CRC worked hard to provide enjoyment while also being mindful of the increasing cost of everything. The CRC sponsored twelve events in 2022.

We kicked off the year bringing back our good friend Mr. Bunny at Spring Fling. A giant egg hunt on the Parkway Pool lawn along with photo opportunities with Mr. Bunny brought out a large crowd. Refreshments were provided to our youngest residents who enjoyed playing on the playground while they waited for the egg hunt to commence.

The CRC also hosted our annual Spring Clean Up, Spring Shred Event, and Community Yard Sale with Green Drop pick up for residents. These events enabled our residents to do some “spring cleaning” at home, as well as, in our community. A big thank you for all those who participated in helping keep CountrySide beautiful!

Our summer events, the Justified concert, Family Fun Nights, and Mingle on the Lawn, were enjoyed by many and expanded our use of Food Trucks. We aimed to have at least one Food Truck per summer event and had great success, and so much positive feedback from residents who loved getting to try different cuisines while enjoying a beautiful summer night. The CRC will continue to expand our relationships with local food trucks to offer more variety in 2023.

For the first time in recent history, we had to reschedule Fall Fest from our usual first Saturday in October slot due to the remnants of Hurricane Ian hitting our area. In order to keep CountrySide’s most popular event on the books, we had to cancel Boo Fest and move Fall Fest to October 21. Despite the last-minute change in date, we were able to keep or rebook most of our vendors. A HUGE thank you to our landscape company, Advantage Landscaping, for their generous donation of some of the largest pumpkins we’ve seen.

We closed out the event calendar with our annual Winter Celebration. This year Mrs. Claus joined Santa on his trip from the North Pole to CountrySide to bring season’s greetings to CountrySide’s youngest residents. This was the first event since 2019 that was held indoors at Parkway Pool Meeting Room. Families were welcomed to participate in crafting while they waited for their turn with Santa and Mrs. Claus and left with a very special goody-bag containing all the ingredients and instructions on how to make “Snow Man Soup.”

The CRC expects to finish the year just under budget. This year especially challenged the CRC to do more with less. These events were all planned, staffed, and delivered for the enjoyment of all CountrySide residents, thanks to a very small but mighty group of volunteers, with the support of PMP staff. My heartfelt thanks to the CRC Committee: Amanda Boone, Melissa Castan, John Fernandes, Vanessa Vigil, and Hilary Bradley. This committee continues to amaze me with their enthusiasm and love for our community. 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. A special thank you to Dan Castan, Maverick Jacks, Pat Bour, and Mr. and Mrs. Claus for supporting CRC as occasional volunteers – your time and talents are greatly appreciated. We’re thankful also thankful to those residents who offer their help and thanks at events – your thoughtfulness doesn’t go unnoticed. Finally, our thanks to our CRC Coordinator, Tierra Whitmore, and to Catherine Neelley, of PMP, for their support this year.

Respectfully submitted,
Gabbi Jones

Chair, Community Relations Committee

Design Review Committee 2022 Year-End Report

In 2022, the Design Review Committee (DRC) reviewed 229 “non-standard” applications. The Design Review Coordinator reviewed and approved 131 “standard” applications.

In April and September 2022, 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 2022 revised solar panel guidelines for Single Family, Townhouse and Manor Homes, Changes to townhouse roof shingles, replacing phased out CertainTeed Oakwood with CertainTeed Burnt Sienna, and the addition of more specific photo requirements for applications.

The DRC voted Rodney Collins as its new Chair in August to fill the Committees vacancy left by Sarah Wertz.

I would like to thank all the DRC members that served in 2022, Rodney Collins (Chair), Will Vigil (Vice Chair), Lorraine Gunzerath, Roy Weidner, 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,

Rodney Collins, Chair

Design Review Committee

Facilities 2022 Year-End Report

2022 was a busy and productive year for the Facilities Committee and CountrySide as a whole. With the most urgent restrictions and concerns of the Pandemic seemingly behind us, CountrySide was able to host most of our major annual events and operate the pools at full capacity.

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 conducted virtually, in compliance with the Virginia Property Owners Association Act. The FAC oversaw the following projects and accomplishments in 2022:

- The 2nd option year of the pool management contract with High Sierra Pools took effect, with continued positive feedback received from residents in comparison to our previous pool management contractor, and prompt responses and resolutions to a small number of concerns raised by residents
- The pool management company were able to fully staff all pools throughout the 2022 pool season, without the need to reduce pool operations like in 2021
- Phase 1 repairs to the Lindenwood pool were completed in the spring, with phase 2 repairs underway and expected to be completed before the end of the year
- Repairs were completed to the Cromwell Pool pumping system.
- The Cromwell pool diving board replacement project was approved and is under contract to be replaced, a complex project that required engineering and permits
- Repairs were completed on tot lots throughout CountrySide, including power washing of graffiti
- Two new tot lot replacement projects were approved by the Facilities Committee and the Board of Directors for the communities' oldest lots, the Welbourne and CountrySide Blvd tot lots
- New pool furniture was ordered, with additional repairs to existing assets approved where possible to reduce expenses
- Tennis DNA requested the option to offer new Fall tennis lessons in addition to the summer lessons, which the Facilities Committee and the Board of Directors approved.

We expect to close this year under budget by roughly \$8,500. Projected savings from committee budgets were factored into the 2023 budget.

I would like to thank the dedicated volunteer members of the Facilities Committee: Amanda Boone, Pat Bour, Tanja Fitzel, Tommy Jackson, and Fredrik Wallin. I would also like to thank the folks that volunteered during 2022 but are no longer on the committee, David Kiser, and Chas Ramone (now the Foxfield Director). CountrySide residents owe each one of these volunteers their gratitude for the time and effort they all put in for CountrySide.

We are also grateful for the support and assistance provided by the PMP staff, especially Catherine Neelley who navigated a challenging Q4 with the departure of our Facilities Manager. Additionally, I would like to thank Nicole Davis, Tim Pope, Tierra Whitmore, Alicia McKenna-Graves, Shawanda Howell, Carlos Ramirez, and Bryan Neal for their support this year. Our thanks also go to all those CountrySide residents who took the time to notify the Proprietary of any issues, which enabled the Proprietary to address those issues and maintain our community

Very Respectfully Submitted,
Sam Wilson

Facilities Committee Chair
Board Member – Welbourne
Welbourne@CountrySide-va.org

Finance Committee 2022 Year-End Report

I wish to start by thanking all of the members of the Finance Committee that have helped throughout the year. We lost our Treasurer, Sheryl Radar, in June due to some personal issues and I was elected to serve as Treasurer in July. The entire Finance Committee of Bob Griesbach, Jeff Kretsch, Dave Barrie, and Ash Dean and the staff at PMP consisting of Catherine Neeley and Chris Rogers deserve a big thank you as they carried me for 6 months through the budget process. So, thank you for your support and guidance.

CountrySide continues enjoy a strong financial picture. There are sufficient funds in reserves for emergencies and to replace assets per the reserve study (see the chart below). Our auditors provided an excellent report in April 2022 and we will continue to build on that. We anticipate a small surplus in the 2022 operating year and we carried a portion of that into the 2023 operating budget. We also funded our reserves as required by law. We continue to have supply chain issues in getting some of the replacement items. An example is a Kubota that was due to be replaced in 2021, was ordered and a deposit placed in early 2022 but will probably not be delivered until early 2023. At that time, we will make that total reserve expense.

We also continue to watch expenses and note that the base expense for common area mowing did not have in increase in 2023 as compared to 2022. However, there was significant increase in trash removal and pool chemicals. Trash was a result of increasing diesel fuel prices and Loudoun County tipping fees. We also continue to see increased costs in the day-to-day operation like fence posts, light bulbs, paper towels for pool houses and other miscellaneous items.

The Finance Committee continues to monitor past due assessments and will be recommending some strong legal action to the Board against some past due neighbors. We do not take this action lightly, but find that there may be no other action available. We realize there has been some unemployment and under-employment during the past two years of Covid-19 pandemic. We continue to offer payments plans for those homeowners who find they have had some problems in paying the assessments, and we are willing to work with anyone that has had a problem.

We also continue to monitor interest rates and actively make FDIC insured investments of our reserve funds.

Capital & Townhouse Reserve Balance Information for December 31, 2022

Projected Capital Reserve Balance as of December 31, 2022 in Study prepared by ReserveAdvisors
\$1,449,796

Estimated Capital Reserve and Contingency Reserve Fund Balance as December 31, 2022
\$1,728,750

Projected Townhouse Reserve Balance as of Dec 31, 2022 in Study prepared by ReserveAdvisors
\$1,042,741

Estimated Townhouse Reserve and Snow Contingency Reserve Fund Balance as December 31,2022
\$1,207,614

Respectfully Submitted,

Roddy Dean
Treasurer

Note: The Projected Reserve Fund balances at 12/31/22 may vary from Estimated balance at 12/31/22 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.

Grounds Committee 2022 Year-End Report

I'd like to start off by extending a huge THANK YOU! to the members of the Grounds Committee. The group has now worked with their third chair in three years, their second landscaping company, and a changing cast of PMP support personnel, so the neighborhood volunteers have provided the stable foundation for the work done to keep CountrySide's natural settings as appealing as they are. Kudos to Pamela McGraw, Diane Blunt, Terri Hess, Jim Krips, Ron McNulty, Barb O'Connor, and Timothy Shamble for their dedication and persistence in suffering through very long meetings to make sure this important work gets done.

And a lot did get done this year. We experienced a bit of a learning curve with our landscaping contractor, Advantage, but they have proven to be responsive and adaptive as they grow more familiar with CountrySide's needs—and with the exacting standards imposed by the Grounds Committee. There's a lot of "ground" to cover, though, so we're grateful to residents throughout CountrySide who notify us of areas which need attention in terms of mowing, edging, or clean-up.

We commissioned Advantage to plant 44 trees throughout the community this year, to replace dead and diseased trees, and while that work has just recently been completed, it will continue to provide beauty for years to come—not to mention the environmental benefits. The Committee worked with Advantage on the selection and placement of seasonal flowers, as well as plantings around the Parkway gazebo. We continue to struggle to balance a limited budget against the increasing demands of an aging tree population, with more trees needing removal each year. In recognition of this, we have established a budget line item for next year specifically to address "dangerous trees".

The Grounds Committee also oversees a number of miscellaneous projects on behalf of CountrySide. For example, PMP replaced or repaired split-rail fencing as necessary throughout the community; the Grounds Committee also dealt with several resident concerns on towing issues and parking space reassignments; we ordered extra "Mutt Mitts" (dog waste bags) to offset supply chain issues and port delays; and we reviewed trail and storm damage clean-ups performed by PMP. We also worked to address resident complaints on soil drainage and intrusive foliage growth. We are compiling a list of locations where invasive species like bamboo are becoming an issue, and tackling the removal of those bamboo stands as our budget permits. We also regularly review the "tree list" of problematic trees as reported by PMP and Advantage staff, as well as residents, and work with PMP and Advantage to ensure that the list is prioritized so that "tree day" work can be efficiently planned.

The Grounds Committee also evaluated the bids for the street, sidewalk, curb & gutter and trail repairs performed this year, and awarded the contract for this work (in the neighborhood of \$325,000) to NVM Paving. We also decided to award the 2023 trash contract to Republic, who (while not perfect) has provided us with consistent and dependable trash removal services, and spared us the news-worthy nightmares experienced by some of our Loudoun and Fairfax neighbors. The Board did agree to a fuel surcharge from Republic starting in July, and we will revisit that surcharge with Republic as fuel prices come down. And while we (thankfully) used snow removal services on a limited basis this year, we did award the 2023 contract for snow removal to Advantage once again.

Grounds also reviewed the monthly maintenance reports from AEC, our new contractor for the CountrySide Pond, and we are happy to report a significant improvement in the overall health of the pond. But the big news on this front is that we have been awarded a grant from the Virginia Department of Forestry for plantings around the pond! The \$5,000 grant will be matched by \$5,000 from CountrySide, as well as volunteer efforts when the plantings take place next spring. A big vote of thanks to Pamela McGraw and Barb O'Connor for their intensive planning work on the grant application.

Again, my thanks to the Grounds Committee members mentioned above, who are instrumental in helping to manage the roughly one-third of the overall CountrySide budget that is assigned to Grounds. The Committee is deeply grateful to Carlos Ramirez, Bryan Neal, Catherine Neelley, and all of the PMP staff, who keep things going on a daily basis, and make it possible for this Committee to do our jobs. And a special shout-out to Chris Rogers of PMP Finance, who helped us negotiate the prudent management of our budget funds.

We appreciate the feedback and assistance provided by all the CountrySide residents who take the time to report their concerns to us, and we hope to continue to keep CountrySide a green and beautiful place to live!

Respectfully submitted,

Penny Francke
Chair, Grounds Committee

Horsepen Run Ad Hoc Committee 2022 Year-End Report

The 2022 Horsepen Run Ad Hoc Committee personnel were: Benu Bhargava, Tony Palm, Steve LeHew, Aaron Emery, Bob Griesbach, Vance Middleton, Taylor Couch, Alys Jarvela 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 continued their worked with Loudoun County to present a Stream Restoration project for the significant tree blockage at

the end of the stream entering 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 2022. We added more gravel to several sections of the gravel road. Purchased and installed a new HPR map near the entrance of HPR. This activity was managed by Steve LeHew. 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
Chair

Neighborhood Advisory Council 2022 Year-End Report

The Neighborhood Advisory Council (NAC) had another busy year in 2022. There was a total of 229 Non-standard applications submitted for review for architectural modifications in CountrySide.

The NAC also proposed the following changes to architectural guidelines for 2022:

- Revisions to solar panel guidelines for Single Family, Townhouse and Manor Homes,
- Changes to townhouse roof shingles, replacing phased out CertainTeed Oakwood with CertainTeed Burnt Sienna,
- Addition of more specific photo requirements for applications.

The NAC is an important part of CountrySide and provides a voice for the community, including the architectural review process, ensuring residents from all seven neighborhoods are represented and served.

We would like to thank our committed residents for volunteering their time this year to ensure CountrySide remains aesthetically pleasing with well-designed architecturally harmonious homes. Additionally, it should be noted many NAC members serve on various other CountrySide committees. We truly appreciate all your hard work and commend each of you on a job well done!


Respectfully submitted:

Jeff Kretsch (Oakridge) and Pat Bour (Rokeby), NAC Liaisons to the BOD

TRASH & RECYCLING COLLECTION

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

For large items or bulk pickups, please email your request to hoa.nova@republicservices.com



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE
TRASH DAYS ARE TUESDAYS & FRIDAYS




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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE
YARD WASTE ON TUESDAYS
RECYCLING ON FRIDAYS



DON'T FORGET



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

NO PLASTIC BAGS

Yard waste in plastic bags will not be collected
Wood waste: Cut into 4-foot lengths & bundle

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

hoa.nova@republicservices.com.

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

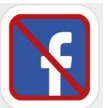
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

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



HOW TO ORDER A POA PACKAGE

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

WESTWICK COURT VILLAS

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

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

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



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

"A. Subject to the provisions of Article 2 of 55-509, a person selling a lot shall disclose in the contract that (i) the lot is located within a development which is subject to the Virginia Property Owner's Association Act; (ii) the

Act requires the seller to obtain from the property owners' association an association disclosure packet and provide it to the purchaser....."

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

THE BEST TIPS FOR YOU PARKING IN COUNTRYSIDE



Townhouse Parking

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

Visitor Spots...



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

Towing



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

Commercial Vehicles



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

Other Prohibited Vehicles



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

Be Courteous!



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

THANKYOU

Use Your Assigned Spot

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



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

NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Pet Care	Julianne McNulty	703-444-2552
Pet Care	Elizabeth Snellings	elizhui@hotmail.com
Babysitting – CPR Certified / Babysitting Certified	Caleigh O'Brien	702-994-2954
Mowing/Snow Removal	Zack Daughtry	571-277-6820
Babysitting/Pets	Sarah Moldover	703-278-3160
Yard Work/ Snow Removal/ Pets	Robert Hughes III	703-946-4146
Babysitting/Pets	Kailani Wilder	310-562-4043
*Available in Foxfield, Oakridge, Oatlands, and Welbourne only		

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 Tierra Whitmore at tierraaw.cside@pmpbiz.com to get a copy of the registration form.



Don't Feed The Wildlife!




1. FEEDING WILD ANIMALS IS ILLEGAL IN VIRGINIA AND IS A HEALTH HAZARD.
4VAC15-40-286. UNAUTHORIZED FEEDING OF WILDLIFE

IT SHALL BE UNLAWFUL FOR ANY PERSON AS DEFINED IN § 1-230 OF THE CODE OF VIRGINIA TO PLACE, DISTRIBUTE, OR ALLOW THE PLACEMENT OF FOOD, MINERALS, CARRION, TRASH, OR SIMILAR SUBSTANCES WHEN IT ATTRACTS ANY SPECIES OF WILDLIFE IN SUCH NUMBERS OR CIRCUMSTANCES TO CAUSE PROPERTY DAMAGE, ENDANGER ANY PERSON OR WILDLIFE, OR CREATE A PUBLIC HEALTH CONCERN. UPON NOTIFICATION BY DEPARTMENT PERSONNEL, ANY SUCH PERSON SHALL BE IN VIOLATION OF THIS SECTION IF THE PLACING, DISTRIBUTION, OR PRESENCE OF SUCH FOOD, MINERALS, CARRION, TRASH, OR SIMILAR SUBSTANCES CONTINUES. THIS SECTION SHALL NOT BE CONSTRUED TO RESTRICT BONA FIDE AGRONOMIC PLANTINGS (INCLUDING WILDLIFE FOOD PLOTS), BONA FIDE DISTRIBUTION OF FOOD TO LIVESTOCK, OR WILDLIFE MANAGEMENT ACTIVITIES CONDUCTED OR AUTHORIZED BY THE DEPARTMENT OR U.S. GOVERNMENT AGENCIES WITH WILDLIFE MANAGEMENT RESPONSIBILITIES.

STATUTORY AUTHORITY §§ 29.1-501 AND 29.1-502 OF THE CODE OF VIRGINIA.

2. A COMMON REASON RACCOONS COME AROUND RESIDENTIAL AREAS IS FOR FOOD SOURCES SUCH AS:

- BIRD FEEDERS
- COMPOST PILES
- PET FOOD BOWLS
- FOOD AND CRUMBS (LEFT OUT INTENTIONALLY OR NOT)

3. MANY PEOPLE ENJOY LIVING NEAR AND WATCHING WILDLIFE. YOU CAN HELP KEEP ANIMALS WILD BY KEEPING THE FOLLOWING TIPS IN MIND (USDA):

- DO NOT ENCOURAGE WILDLIFE BY FEEDING OR LEAVING FOOD FOR THEM.
- DON'T ALLOW BIRD FOOD TO ACCUMULATE ON THE GROUND.
- DON'T PLACE FOOD SCRAPS IN GARDENS OR COMPOST BINS; USE A CLOSED COMPOST BIN.
- KEEP PET FOOD AND WATER CONTAINERS INDOORS, ESPECIALLY AT NIGHT.
- IF YOU HAVE FRUIT TREES, HARVEST OR DISPOSE OF FRUIT WHEN IT IS RIPE.
- USE METAL OR DURABLE PLASTIC TRASH CONTAINERS WITH TIGHT FITTING LIDS.
- VIEW WILDLIFE AT A DISTANCE. RESPECT THEIR SPACE AND REMEMBER WILD ANIMALS SHOULD STAY WILD.

4. RACCOON FECES CARRY A TYPE OF ROUNDWORM THAT CAN BE HARMFUL TO HUMANS.

LATRINE* AT TREE BASES, DECKS, PATIOS, ATTICS OR GARAGES, PLEASE SEE THE CDC WEBSITE FOR INSTRUCTIONS TO CLEAN IT SAFELY AND PROPERLY:
RACCOON LATRINES: IDENTIFICATION AND CLEAN-UP
[HTTPS://WWW.CDC.GOV/PARASITES/BAYLISASCARIS/RESOURCES/RACCOONLATRINES.PDF](https://www.cdc.gov/parasites/baylisascaris/resources/raccoonlatrines.pdf)

The Finance Committee is still looking for volunteers!

The primary responsibility of the Finance Committee is to advise and assist the Board of Directors in financial management and oversight of the annual operating budget for the Proprietary.

Volunteers are needed to represent the Belmont, Foxfield, and Morven neighborhoods.

Contact the office to volunteer! (703) 430-0715, or email reception.cside@pmpbiz.com

VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

Current Vacancy: None

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

Current Vacancies: Belmont, Morven, Oatlands, and Rokeby

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

Current Vacancies: Oatlands

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

Current Vacancies: Foxfield

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

Current Vacancies: Belmont, Foxfield, and 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: 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 (2 seats), Oakridge (1 seat), Oatlands (3 seats), Rokeby (1 seat), 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!](#)

**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.

Tim Pope
Design Review Corrdinator
timjp.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.

Grounds & Facilities Manager
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

Tierra Whitmore
Community Relations Coordinator
tierraaw.cside@pmpbiz.com

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

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

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

Shawanda Howell
Administrative Assistant
shawandah.cside@pmpbiz.com

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

Bryan Neal
Grounds & Facilities Staff

Some Useful Links

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

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

Algonkian District Supervisor

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

VDOT https://www.virginiadot.org/default_flash.asp

Republic Services

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

Dominion Energy

Report Power Outages or Emergency

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

Monthly Assessment Payment Options

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

- Avoid Late Fees! Payments are processed on or about the **10th of each month** and are therefore always received on time.
- One less check to write each month and one less stamp to use or trip to the Proprietary office.
- The assessment amount is always right, even if rates change from year to year

It's easy to use this service. Complete the Authorization Agreement for Direct Payments form and send it to us with a voided check. This form can be picked up in the office or found [HERE](#).

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

BY MAIL:

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

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

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

IN THE OFFICE: Come to the office located at 2 Pidgeon Hill Drive, Suite 560, Sterling. We do not accept credit cards. The office is open from 8am to 5pm, Monday through Friday.

ONLINE: Make an online payment via e-check or credit card by logging onto our bank's website at <https://propertypay.cit.com/>. The following information is required to make a payment online:

Management Company: Property Management People

Management Company ID: 7047

Association Name: CountrySide Proprietary

Association ID: 000065

Account #: located on your coupon

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

Late Fee Forgiveness Program

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

Eligibility criteria:

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

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

Payment Plans

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

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

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

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