

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)
2ND AND 5TH WEDNESDAY, 7:00
PM

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

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

GROUNDS COMMITTEE
(GRNDS)
4TH WEDNESDAY, 7:00 PM

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

NEIGHBORHOOD ADVISORY
COUNCIL (NAC)
2ND TUESDAY, 6:30 PM
(HYBRID)

FINANCE COMMITTEE (FIN)
2ND TUESDAY, 7:00 PM

Reminders and News

Welcome January!

The Proprietary Office
will be closed on January
20, 2025 for MLK Day.

LOOKING FOR MINUTES?

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



CountrySide Snow & Sanding

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:

Chelmsford Ct.
(townhomes)
Felsted Ct.
Finchingfield Ct.
Sulgrave Ct.
Waltham Ct.

Morven:

Aldridge 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 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.

JANUARY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31 NEW YEAR'S EVE	1 HAPPY NEW YEAR PMP CLOSED	2	3	4
5	6	7	8 BOD Meeting @ 7:00 PM	9 FAC Meeting @ 7:00 PM	10	11
12	13	14 NAC Meeting @ 6:30 PM	15 GRNDS Meeting @ 7:00 PM	16	17	18
19	20 MLK DAY PMP CLOSED	21 FIN Meeting @ 7:00 PM	22	23	24	25
26	27 DRC Meeting @ 6:30 PM	28	29 BOD Meeting @ 7:00 PM	30	31	1

2024 President's Annual Report – CountrySide Proprietary

2024 was another busy and productive year for CountrySide. While we continue to hold most Board and Committee meetings virtually, the Neighborhood Advisory Council has adopted “hybrid” meetings, blending both in-person and remote attendance, which suits the challenges of the NAC’s neighborhood-based decision-making. Attendance at virtual Board meetings continues to be significantly higher than at our historical in-person meetings, with many citing the convenience of being able to attend without leaving their homes.

We’ve received favorable audit reports this year for both 2022 and 2023, as our Treasurer will report. CountrySide continues to be a financially secure community, and we expect to end the year a bit under budget. In anticipation of that, the Board of Directors worked diligently to use projected equity funds to keep next year’s assessment increases to a bare minimum. As a result, in spite of significant contracted increases in trash, pool management, and insurance premiums, assessments will be raised only \$2/household in 2025. Thanks to the diligence of our PMP partners, collections of past-due amounts were very productive this year, which also helps bolster our financial health.

On the administrative front, the Board made a significant dent in housekeeping of documents; we retired 24 Resolutions from our active listings. Those Resolutions were either obsolete or had been replaced by more current resolutions, but it was a major clean-up task that has needed to be done for some time. We also revised 7 Resolutions that serve as Committee Charters, under advice of legal counsel, both to provide the proper foundational framework and to ensure our volunteers are properly protected under the insurance we carry. Those revised Committee Charters were published on the website and via the Courier or email blasts; they were approved by the Board of Directors as of earlier this evening, and they will be effective as of January 1, 2025.

An attempt to revise our residential Parking Resolution 233 earlier this year met with some vehement feedback from a number of townhouse residents. As a result, another Working Group was formed to study the prior proposals and investigate new/proposed solutions; that Working Group’s feedback will be presented next year after their evaluation of the results from a survey they are conducting (so keep a lookout for that survey!).

Our DRC Coordinator issued 523 violations in 2024, which helps keep owners on their toes; we have also taken steps to pursue legal action when recalcitrant owners ignore the violation process. All of this helps maintain property values. CountrySide continues to be a great and desirable place to live, as evidenced by the 77 Resale packages issued so far in 2024—down from 2023, but almost certainly affected by economic conditions. It’s a true testament to the community’s appeal when we find that a homeowner is selling a CountrySide property—just to purchase another house that’s within CountrySide!

Fall Fest was once again our most popular community event, with about 870 attendees. Beautiful weather, happy crowds—and delicious waffles on a stick!—made for a great day. But I’d like to use this event to point out the ongoing need for volunteers throughout the community.

Those 870 attendees at Fall Fest were able to enjoy the day thanks to the willingness of our PMP staff to give up their weekend and work overtime (with or without pay)—and thanks to the efforts of fewer than TEN resident volunteers (including 3 Girl Scouts and their leader who were part of a Community Ambassador program sponsored by Facilities to thank CountrySide for the use of meeting facilities for their troop). I would like to think that the residents who so enjoyed Fall Fest would consider chipping in to help our community—if not at this event, then at others. Several times this year we were in danger of canceling events because we couldn't get enough volunteers to adequately staff the activity, which would have disappointed any number of residents (and *many* CountrySide children!). And while we're grateful for the flexibility of our PMP folks who have ended up working overtime to help out, we still need owner members to direct those efforts—in both community events, and in the day-to-day operations of the Proprietary. In discussing a non-HOA neighborhood development, I recently heard someone question "How could the HOA let this happen?". I'd like to remind ALL residents, respectfully, that YOU ARE THE HOA, whether you volunteer or not. You are all the members of this nonstock corporation under Virginia law, and you all have a stake in making this a great place to live. So please try to find some time to help out your neighbors by volunteering.

Speaking of volunteers—a huge THANK YOU to all of those on our committees for their efforts this year! And a deep and heartfelt thanks to my fellow Directors on the Board: Dave Barrie of Oatlands (Vice President), Roddy Dean of Morven (Treasurer), Kumar Sangaran of Rokeby (Secretary), Fredrik Wallin of Welbourne, and Edwin McGee of Belmont. These gentlemen give, on average, at least two nights a month PLUS their committee work, along with untold efforts behind the scenes. (Did you know, for example, that the reason your fire hydrants were all painted this year is thanks to the initiative of Fredrik Wallin, who contacted Loudoun Water to initiate this project, all on his own?) Our Board members have juggled all kinds of challenges this year, from work demands to just the requirements of daily life, and they still found time to keep CountrySide running. Please join me in thanking the 2024 Board of Directors. And please consider volunteering for the two vacancies on next year's Board (Belmont and Foxfield). The Board of Directors is here to represent residents, so please feel free to contact us with questions or concerns.

Another huge round of thanks to our PMP staff, who have supported us throughout the year, even stepping up to help when we lacked volunteer workers at events. We're fortunate to have Catherine Neelley as our Community Manager, and she is ably supported by Tim Pope, Al Pham, Alicia McKenna Graves, Maddy Thring, Carlos Ramirez, Bryan Neal, and Shawanda Howell. A special shout-out to Ed Thomas and Chris Rogers of PMP Frederick, who are very much part of the CountrySide family.

Thanks to the community overall for making this such a great place to live!

Respectfully Submitted,

Penny Francke
President

Community Relations Committee - 2024 Year-End-Report

As in previous years, the Community Relations Committee (CRC) strived to provide activities for all residents within the CountrySide community. The year started off a little rough as a new meeting date was necessary to accommodate the numerous different responsibilities and commitments of the committee volunteers. Once the new meeting date was agreed upon, work began implementing the new calendar of events. The CRC hosted nine events throughout the year.

Our Spring events included a Spring Cleanup, Yard Sale, and Shred & Paint Recycle. The Spring Cleanup (April 27, 2024), was a big success attended by 18 volunteers including Girl Scout Troop 70175. They were able to fill eight bags of trash and three bags of recycling. A big thank you to all of those who participated and everyone who tries to keep CountrySide beautiful. The Spring Yard Sale (May 4, 2024), included 22 homes. Our last Spring event was the Shred and Paint Recycle (May 18, 2024), where 179 gallons were collected, the equivalent of $\frac{3}{4}$ tons of paint, from 26 households. This averaged seven gallons per household! The shredding was also well attended, but we didn't receive any statistics regarding how much. Thanks to John, Hillary, and Ed for volunteering to host this event. We did have one other Spring Family Fun Night event cancelled due to rain.

Our Summer events included a Concert by Justified and a Family Fun Night. Approximately 125 people attended the Justified concert (June 8, 2024). The CRC was able to provide 88 waters, 200 ice pops, 131 assorted snacks, 70 sodas, 40 juices, along with 3 bags of ice. The concert was very well received, but it quickly became evident that additional snacks and ice were needed. The Family Fun Night (August 10, 2024), was also very well received and many residents have expressed their appreciation for hosting these type of community events. Thanks also to everyone who volunteered to help make this event such a success! The event was attended by approximately 150 people. Included in the area of food was 18 cheese pizzas and 17 pepperoni pizzas. Also available were chips and ice cream sandwiches. A chilling 125 Snow Cones were purchased. The Penny game was played and ten gift cards from 5 Below were awarded.

Our Fall events began with the Fall Shred & Paint Recycle (September 14, 2024), event which resulted in 251 gallons of paint recycled! This represents more than a ton of paint not ending in our local landfill! Paint was collected from 32 different households which equates to approximately eight gallons of paint per household participant. We were unable to obtain statistics for the amount of paper shredded, but we were averaging one car every five minutes for the course of three hours! Our Fall Yard Sale (September 21, 2024), was held with 11 registered households participating. The final Fall event was the Annual Fall Fest (October 5, 2024), which has become our largest community event of the year! We saw approximately 830 attendees based upon the number of wristbands distributed! Many local vendors were present including Lambert Bounce Parties, Sassy Cooke Pony Rides, Harmon's Carriages for the hayrides, and Golly Waffles serving about 700 waffles on a stick! In addition to the vendors, 1200 hot dogs, 500 patch pumpkins, 1000 chip bags, 360 apples, 840 sodas, 320 juices and countless bottles of water were available. The hay and cornstalks used for decorations and the hayrides were provided by Advantage Landscapes. Of the 500 patch pumpkins purchased, we actually ran out towards the

very end and the committee may want to consider increasing the number of pumpkins for future events. There were leftover hot dogs which were donated after the event. We hope to continue presenting local businesses the opportunity to participate in events such as this so we can continue to support local small businesses going forward. To support this event and future similar events, the CRC purchased a new grill.

The final event of the year was the Winter Celebration (December 7, 2024), held in the Parkway meeting room. For this event, 75 gingerbread and 75 shortbread cookies were purchased along with frosting so participants could decorate their own cookies. In addition, various craft kits were purchased to make Christmas tree decorations. The Candy count guessing game made a return and participants were able to write letters to Santa in-the-event they forgot to tell Santa in-person. We were visited by that jolly old elf himself! Santa was able to take a break from all of his work at the North Pole because he had heard the children in CountrySide were making a special effort to find themselves on the Good List and not the Naughty one! Three children even gave their ornaments to Santa for his tree at the North Pole! It was a very selfless act these children portrayed and Santa was deeply moved. Mrs. Claus was unable to attend as she was helping prepare for the big day making cookies and treats for Santa's long journey around the world.

If you enjoyed any of the events hosted by the CRC this year, we encourage everyone to not only participate in as many CRC events as possible, but please consider volunteering to help CRC continue to deliver these events. We encourage you to join the CRC either as a committee member or even just helping with one event either setting up, cleaning up, or helping for an hour with a single event. Every little bit helps and makes the world of a difference.

The CRC has considerable challenges throughout the year, but through perseverance and dedication, overcame them. In addition, the assistance of the Proprietary staff was and continues to be appreciated. A warm thank you to every volunteer who was a part of any activity hosted by the CRC this year. The CRC exists to promote and convey the fact that everyone who resides in CountrySide is a member of our community family. All of the events are intended to involve as many residents as possible through an enjoyable outreach. Thank you to a very small group of dedicated volunteers along with PMP staff. My heartfelt appreciation goes out to the 2024 CRC: Amanda Boone, John Fernandes, Vanessa Vigil, and Hilary Bradley. I personally appreciate your dedication and sacrifices this year making this year a success! Your time, talents, and efforts are greatly appreciated. Finally, our thanks to our CRC Coordinator, Maddy Thring, and to Catherine Neelley of PMP for their support throughout the year.

Respectfully submitted,

Edwin "Ed" McGee

Chair, Community Relations Committee

2024 Facilities Year-end Report

The Facilities Committee oversaw a number of initiatives in 2024. The tot lots at Haxall and Bixell Courts were replaced at a cost just over \$157K as part of a Reserve project. The sand filter media at Lindenwood was replaced with glass filter media, which will give us a chance to evaluate this type of media for its purported superior performance and extended lifespan, at roughly equivalent cost. We installed new signs at Cromwell and Lindenwood Pools to match the other new community signs installed this year, so that these two pools now coordinate with the Parkway Pool signage. Speaking of Parkway, we dealt with a particularly troublesome pipe blockage this year, ultimately restoring free-flowing effluents; we also took measures to prevent the introduction of non-waste debris which caused the blockage in the first place.

This year saw the introduction of American Pool as our pool management company, and while we experienced some learning curve issues, those were ultimately worked out, and American Pool will return to manage our pool facilities in 2025. We also installed a pool cover at Parkway Pool, a first for CountrySide, and we're hopeful that this will help reduce cleaning costs and whitecoat wear-and-tear when spring pool preparation rolls around. MOKO accounts continue to serve as our digital amenities passes, with only rare instances cropping up of unregistered residents. We now have over 5,000 valid MOKO accounts registered! If you do not already have a MOKO account for your family, please contact the PMP office to rectify that situation.

We also issued purchase orders for two new shade canopies at Cromwell Pool, similar to those installed at Parkway Pool. Supply chain issues have delayed the installation of those structures, but they are anticipated for completion in the next month or so. As part of ongoing maintenance issues, we also replaced various umbrellas and other supplies at the pools, as well as procured sturdier umbrella stands for increased safety and stability.

Assuming late-breaking Board approval, we expect to replace our aging Kia sedan with a new vehicle for use by the PMP staff in conducting inspections and parking enforcement activities.

We also hosted a number of events at our community pools and facilities, including Waves activities, CRC events, Girl Scout meetings, and two school graduation pool parties. And of course our CountrySide dogs gave a “10 bark” rating—highest ever!—to our annual Doggie Swim Day!

I want to thank the dedicated members of the Facilities Committee—Tres Bassett, Amanda Boone, Pat Bour, Tommy Jackson, and Scott Simon—for their time and efforts this year. It was a very challenging year with a new pool management company, as well as several Reserve projects to be evaluated, and this team gave their all, as usual. And a huge THANK YOU to Tim Pope, our Grounds and Facilities Manager, for leading us through this busy season; Tim's patience and expertise were equally valuable to the Facilities team this year. We are also grateful to the entire PMP staff who helped support maintenance and operation of the community's assets this year: Catherine Neelley, Carlos Ramirez, Bryan Neal, Alicia McKenna-Graves, Shawanda Howell, Maddy Thring, Al Pham. The entire community owes them thanks, as well—please think of these volunteers the next time you use the pools or other facilities.

Respectfully Submitted,

Penny Francke, Chair, Facilities Committee

Grounds Committee 2024 Year-End Report

Dear Board of Directors and Residents,

2024 has been a busy year for the Grounds Committee.

86 trees and 52 stumps have been removed throughout CountrySide during 2024. While we regret the loss of greenery, please understand that Grounds only removes a tree if it's a problem: no healthy trees were harmed. (As a reminder to residents: please check the Community Guidelines before you remove a tree on your own property. Yes—there are rules about that!). The tree list currently have 6 trees remaining.

The Pond was treated 9 times and is in good health.

The turf in common areas received lime/aeration once.

Asphalt replacement was completed on Alden Ct, Wyatt Ct, Jermyn Ct, Hopton Ct, and Conoy Ct. This included the streets planed from 2023 that were postponed to 2024 as well as the streets planned for 2025. In addition to this, 13 portions of asphalt trails in our community were replaced.

The Parkway pool parking lot has been repainted.

As a response to resident feedback, CountrySide has halted the use of herbicide and insecticide on turf areas throughout our community.

New plantings were done in Spring and Fall throughout CountrySide.

32 Diseased Bradford pear trees were removed and replaced with a combination of 31 native trees and bushes on the CountrySide Boulevard median.

Winter rejuvenation on areas throughout CountrySide.

CountrySide was awarded a grant for 2025 to tackle invasive growth in 3 dense areas.

The Community signs were replaced and updated.

All fire hydrants throughout CountrySide were cleaned and re-painted.

Advantage Landscape was chosen as 2025 landscaping manager.

As response to resident request, a working group was created to review the Parking resolution 233 and results will be presented to the Grounds Committee in 2025.

Two extra meetings took place during 2024. One regarding the use of herbicides on CountrySide Common areas, and one for bid presentations and interview of bidding landscaping companies.

The Grounds Committee has had 2 chairs in 2024, Fredrik Wallin (January-June) & Kumar Sangaran (incumbent).

The Grounds Committee provides expertise and advice to the Board of Directors on a wide range of community issues, accounting for roughly one-third of the overall budget. To do this, the Committee members wade through hundreds of pages of Meeting Packets each year, and evaluate dozens of competitive bids on behalf of the community. The work is intensive, and the time commitment is substantial, with committee meetings often taking twice as long as those of other committees. For this forbearance, patience, and sheer hard work, I am deeply grateful to our Grounds Committee volunteers: Pamela McGraw, Diane Blunt, Terri Hess, Jim Krips, Ron McNulty, and Timothy Shamble.

Tim Pope, Carlos Ramirez and Bryan Neal as well as all the staff of PMP have shown commitment, dedication, work ethics and dedication. Their support and hard work is appreciated.

Respectfully submitted,

Fredrik Wallin
Frm Chair, Grounds Committee

Kumar Sangaran
Chair, Grounds Committee

Finance Committee 2024 Year-End Report

I wish to start by thanking all of the members of the Finance Committee that have helped throughout the year. The entire Finance Committee of Bob Griesbach, Jeff Kretsch, Dave Barrie, Jennifer Hilt, Allison Powell and Ash Dean and staff at PMP consisting of Catherine Neelley and Chris Rogers. They all deserve a big thank you as they helped me throughout the year and through the budget process. So, thank you for your support, guidance, diligence and most importantly, your time.

CountrySide continues to enjoy a strong financial picture. There are sufficient funds in reserves for emergencies and to replace assets per the reserve study. The members of the finance committee have worked very hard at maintaining a balance of cash for operations and investing funds to maximize interest on our reserves. Our auditors provided a good report for 2022, which was received in April 2024, and an even better one for 2023 which was received on September 30, 2024. The finance committee will continue to build on those audits and continue to follow the reserve study as we need to replace assets. The Finance Committee has recommended to the Board, and the Board has approved a new reserve study company for 2025, as required by law. We anticipate a small budget surplus in the 2024 operating year, and we carried a portion of that into the 2025 operating budget to minimize any increases in assessments. We also funded our reserves for 2024 as required by law.

We also continue to watch expenses and note that the base expense for common area mowing did not have an increase in 2024 as compared to 2023. However, there was a significant increase in trash removal and pool chemicals. Trash was a result of increasing Loudoun County tipping fees. We also continue to see increased costs in the day-to-day operation like replacing fence posts, light bulbs, paper towels for pool houses and other miscellaneous items.

The Finance Committee continues to monitor past due assessments and is finding some success in recommending 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. I would like to point out that a result of threat of legal action, there was a very large collection in August which included ALL legal fees, so there was almost no cost to the homeowners of the community, (postage expense, phone calls and PMP employees time). We continue to offer payment 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 and can present a payment plan where the past due amount can be resolved over a reasonable period of time.

As I mentioned before, we also continue to monitor interest rates and actively make FDIC insured investments or invest in U. S. Government securities with our reserve funds. We are required to maintain our reserve funds in FDIC insured or government securities, as a result, we do not have money tied up in the stock market, corporate bonds, or other high yielding, yet somewhat risky, financial accounts.

In September, the Finance Committee reviewed insurance coverage with Casey Fitzsimmons and Colleen Harless from the Baldwin Group, our Insurance Agent. A few minor changes were recommended to the Board, but overall, the committee members were pleased with the coverage. Unfortunately, insurance coverage costs continue to rise, and CountrySide, just like each homeowner in CountrySide saw or will see an increase in premiums for the coming year, as the insurance industry deals with fires, floods, and hurricanes across the country.

Overall, it was a good year for the Finance Committee.

Roddy Dean

Horsepen Run Committee 2024 Year-End Report

The HPR Committee in 2024 consisted of Taylor Couch, Steve LeHew, Vance Middleton, Alys Jarvela, Bob Griesbach, Stacy Whitehouse, Aaron Emery, David Barrie and Catherine Neelley (PMP).

Stream Remediation:

- David will find out the dates of completion for both phase 1 & 2 of this project.
- Phase 1 is projected to last 18 more months. September 2025 per Michele Seib, P.E. Senior Stormwater Engineer Department of General Services. Phase 2 is projected to start after Phase 1 is completed.

Resident Participation:

- Meg Paganelli stated that the High Kicks Tae Kwon has volunteered to do a "clean up" day, during July.
- Annabelle Markey is a Master Naturalist and is interested in removing invasives from HPR. She will present a plan to the HPR committee.

Native Wildflowers Garden:

- Alys reported improvements have been recently done. A soil test revealed that additional compost was needed and added.

Grass cutting in June in HPR:

- Several volunteers will be working in HPR during June to cut grass on the trails.
- Tree cutting and removal from the trails will also be done during June.
- Dale and Natasha Neff worked in HPR cutting grass and weed whipping
- Jeff Erikson worked with Carlos (PMP) cutting and moving trees out of the trails
- Wyatt Blair, a Boy Scout from BSA Troop 58, looking for opportunities for his Eagle Scout service project. One of them in particular was a small footbridge that was basically decomposed- a restoration project on that footbridge was approved. Completed in November

Bryan and Carlos (PMP) did the preparation of the vehicles, saws, and branch cutter for the volunteers. Tim (PMP) helped to coordinate these activities.

Thank you, guys!

All 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.

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

Design Review Committee 2024 Year-End Report

In 2024, the Design Review Committee (DRC) reviewed 142 “non-standard” applications. The Design Review Coordinator reviewed and approved 191 “standard” applications.

The DRC welcomed Amanda Geherty as the Oatlands representative in June.

I would like to thank all the DRC members that served in 2022, Rodney Collins (Chair), Will Vigil (Vice Chair), Amanda Geherty, 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

Neighborhood Advisory Council 2024 Year-End Report

The Neighborhood Advisory Council (NAC) had another busy year in 2024. There were a total of 142 Non-standard applications submitted for review for architectural modifications in CountrySide. The NAC also proposed the following changes to architectural guidelines for 2024:

- Voted to reinstate the requirement of neighbor signatures 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: Art Rodriguez, NAC Liaison

Your Sterling Agent

Upcoming Events

FEB
8

FREE JUNK REMOVAL

I've teamed up with It's Haul Good to remove large items from your CountrySide home.

- ✓ We'll come to you and collect your items. Leave the heavy lifting to us.
- ✓ I cover the cost. It's my way of giving back to CountrySide, my favorite community.
- ✓ For complete details and to sign up before space runs out visit:

NOVAHomeMarket.com/HAUL



Mar
1

ESTATE PLANNING SEMINAR

10:00 AM - 11:30 AM

19775 Belmont Executive Plaza #350, Ashburn, VA. (Behind Whole Foods).



Join us for a free estate planning seminar with a local estate attorney. Learn the essentials of wills, medical directives, power of attorney, and trust planning. The session includes a brief presentation followed by Q&A to address your questions.

RSVP by February 26, 2025

To learn more and to save your spot visit:

NOVAHomeMarket.com/Seminar



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🌐 NOVAHomeMarket.com

 PEARSON SMITH
REALTY



CALL FOR CANDIDATES

2025 BOARD OF DIRECTORS VACANCIES

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Belmont and Foxfield Directors on the CountrySide Board of Directors for 2025.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing your neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

Please include a brief statement of your reasons for seeking election to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position.

We would appreciate any personal information that you would like to share, such as length of residency in CountrySide, other committees you have served on and community service experience.

Your petition will be presented to the board at the next meeting. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. The petition of candidacy form has been formatted to accept electronic as well as physical signatures.

You may drop your petition off at the Proprietary Office or mail it to:

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

Please feel free to call the Proprietary Management Office or another Board representative if you have any questions about the election process or need further information about Board positions. We look forward to hearing from you.

Sincerely,

Catherine Neelley
Community Manager
Catherineen.cside@pmpbiz.com
(703) 430-0715



Board of Directors Vacancy for Belmont

There is a vacancy on the CountrySide Proprietary 2025 Board of Directors for the **Belmont** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor." If you are a homeowner in the in the **Belmont** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2025 Board of Directors

Name: _____ Address: _____

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

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

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



Board of Directors Vacancy for Foxfield

There is a vacancy on the CountrySide Proprietary 2025 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, "in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor." If you are a homeowner in the in the **Foxfield** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

CountrySide Proprietary Petition of Appointment For The 2025 Board of Directors

Name: _____ Address: _____

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

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

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



**Call Today for a
FREE Estimate!
571-999 4395**

Your Handyman

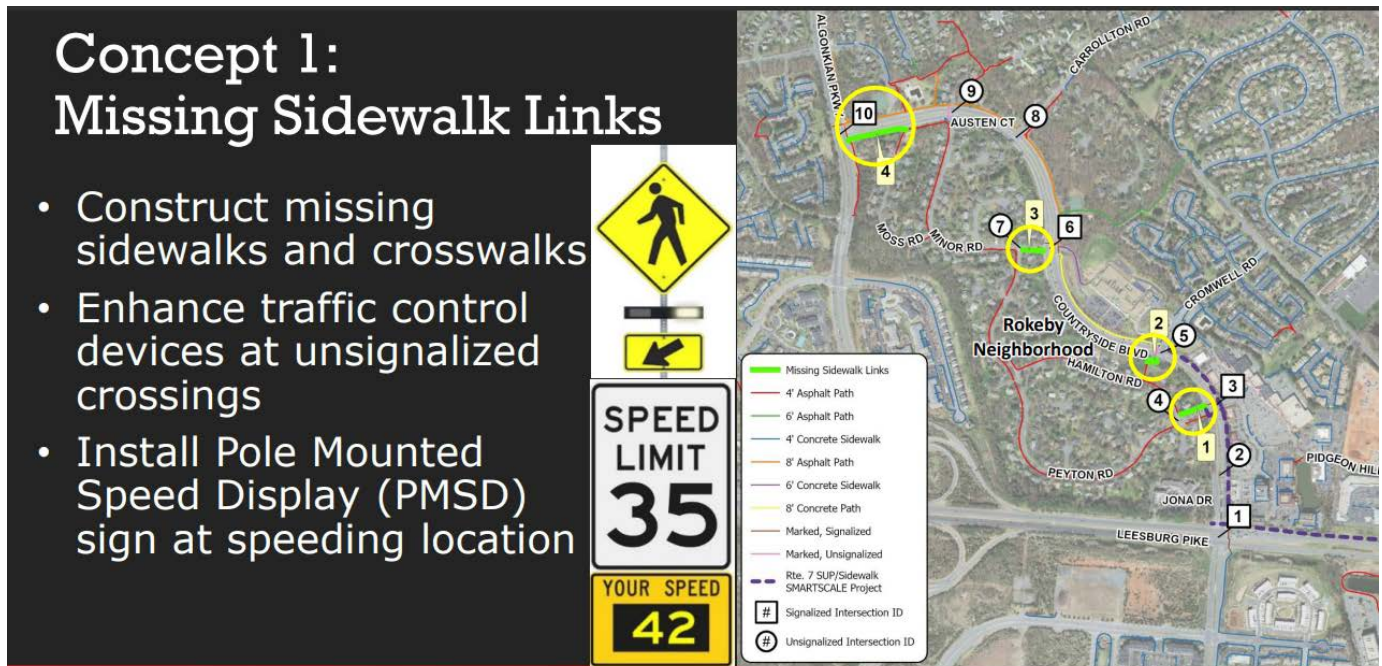
We specialize in:

Property Maintenance
Remodeling
Bathrooms/Kitchens
Plumbing/Electric
Painting/Carpentry
Flooring/Ceramics



escobarremodelingllc.com

Major Changes Proposed for Countryside Blvd



Loudoun County
VIRGINIA

LOUDOUN.GOV

6

In her November 21, 2024 newsletter “All About Algonkian”, Vice Chair Juli Briskman announced the possibility of major changes to Countryside Blvd in the next year or two. In addition to enhanced crosswalks and pedestrian crossings, the county will be considering implementation of a “road diet” that would reduce the number of traffic lanes for vehicles from two lanes down to one in each direction, in order to allow the addition of bike lanes. While the recently completed Pedestrian Safety Study found negligible bike traffic on this road currently, the idea is that the addition of dedicated bike and buffer lanes might encourage an increase in bike usage in this area. We encourage residents and owners to provide feedback to the county as these plans develop, as these proposed changes will mean dramatic changes in the traffic patterns along Countryside Blvd. Stay tuned to the Courier and to Loudoun County communications for further information. For the full presentation on the proposed changes, [click here](#).

2025
— HAPPY NEW YEAR —

Considering the Right Move

As a homeowner, you've invested significant time and resources into maintaining your property. Now, you may be considering a move to gain more freedom and pursue your passions. While the prospect of change can seem daunting, involving the proper experts and utilizing valuable resources streamlines the process.

I can guide you through each step, making this transition smooth and even enjoyable, allowing you to focus on what truly matters.



You've got this. When you work with me, I make it a point to ensure that you are fully supported throughout your entire home sale. From start to finish, I'll be by your side along with a reliable network ready and available to help efficiently coordinate your move. As your real estate advisor, I'm your champion. I'll leverage my market expertise to efficiently prepare and position your home to sell for the highest price with fewest days on the market.

Call Today for Your Initial Consultation → 571-334-7966 c.

We'll briefly cover your goals and discuss a strategic plan to get you there.

MaryAnne Carbone, Realtor

Licensed in Virginia # 0225222465.

Long & Foster 1355 Beverly Rd., Mclean, VA 22101

MaryAnne.Carbone@LNF.com

BAUGH & WILLSON
HOME IS WHERE YOUR STORY BEGINS

LONG & FOSTER®
— REAL ESTATE —

Forbes
GLOBAL PROPERTIES

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



CountrySide Snow and Sanding

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

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

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

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

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

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



Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN
YOUR COUNTRYSIDE AGENT

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



Let's chat soon!

TRUSTED - RESPECTED - RECOMMENDED
20 YEAR COUNTRYSIDE RESIDENT

It's never too early to receive guidance and support.
Reach out today.

What My Clients Think:

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

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

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

Julie Bowman



703.434.9027



Julie@NOVAHomeMarket.com



NOVAHomeMarket.com



PEARSON SMITH
REALTY





PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

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

Chief Executive Officer
President

Edward D. Thomas
Rose G. Thomas

COUNTRYSIDE PROPRIETARY STAFF
703-430-0715

COMMUNITY MANAGER:
Catherine Neelley
catherineen.cside@pmpbiz.com

GROUNDS AND FACILITIES MANAGER:
Tim Pope
timjp.cside@pmpbiz.com

DESIGN REVIEW COORDINATOR:
Al Pham
alpp.cside@pmpbiz.com

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

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

Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:
Carlos Ramirez
Bryan Neal

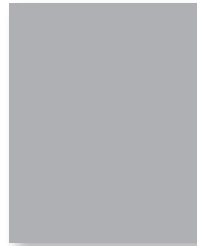
THE VILLAS AT COUNTRYSIDE:

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

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

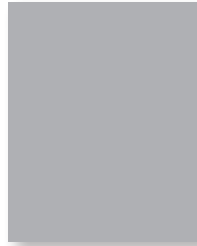
FOR VILLAS AFTER HOURS EMERGENCIES:
703-476-3639 for "life or property threatening situa-
tions ONLY." Note: CountrySide Proprietary cannot
respond to these calls.

Board of Directors



BELMONT:
Vacant

Belmont@countryside-va.org



FOXFIELD:
Vacant

Foxfield@countryside-va.org



MORVEN:
Roddy Dean

Morven@countryside-va.org

Treasurer



OAKRIDGE:
Penelope Francke

Oakridge@countryside-va.org

President



OATLANDS:
Dave Barrie

Oatlands@countryside-va.org

Vice President



ROKEBY:
Kumar Sangaran

Rokeyby@countryside-va.org

Secretary



WELBOURNE:
Fredrik Wallin

Welbourne@countryside-va.org



NEIGHBORHOOD SERVICES

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

Neighborhood Services

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

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: maddyjt.cside@pmpbiz.com

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

2024 COURIER ADVERTISING

FOR MORE INFORMATION:

phone: 703-430-0715
email: maddyjt.cside@pmpbiz.com

RATES PER ISSUE FOR RESIDENTS

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

RATES PER ISSUE FOR NON RESIDENTS

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



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.

2025 HOA DUES

Single Family/Manor Homes \$95.00

Town Homes \$117.00

Villas \$73.00

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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



HOW TO ORDER A POA PACKAGE

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

WESTWICK COURT VILLAS

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

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

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



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

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

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



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

Townhouse Parking

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

Visitor Spots...



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

Towing



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

Commercial Vehicles



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



Other Prohibited Vehicles

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



Be Courteous!

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

Thank you

Use Your Assigned Spot

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



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

TRASH & RECYCLING COLLECTION

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

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



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



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

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



DON'T FORGET



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

NO PLASTIC BAGS

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

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

hoa.nova@republicservices.com.

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

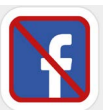
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

VOLUNTEERS NEEDED! **YOU CAN MAKE A DIFFERENCE!**

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

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

Current Vacancy: Belmont, Foxfield

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

Current Vacancies: Belmont, Oatlands, and Rokeby

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

Current Vacancies: Foxfield, Oatlands, Welbourne

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

Current Vacancies: Oatlands and Welbourne

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

Current Vacancies: Morven

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

Current Vacancies: Belmont

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

Current Vacancy: None

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

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

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

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

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

Catherine Neelley
Community Manager
catherineen.cside@pmpbiz.com

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

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

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

Tim Pope
Grounds & Facilities Manager
timjp.cside@pmpbiz.com
Common area concerns, playground maintenance, operational problems associated with the pools, and snow removal in the townhouse sections of CountrySide.

Carlos Ramirez
Grounds & Facilities Staff

Loudoun County Sheriff's Office non-emergency number:
Call (703)777-1021 in the event of a non emergency situation

Some Useful Links

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

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

Algonkian District Supervisor

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

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

Republic Services

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

Dominion Energy

Report Power Outages or Emergency

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

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

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

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

Shawanda Howell
Administrative Assistant
shawandah.cside@pmpbiz.com

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

Bryan Neal
Grounds & Facilities Staff

Monthly Assessment Payment Options

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

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

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

BY MAIL:

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

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

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

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

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

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

Management Company: Property Management People

Management Company ID: 7047

Association Name: CountrySide Proprietary

Association ID: 000065

Account #: located on your coupon

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

Late Fee Forgiveness Program

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

Eligibility criteria:

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

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

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.