

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 WEDNESDAY, 7:00 PM

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

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

GROUNDS COMMITTEE (GRNDS)
TBD

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

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

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

COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166

MON-FRI 8 AM - 5 PM

703-430-0715

Reminders and News

Happy New Year!

The Proprietary Office will be closed from December 31st @ 3 PM through January 2nd @ 1 PM for New Years.

The Proprietary Office will also be closed on January 19th for Martin Luther King Jr Day.

2026

LOOKING FOR MINUTES?

Visit the CountrySide website to view the latest Meeting

Minutes at

<https://countryside-va.org/>



Holiday Trash + Recycling Schedule

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



Legum & Norman Management Team

For questions about payment options, account numbers, or the transition process:

Mark Buquis

Administrative Assistant

MBuquis@legumnorman.com

Direct: 703-970-8841 | Main: 703-600-6000

Keith Tate, MBA, CMCA®, AMS®

Vice President

KTate@legumnorman.com

Direct: 703-970-8855 | Main: 703-600-6000

JANUARY 2026

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

FEBRUARY 2026

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

Attention, CountrySide Homeowners!

This is a reminder that as of January 1, 2026, our new management company will be Legum & Norman (L&N). The CountrySide Board of Directors asks your patience as we make the transition.

If you have not already filled out the contact information form sent to you in the Legum & Norman Welcome Letter, please do so as soon as possible. This will help L&N verify contact details on CountrySide Proprietary Members. A copy of the Welcome Letter can be found [here](#).

Your January assessment payment should **NOT** be sent to the address you used for assessment payments previously. The new information on where to submit payments will be enclosed with the coupon books being mailed out by L&N in the coming days. Please take note of your **new account number** from the coupon book, and ensure that new account number is included with your payment.

The Proprietary office will have a delayed opening of **1:00 PM** on January 2, 2026, to allow onboarding of the CountrySide staff who will be employed by Legum & Norman. We will share new staff information, including email addresses, as soon as possible once L&N has completed their hiring and onboarding process.

In the meantime, if you have any questions about the transition, please do not hesitate to contact the Legum & Norman management team assigned to work with CountrySide:

Mark Buquis, Transition Administrative Assistant
MBuquis@legumnorman.com
703-970-8841

Keith Tate, MBA, CMCA, AMS, Vice President
KTate@legumnorman.com
703-970-8855

Thank you! And have a wonderful Holiday Season!

*Please note that the Emergency Services provided under this new contract are intended to cover only emergencies concerning Proprietary-owned assets and property; they are NOT intended to cover homeowner-owned assets or personal emergencies. If you experience a personal emergency that involves a threat to life or personal property, please call 911. You can call the Loudoun County Sheriff's Office non-emergency number at (703)777-1021 in the event of a non-emergency situation. Please **do not call Legum & Norman Emergency Services** for issues related to individual properties; you could be charged for the resultant charges for emergencies not related to CountrySide-owned property.*

CountrySide Snow and 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:

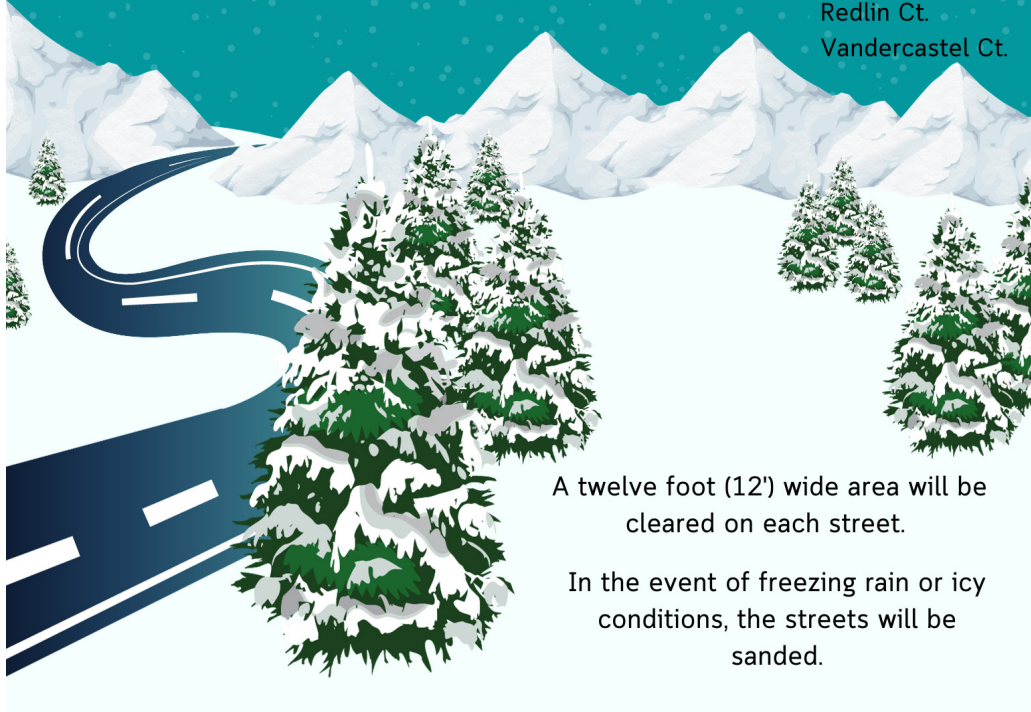
Chelmsford Ct.
(townhomes)
Felsted Ct.
Finchingfield Ct.
Sulgrave Ct.
Waltham Ct.

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.

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.

2026 MONTHLY ASSESSMENT SUMMARY

(Amounts are per unit per month)

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

The Board had to raise assessments to cover rising inflationary costs (3.0%) as well as increases for the trash, pool, insurance, rent, and community management contracts. The decision to change Management Agent was taken, in part, to mitigate increased management costs.

The Reserve Study, which evaluates CountrySide’s assets and helps plan for long-term maintenance and replacement, was updated and revised this year, in accordance with law. The updated Reserve Study advised that our General Reserve funds were underfunded and required increased contributions to keep the funds at recommended levels. The Townhouse Reserves did not exhibit the same gap, and could be used to help address the required additional General Reserve funds for townhouse owners. However, the shortfall in the General Reserves for single family owners is such that the 2026 increases have not entirely addressed the shortfall, even with the maximum assessment increase allowed under our Governing Documents (12% plus allowances for insurance, taxes, etc.). It may be necessary to further address the shortfall in 2027 assessments.

NOTICE: Holiday Parking

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

Happy Holidays!

2025 Annual Report

Property Management People, Inc.

Prepared by: Edward D. Thomas, CEO

Acknowledgment

We extend our sincere gratitude to the CountrySide Board of Directors for the confidence placed in PMP since 2000 to manage the Proprietary. We also thank the Owners and Residents for their cooperation and support—not only throughout 2025, but over the past 25 years.

Major Projects Completed in 2025

This year, more than \$260,000 in Capital Reserve projects were successfully completed, including:

- Concrete decking repairs at Lindenwood and Parkway pools
- Bridge repair in Horsepen Run
- Interior remodeling and updates of all three CountrySide Pool Houses
- Significant playground enhancements
- Updated Capital Reserve Study

Each project was competitively bid, and the Board exercised a high degree of due diligence in selecting contractors. PMP staff devoted extensive time to soliciting proposals, coordinating with contractors during the bidding process, and supervising work execution to ensure quality and compliance.

Dedicated Staff

The key to our success is, and has always been, the dedicated PMP staff assigned to CountrySide.

- Catherine Neelley, CountrySide General Manager, celebrated her 7-year anniversary earlier this year.
- Shawanda Howell, Administrative Assistant, joined in 2021.
- Maddy Thring, Communications & Events Coordinator, has been with us since July 2023.

- Ally Koehler joined as Administrative Assistant in April 2025.
- Tim Pope, Grounds and Facilities Manager, started in June 2022 and assumed the Design Review Coordinator role in July 2025.
- Carlos Ramirez (Maintenance Technician) has served since 2009, and
- Bryan Neal since 2019, providing exceptional day-to-day maintenance service within the community.
- And Chris Rogers, PMP's Finance Director, has done a tremendous job of working with Catherine, the Board, and the CountrySide Finance Committee. We are proud of CountrySide's excellent financial position and of our contributions to the Proprietary's fiscal management.

Acknowledgment of Volunteers

We have been fortunate to work alongside dedicated and talented Board members and Committee volunteers throughout the past 25 years. Their commitment and generosity in donating time, energy, and resources have been invaluable to the success of the Proprietary.

Transition & Best Wishes

As PMP concludes its management of CountrySide, we extend our best wishes to the incoming management company for continued success in overseeing the community's affairs. It has been a honor, and a privilege, serve CountrySide for 25 years.

To all CountrySide residents, we wish you a joyous holiday season with family and friends, and a safe, healthy, and prosperous 2026.

Respectfully submitted,

Edward D. Thomas

CEO – Property Management People, Inc.

2025 President's Annual Report – CountrySide Proprietary

The CountrySide Board of Directors dealt with a wide range of issues in 2025, in its ongoing efforts to protect CountrySide's interests. The Board received a record number of requests for consideration of easements—that is, the right to use or cross CountrySide-owned land for specific uses. Loudoun Water wanted temporary easements to allow maintenance work on its underground sewer vaults; they also wanted to revise the permanent easements over these vaults to more accurately reflect the geographical location of those vaults. Loudoun County asked for easements, and exercised eminent domain, to allow for construction of an ADA-compliant bus stop in the FoxField neighborhood. And a development planned for the Dulles Town Center area has asked us to consider easements that would allow them to connect their planned trail system to our existing trails. Each of these requests must be investigated and discussed with legal counsel, resulting in settlements that define and restrict the easements. The CountrySide Board of Directors also submitted a letter to the Loudoun County Board of Supervisors registering our unanimous objection to the proposed “road diet” for CountrySide Boulevard, and recently asked the BOS to involve area HOAs in the ongoing Algonkian Parkway Multimodal Feasibility Study. We believe these county initiatives need to interact with CountrySide and neighboring HOAs more proactively, as the BOS' decisions could have substantial impacts on both community common areas and overall property values.

While the official audit report for 2024 is still pending, the preliminary results continue to show CountrySide as a financially stable community. That said, the Reserve Study was updated this year (the law requires updates every five years), and the recommendations from the Reserve analysts called for significant increases in contributions to our General Reserve funds. These funds are the financial building blocks that keep CountrySide able to maintain its assets in good condition—and ensure we'll be able to do so for the foreseeable future. The increased contributions to the General Reserves, along with higher than inflationary increases in the trash, pool, and community management contracts, made the 2026 Budget a particular challenge. The Board did its best to mitigate the impact of those budgetary demands, but those required increases to General Reserves may have a lingering impact on the 2027 Budget, as well.

This year, the Board of Directors bid out the management contract for CountrySide. We reviewed and updated our 61-page Statement of Work (SOW), which details our requirements for running CountrySide. We sent the SOW with a Request for Proposal (RFP) to fifteen (15) potential bidders, and received detailed proposals from eight (8) of those companies. We did a rigorous analysis of each bid, comparing costs, capabilities, responsiveness to the SOW's requirements, and the benefits the bidder could offer CountrySide. We interviewed three finalists and asked for “Best and Final Offer” (BAFO) proposals. After extensive discussions, the majority of the Board voted to go with Legum & Norman, based on the services and support they can provide, the experience they bring, and yes, on cost.

PMP has been our management company for roughly 25 years, and we deeply value the support we've received from them over the years. The decision to change is not one that the Board took lightly. But we are excited to welcome Legum & Norman (L&N) as our new partners, and we look forward to introducing the community to improvements in the technology tools used to manage CountrySide. L&N has specialized in community association management since 1969. In fact, they have managed our neighboring HOA, Cascades, for about 20 years!

By now you have hopefully received the Welcome Letter from Legum & Norman. Please review the information carefully, and be sure to respond to L&N with your contact information by December 31, 2025. Please note that any account balances under PMP **will** transfer to Legum & Norman. ALL homeowners will be receiving a coupon book from L&N in the coming weeks (whether you currently use coupon books or not); that mailing will give you the information necessary for payment of your assessments, including your new account number. If you use ACH, Direct Debit, or any other method of automated payment, **you must change the recipient/payee** as noted on the coupon book. Payments to PMP cannot be applied to your account after December.

You will also soon receive information on TownSq, a communication tool used by Legum & Norman that allows online payments (including by credit card/fees apply), submittal of requests (e.g., reporting a downed tree), and community updates. Also on the horizon is a members-only portal for our website, allowing the HOA to separate information meant for the general public from content meant only for CountrySide Proprietary members (e.g., access to your account, Committee reports, etc.). Legum & Norman uses a number of software tools for community management (e.g., property architectural records, violations, online Accounts Payable processing, etc.) that should improve the overall efficiency in managing our community. We ask your patience during the transition, and your support of our new partners.

On the volunteer front, 2025 was a mixed bag. We had no volunteers for our Community Relations Committee, the group that helps plan and host community events such as Family Fun Nights and Fall Fest. As a result, the Board voted to defer any appointments to the CRC Committee for 2025. Instead, our CRC Coordinator, Maddy Thring, was responsible for organizing events and issuing the monthly Courier under the guidance of David Barrie, Oatlands Director. If you enjoyed a pool party or Fall Fest this year, you have David and Maddy to thank! Fall Fest was, as usual, the big event of the year, with 848 attendees. Thanks to the PMP staff (and friends/family who were also drafted to help!) for giving up their Saturday to let CountrySide enjoy the beautiful weather—not to mention waffles on a stick! A special note of thanks to Girl Scout troops 70250 and 70221 for the 21 volunteers they brought to help at Fall Fest!

On another positive note, we've had a recent uptick in volunteers to staff some of our other standing committees. In an interesting development, we now have multiple volunteers serving on committees but representing a neighborhood other than the one in which they live. And if

you've noticed the "Adopt a Highway" signs on Countryside Boulevard, they are thanks to Jeff Kretsch and Ryan Michels, and Ryan's son Garrett, who have been out there picking up trash to keep that roadway clean. We're very grateful for all of our volunteers, who give so much of their own time and effort to help keep CountrySide operating!

With the exception of the Neighborhood Advisory Council (NAC), Board and Committee meetings continued to meet virtually. Attendance at virtual Board meetings is still historically higher than it was at in-person meetings. The PMP staff processed 153 Architectural Applications this year, and issued 704 violations; we have also pursued injunctive relief where necessary. All of this is done in an effort to keep CountrySide a desirable place to live.

A sincere thank you to our PMP staff who have supported us ably this year, and in years past: Tim Pope, Bryan Neal, Carlos Ramirez, Maddy Thring, Ally Koehler, Shawanda Howell, Chris Rogers (PMP Frederick), and Ed and Kyle Thomas. And we're very grateful to Catherine Neelley, our Community Manager, for all she's done to make CountrySide a better HOA over the last seven years. We wish her the very best in her retirement.

I also want to thank the incredibly dedicated volunteers who comprised the rest of the Board of Directors this year: Fredrik Wallin, Vice President (Welbourne), Roddy Dean, Treasurer (Morven), Kumar Sangaran, Secretary (Rokeby), and David Barrie (Oatlands). These men have slogged through a lot of hard work this year, and I am grateful to have worked with volunteers of this caliber.

And last but not least: thank you to all of our Proprietary Members, the homeowners who make CountrySide what it is!

Respectfully Submitted,

Penny Francke

President

CRC Annual Report

In 2025 we reduced the number of events, due to the lack of volunteers.

We held the annual spring clean-up and the Spring and Fall yard sale Participation in the clean-up and yard sale was light.

The Spring and Fall shred and paint recycling events are always popular and had a good turnout. Each of these events required only two volunteers.

We held one Family Fun Night which was well attended. Two lifeguards and two PMP volunteers to help with this event

The Back-to-School pool party had good attendance. Two lifeguards and two PMP volunteers helped with this event.

The Fall Fest was a very well attended event. We had 814 residents and guests. To support this event, we had all 7 of the PMP staff, 21 representatives from the girl scouts, and four residents.

The Winter Celebration was a success. Many thanks to Maddy Thring (PMP), Matt Miller who volunteered and to a jolly visitor from the North Pole.

Respectfully submitted
David Barrie

2025 Facilities Year-end Report

2025 saw over 19,700 MOKO check-ins at CountrySide pools! That's a lot of traffic! We're very pleased to report that the second year with American Pool as our pool management company was a vast improvement over 2024. Lifeguards and management staff were diligent and organized in supervising activity at the pools. American Pool will return to CountrySide in 2026 to manage the pools again.

The Facilities Committee (FAC) authorized renovations at the pool houses this year, including expansions of two stalls at Parkway (one in the Ladies' Room, one in the Men's Room) to accommodate wheelchair users. The Ladies' Room stall work was completed before pool opening, and the Men's Room retrofits will include installation of two additional urinals, including a child-size urinal. The Parkway renovations also include replacement of countertops and custom-sized storage cabinets; this work is expected to be completed by year-end, depending on acquisition of the needed permits from Loudoun County. All three pools received a refresh, consisting of the installation of hands-free faucets in all pool restrooms; repainting of floors with slip-resistant paint; and the painting of walls, doors, trim, etc. In addition, the windows at Cromwell were replaced, hopefully addressing persistent leak problems, and deck repairs were completed at all three pools before opening.

Two shade structures were installed at Lindenwood pool, meaning that all three pools now have these updated shade canopies. And after several inquiries about electrical usage at the pools, the Facilities Committee (FAC) has arranged for the purchase and installation of electrical monitoring devices at Parkway and Lindenwood (Cromwell lacks the necessary WiFi), which should allow for more detailed analysis of where electricity is being used.

Facilities also approved fee waivers for the use of our pools for 5th grade graduation parties for both CountrySide and Algonkian Elementary Schools, continuing this long tradition of supporting our local youth. And of course, the end of pool season was again celebrated with Doggie Swim Day, an event that's almost as much fun for observers as it is for canine participants!

FAC made several attempts to authorize repairs/replacements on our tennis courts this year. While the FoxField courts need just repairs, we were advised by multiple vendors that the Lindenwood and CountrySide Blvd courts were in such poor condition that repairs to either court could not be warranted. Since full replacement of either court was not anticipated in the Reserve Fund projects slated for 2025, FAC developed a plan for replacement of the CountrySide Blvd courts first, followed by the Lindenwood courts when funds could be allocated in future. The Board approved this plan, but then FAC hit several roadblocks with vendors. First, a candidate was eliminated after we found disappointing and concerning references and reviews. We regrouped, secured additional bids, chose a contractor—but then that firm declined to honor our contract requirements and pulled out abruptly. As a result, FAC will be revisiting the tennis court replacement and repairs next year.

On a more positive note, the Facilities Committee and the Board of Directors have approved a replacement of the McPherson tot lot. This will be the first CountrySide lot where the substrate

or foundation of the lot will be a “pour in place” product that makes for a more uniform surface than the traditional rubber crumb fill. The product is also significantly more expensive, but we wanted to try it because it will allow us to install a couple of features that are more accessible to users with physical challenges, as the pour-in-place foundation allows wheelchair access. The new tot lot is scheduled to be installed this month, weather permitting, and we’re excited to see this new generation of tot lot in CountrySide!

As always, all of this work to maintain and improve the amenities CountrySide offers would not be possible without the work of the dedicated volunteers of the Facilities Committee. A sincere vote of thanks to Tres Bassett, Amanda Boone, Pat Bour, Tommy Jackson, Scott Simon, and OJ Salgado for their time and efforts this year. Thanks also to Bryan Neal and Carlos Ramirez for their diligent upkeep of CountrySide’s common areas and amenities features, and to Catherine Neelley for her support on various Facilities issues. And yet again, a huge THANK YOU to Tim Pope, our Grounds and Facilities Manager, for his patience and good humor as much as for his professional expertise—all of which got us through some trying situations. We will miss Tim, but we wish him well in his new position as a Portfolio Manager with PMP.

Respectfully Submitted,

Penny Francke

Chair, Facilities Committee

Grounds Committee 2025 Year-End Report

In 2025, the Grounds Committee continued its remit to preserve and enhance the landscaping and common areas throughout CountrySide.

77 trees and 52 stumps were removed, as well as 40 Trees of Heaven, an invasive species which has gained an unfortunate foothold across CountrySide, and serves as a preferred host tree for the invasive Spotted Lantern Fly. As a reminder, we only remove a tree if it's unhealthy or presents a safety hazard. (Note to residents: please check the Community Guidelines before you remove a tree on your own property. Yes—there are rules about that!). The Grounds Committee also engaged our landscaper, Advantage, to undertake a White Pine Tree survey. White Pines are the most frequent kind of trees that become a danger, due to their shallow root systems. In fact, tree claims are the most frequent type of insurance claims filed against CountrySide. The White Pine survey is an attempt to be proactive and identify trees that might become a danger before that actually happens—at least, as much as one can predict anything from Mother Nature!

The CountrySide Pond was treated 12 times this year to maintain the right balance of nutrients. In addition, the fountain was repaired and aerators were replaced.

A turf rejuvenation program was introduced this year. The idea is that because it's prohibitively expensive to treat ALL common areas at once, the Grounds Committee will identify areas needing improvement on a rotating or cyclical basis, and address the areas in turn.

The landscaping at the Lindenwood and Cromwell pools was updated this year. At Lindenwood, replacement plantings help mitigate the loss of the old, unhealthy trees near the pool house entrance. At Cromwell, the changes to the front beds of the pool house are the first steps in more renovations planned for next year.

Asphalt and concrete work done this year included 15 sections of sidewalk and 12 sections of path replaced, and the Lindenwood Pool parking lot repaved. Parking lines in the FoxField neighborhood were repainted.

Back in March, the Parking Working Group completed its investigations into the townhouse parking situation, including a survey of residents on vehicle use, practices, and complaints. The conclusions of that Working Group were summarized in a comprehensive report posted on the website, and we thank that Working Group for their thorough re-examination of the issues presented by the perennial shortage of townhouse parking. At the recommendation of the Parking Working Group, the Board of Directors passed an updated Resolution 233, which rolled back the restrictions on curbside parking that had caused such concern.

CountrySide continues to work with the grant programs in Loudoun County to combat invasive species in our common areas, and we were one of the HOAs chosen to participate in the pilot program for the grants. The first grant was used early in 2025 to treat three different areas for removal of bamboo, English Ivy, and assorted other invasives. We've recently qualified for

another, smaller grant to follow up on the first removals, because making sure they're gone is a condition of the grant program. We've worked with the Loudoun Invasive Removal Alliance (LIRA) on the grant programs, and in education efforts about invasives. We hosted a visit by representatives from the Loudoun County Board of Supervisors last year when they were contemplating changes to the laws on bamboo, and we're happy to report that there are now laws in Loudoun County that hold homeowners responsible if bamboo they planted encroaches beyond their property line. All of this helps make our own Grounds dollars stretch further. And in another example of good financial stewardship: the Grounds Committee has found a new style of trash can to replace our aging stock, and the new cans are 40% cheaper than the last model!

The Grounds Committee advises the Board of Directors on several community issues, and its budget accounts for roughly a third of the total annual budget (largely because it includes the trash contract, which remains the single largest item in our budget). Grounds meetings are nowhere near the marathons they were in years past, but it's still intensive, time-consuming work. We are very grateful to the volunteers who gave so much time and effort this year to keeping CountrySide beautiful: Diane Blunt, Terri Hess, Ron McNulty, Mandy Miller, Christy Lucas, and OJ Salgado. We thank Advantage Landscape, who is proving to be a great partner, both through Matt O'Donnell (now retired) and Connor Feehan. Thanks also to the CountrySide Maintenance crew, Bryan Neal and Carlos Ramirez, for the day in, day out work that keeps the grounds around CountrySide in good shape. And a very special, deeply sincere thanks to Tim Pope, our Grounds and Facilities Manager, who supported us so diligently this year, and who has been the driving force in making sure CountrySide gets a share of the invasives grants. We wish Tim the best of luck in his new position as a Portfolio Manager for PMP, and CountrySide will miss him.

Kumar Sangaran
Chair, Grounds Committee

Penny Francke
President, Grounds Committee "Consultant"

Finance Committee 2025 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 (Welbourne), Jeff Kretsch (Oakridge), Dave Barrie (Oatlands), Allison Powell (Foxfield) and Ash Dean (Rokeby) and the staff at PMP consisting of Catherine Neeley, Chris Rogers, and Shawanda Howell. 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, advice and most importantly, your time.

CountrySide continues enjoy a strong financial picture. There are sufficient funds in reserves for emergencies and to replace assets per the prior reserve study(s). 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 2024, and we are expecting another solid audit any moment for 2025. The finance committee will continue to build on those audits and continue to follow the new reserve study as we need to replace assets.

Some of the highlights for 2025 are:

in April we had funds available to replace a playground and make significant repairs to tennis courts. Those tennis court repairs have been delayed, but the money has been invested and will be available when the repairs are started.

In May we had a discussion with Ted Hart, our investment advisor at Morgan Stanley who suggested that our best long term investment strategy is to invest in long term investments thereby allowing a steady income stream as interest rates fluctuate. So, with Ted's help, the Finance Committee has been working to create an investment maturity ladder so that there are investments that mature quarterly and if not needed, can be reinvested.

In July, Matt Miller (Belmont) applied and was approved to join the Finance Committee, so Matt, the same thank you as I gave earlier to the other members of the Finance committee. I appreciate your support, guidance, questions, and your time.

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. So, in August, the committee met with our Collection Attorney, Laura Sardo, to see if there was anything we could do to "persuade" some of our non-paying residents to be more forthcoming with payment. I would like to point out that as result of a 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, recognizing that sometime bad things happen to good people, so 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. We had a payment plan on a large very balance that took 4 years to pay, I am happy to report it is paid in full and that homeowner is now paying a regular assessment. CountrySide currently has a delinquency ratio of 1.96%. This is a very good ratio as the audit firm has told us that anything under 3% is excellent.

In 2025, as required by Virginia law, (every 5 years) we received a new reserve study from the firm of Mason and Mason. This study showed that the General Reserves were short by just over \$400,000 and that the Townhome reserves were overfunded by about \$200,000. This difference created some of the \$11 increase in the Single-Family and manor home assessments for 2026. We were able to return some of the overage to the owners of townhomes, thereby helping to prevent a larger increase. Overall, Country Side is still on par with other HOAs in our vicinity such as Cascades and Sugarland Run as far as monthly assessments are concerned. The shortage reported by Mason and Mason was a result of a number of items, low interest rates after Covid, a more recent inflation on the cost of items and the cost of labor to repair assets, Mason and Mason is a different company than we used 5 years ago, so there is also some differences in company estimates of future costs.

We continue to watch expenses and note that the base expense for common area mowing did not have an increase in 2026 as compared to 2025. However, there was a significant increase in trash removal and pool chemicals. Trash was a result of increasing Loudoun County tipping fees. We 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 as well.

As I mentioned before, the Finance Committee continues 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 coverages 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 coverages. Unfortunately, insurance coverage costs continue to rise, and CountrySide, just like each homeowner in CountrySide saw 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. Should you have questions, I will be glad to try and answer them when we get to the open forum portion of this meeting.

Respectfully submitted,

Roddy L. Dean
Treasurer and Morven Woods Representative.

HPR Committee Annual Report

The HPR Committee in 2025 consisted of Taylor Couch, Vance Middleton, Alys Jarvela, Bob Griesbach, Aaron Emery, David Barrie, and Catherine Neelley (PMP).

CURRENT VACANCIES ON HPR COMMITTEE - Foxfield and Morven

Two new picnic tables were purchased and installed at the end of the HPR gravel trail.

GARLIC MUSTARD REMOVAL – Annabelle Markey/Alya Jarvela organized the removal of garlic mustard this spring. It was a great success with maybe a dozen volunteers coming each session and many neighbors stopping by to learn about the work.

Alya Jarvela coordinated volunteers to come to the pollinator garden on occasion to weed and to add new plants to bare patches.

ASKEGREN PROPERTY - No more info currently on the sale of Askegren property to Loudoun County.

STREAM REMEDIATION - Loudoun has completed phase one of the stream remediation. No established date to complete phase two (HPR to Potomac)-projected 2026.

THE SUSPENSION BRIDGE – BOD approved a new bridge since the trees it was anchored to were dead or dying. Work was completed in June.

Bryan and Carlos (PMP) did the preparation of the vehicles, saws, and branch cutter for the volunteers to work in HPR. Tim Pope (PMP) helped to coordinate.

Jeff Erikson (a resident volunteer) and Carlos (PMP) cut some trees blocking the trails.

Dale Neef and Jim Bellmer (resident volunteers) cut the grass on the trails.

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, chairperson of HPR

Design Review Committee 2025 Year-End Report

In 2025, the Design Review Committee (DRC) reviewed 153 “non-standard” applications. The Design Review Coordinator reviewed and approved 61 “standard” applications.

The DRC welcomed Josh Klassen as the Oatlands representative and Monica Anderson as the Foxfield representative in October.

I would like to thank all the DRC members that served in 2025, Rodney Collins (Chair), Will Vigil (Vice Chair), Roy Weidner, Abdul Alqassab, Josh Klassen, Monica Anderson 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



FULL SERVICE LISTINGS
HOME PURCHASES
RENTAL PROPERTIES

OVER 70+ COUNTRYSIDE HOMES SOLD - AND COUNTING

Committed to Our Community. Focused on Your Success.



A STRATEGY THAT SELLS. EVERY TIME.

- Custom marketing plan tailored to your home.
- Proven preparation process to make your home stand out.
- Professional photography and staging that grab attention, and offers.
- Strategic pricing built on local and current market data.
- Maximum online exposure across the platforms buyers use most.
- Expert negotiation to protect your bottom line and profits.



YOU CAN EXPECT:

- Integrity guiding every interaction. I will always put your best interest first!
- Clear, consistent communication. You will never wonder where things stand.
- Real-time market updates to make sure that your home is competitive and seen.
- A reputation built on trust, follow-through, and exceeding expectations at every stage.
- A trusted guide who leads with clarity and calm, not pressure.

Don't leave your equity to chance. Partner with the agent who lives here, sells here and knows this market best - me!

Julie Bowman
REALTOR®

703.434.9027

Julie@NOVAHomeMarket.com

NOVAHomeMarket.com

CountrySide Resident for 22+years



PEARSON SMITH
REALTY



CountrySide Reminders

PARKING ENFORCEMENT ON VDOT STREETS

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

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

SOLICITING IN THE COMMUNITY

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

LOCK YOUR VEHICLES

Notes from Loudoun County Sheriff

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

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

Did You Know?

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

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

Article VI, Section f1 of the Covenants states:

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

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

You May Need a “Site Plat”

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

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

Are You Hiring A Contractor?

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

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



Considering the Right Move

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



You've got this – and I'm right here beside you. From early planning to moving day, I'll walk with you through every step with care, clarity, and a team of trusted pros. My role is to champion *your* goals, present your home in its most beautiful and strategic light to maximize your return, and make the entire experience feel as calm, seamless, and supported as it should.

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

MaryAnne Carbone, CFSP.

Realtor. Buffini Certified Full Service Professional. Countryside Resident.

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

HOME IS WHERE YOUR STORY BEGINS



NANCY SORENSEN WILLSON Long & Foster. 1355 Beverly Rd., Mclean, VA 22101. 703-790-1990.

Did You Know?

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

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

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

-And -

Section: Notification Process:

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

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

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



Spring Recreational 2026 – Youth Soccer Program (ages 2 to 19)



The Spring 2026 Recreation Soccer Program is officially underway, and we're still welcoming players ages 3 to 19!

- Spots fill fast—especially in our most popular age groups—so don't hesitate! Secure your child's place today.
- MLS GO is here! Sterling Soccer and Major League Soccer are teaming up to launch the exciting new MLS GO Program — perfect for young players ready to kick off their soccer journey.



Winter Technical Program (Rec & MLSGO) Only Saturday (ages 5 to 16)



Our winter program focuses on technical skill development, fundamentals, and curriculum-based training indoors. Following best practices from MLS international academies, this Saturday program is designed specifically for MLSGO Winter Recreational players, offering 9 total training days in an indoor school gym. Players are grouped by age to ensure the best development experience.



Winter Advanced Development Program (Pre-Travel Academy) 2 days per week (ages 7 to 9)



The Advanced Development Program is a supplemental, high-level training academy for advanced and highly motivated U6–U9 players. Designed for those seeking a more competitive and challenging environment, it prepares young athletes for the Sterling Soccer travel program at U9. The program focuses on building confidence with the ball, improving dribbling under pressure, encouraging creativity in 1v1 and small-sided play, and strengthening passing and receiving fundamentals. Players train in a fun, supportive setting where mistakes are part of learning and individual skill is emphasized. All recreation players are evaluated, with coaches looking for energy, enthusiasm, and passion for the game.



Elite Futsal Development Academy – Winter 2025–2026 – Saturday – (ages 9 to 14)



A high-level futsal training program created by Sterling Soccer Club and FC ROMA Futsal to accelerate players' technical ability, decision-making, and tactical understanding. Led by Andrea Urbisaglia — U.S. Youth Futsal U15 Boys National Head Coach with 35+ years of international experience — the academy uses a proven futsal curriculum focused on ball mastery, quick decisions under pressure, movement, positioning, and strong defensive habits.

Training takes place at Hoops Plus across 10 winter dates, with two groups (U10–U12 and U13–U14) training in 90-minute sessions. Players benefit from structured technical work, tactical drills, transition practice, and high-intensity game scenarios. Ideal for athletes preparing for spring competition who want to think faster, play smarter, and elevate their overall game.



Programa de Recreación de primavera 2026 (de 2 a 19 años)



El Programa de Fútbol Recreativo de Primavera 2026 ya está oficialmente en marcha, y seguimos aceptando jugadores de entre 3 y 19 años!

Las plazas se llenan rápido, especialmente en los grupos de edad más populares, ¡así que no lo dude! Asegure hoy mismo la plaza de su hijo.

¡MLS GO ya está aquí! Sterling Soccer y Major League Soccer se han unido para lanzar el nuevo y emocionante programa MLS GO, perfecto para los jóvenes jugadores que están listos para comenzar su andadura en el fútbol.



Programa técnico de invierno (Rec y MLSGO) Solo sábados (de 5 a 16 años)



Nuestro programa de invierno se centra en el desarrollo de habilidades técnicas, fundamentos y entrenamiento basado en el plan de estudios en interiores. Siguiendo las mejores prácticas de las academias internacionales de la MLS, este programa de los sábados está diseñado específicamente para los jugadores recreativos de invierno de la MLSGO y ofrece un total de 9 días de entrenamiento en el gimnasio cubierto de la escuela. Los jugadores se agrupan por edades para garantizar la mejor experiencia de desarrollo.



Programa avanzado de desarrollo invernal (Pre-Travel Academy) 2 días a la semana (de 7 a 9 años)



El Programa de Desarrollo Avanzado es una academia de entrenamiento complementaria de alto nivel para jugadores avanzados y altamente motivados de las categorías U6 a U9. Diseñado para aquellos que buscan un entorno más competitivo y desafiante, prepara a los jóvenes atletas para el programa de viajes de Sterling Soccer en la categoría U9. El programa se centra en desarrollar la confianza con el balón, mejorar el regate bajo presión, fomentar la creatividad en el juego 1 contra 1 y en equipos reducidos, y reforzar los fundamentos del pase y la recepción. Los jugadores entrenan en un entorno divertido y de apoyo, donde los errores forman parte del aprendizaje y se hace hincapié en las habilidades individuales. Se evalúa a todos los jugadores recreativos, y los entrenadores buscan energía, entusiasmo y pasión por el juego.



Academia de desarrollo de fútbol sala nivel elite – Invierno 2025/2026 – Sábados – (de 9 a 14 años)



Un programa de entrenamiento de fútbol sala de alto nivel creado por Sterling Soccer Club y FC ROMA Futsal para acelerar la capacidad técnica, la toma de decisiones y la comprensión táctica de los jugadores. Dirigida por Andrea Urbisaglia, seleccionador nacional de fútbol sala masculino sub-15 de Estados Unidos con más de 35 años de experiencia internacional, la academia utiliza un plan de estudios de fútbol sala probado que se centra en el dominio del balón, la toma de decisiones rápidas bajo presión, el movimiento,



Board of Directors

Legum & Norman
3130 Fairview Park Drive, Suite 200
Falls Church, VA 22042

COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166
703-430-0715

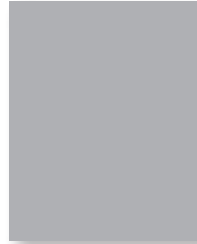
THE VILLAS AT COUNTRYSIDE:

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

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

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

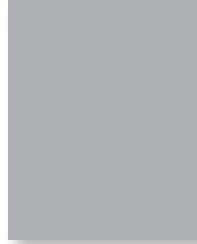
For questions about Amenities and CountrySide
Assessments, contact the Proprietary Office at
703-430-0715.



BELMONT:

Vacant

Belmont@countryside-va.org



FOXFIELD:

Vacant

Foxfield@countryside-va.org



MORVEN:

Roddy Dean

Morven@countryside-va.org



OAKRIDGE:

Penelope Francke

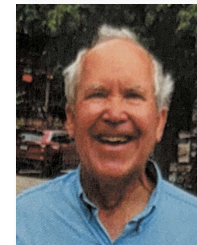
Oakridge@countryside-va.org



OATLANDS:

Dave Barrie

Oatlands@countryside-va.org



ROKEBY:

Jim Kripos

Rokeby@countryside-va.org



WELBOURNE:

Fredrik Wallin

Welbourne@countryside-va.org



NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
Babysitting/Pet Care	Lacie Martin available weekends	703-939-4681
Babysitting/Pet Care	Arianna Martin available weekends	703-939-4596
Townhouse Mowing	Zack Daughtry Mow No Mo	571-277-6820
Pet Care	Julianne McNulty available during the day	703-203-9825
Pet Care	Marcy Holzrichter weekdays 9am - 12pm	804-933-3610

The Proprietary, its members, and the Board of Directors do not recommend or endorse any person on this list. If you or your child would like to register to be on the services list, please call 703-430-0715.

2026 COURIER ADVERTISING

**FOR MORE
INFORMATION:**

phone: 703-430-0715

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



2026 HOA DUES

Single Family/Manor Homes \$106.44

Town Homes \$120.00

Villas \$78.00

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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



HOW TO ORDER A POA PACKAGE COUNTRYSIDE

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

WESTWICK COURT VILLAS

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

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

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



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

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

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

THE BEST TIPS FOR YOU PARKING IN COUNTRYSIDE



Townhouse Parking

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



Visitor Spots...

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

Towing



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

Commercial Vehicles



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



Other Prohibited Vehicles

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



Be Courteous!

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

THANK YOU

Use Your Assigned Spot

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



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

TRASH & RECYCLING COLLECTION

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

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



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

YARD WASTE ON TUESDAYS
RECYCLING ON FRIDAYS



DON'T FORGET



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

NO PLASTIC BAGS

Yard waste in plastic bags will not be collected

Wood waste: Cut into 4-foot lengths & bundle

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

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

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

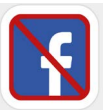
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

Current Vacancies: Belmont, Foxfield

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

Current Vacancies: Foxfield, Oatlands, Welbourne

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

Current Vacancies: Oatlands and Welbourne

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

Current Vacancies: Morven

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

Current Vacancies: Oatlands and Rokeby

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

Current Vacancies: Foxfield and Morven

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

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

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

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

Late Fee Forgiveness Program

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

Eligibility criteria:

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

If you are interested in signing up for this program and meet all the conditions as stated above, please contact the Proprietary Office 703-430-0715.

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 the office at (703) 430-0715.