

The Courier

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



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MEETING SCHEDULE

COMMITTEE MEETINGS WILL BE HELD VIRTUALLY UNTIL FURTHER NOTICE

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

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

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

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

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

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

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

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

Reminders and News

The Neighborhood Advisory Council (NAC) has moved to a hybrid meeting schedule.

In person meetings take place at the Parkway Meeting Room. To attend the meeting virtually, contact the proprietary office.



LOOKING FOR MINUTES?

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

Paint Recycling Results



140 gallons (1/2 ton)
of waste diverted from Loudon County Landfill



14 households
participated



10 gallons
of paint averaged a household

JUNE 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 CRC Meeting @ 7:00PM	2	3
4	5	6	7 BOD Meeting @ 7:00PM	8	9	10 Concert @Parkway 6-8PM
11	12	13 NAC Meeting @ 6:00PM	14 HPR Meeting @ 7:00PM	15 FAC Meeting @ 7:00PM	16	17
18 FATHER'S DAY	19 <i>JUNETEENTH</i>	20 FIN Meeting @ 7:00PM	21 <i>Summer</i> GRNDS Meeting @ 7:00PM	22	23	24 Family Fun Night @Parkway 5-8PM
25	26 DRC Meeting @ 6:30PM	27	28 BOD Meeting @ 7:00PM	29	30	1

Events

CountrySide 2023 Event Schedule

Event	Date	Time	Location
Spring Fling	April 1st	1pm-3pm	Parkway
Spring Clean-Up	April 22nd	9am-Noon	CountrySide
Spring Yard Sale	May 6th	8am	CountrySide
Spring Shred/Paint Recycle	May 20th	9am-Noon	Parkway Parking Lot
Concert #1	June 10th	6pm-8pm	Parkway
Family Fun Night #1	June 24th	5pm-8pm	Parkway
Concert #2	July 8th	6pm-8pm	Parkway
Family Fun Night #2	July 22nd	5pm-8pm	Parkway
Fall Shred/Paint Recycle	September 16th	9am-Noon	Parkway Parking Lot
Fall Yard Sale	September 23rd	8am	CountrySide
Fall Fest	October 7th	Noon- 4pm	Parkway
Boo Fest	October 21st	1pm-3pm	Parkway Meeting Room
Winter Celebration	December 2nd	1pm-3pm	Parkway Meeting Room

Julie Bowman

REALTOR®



CountrySide Expert

As a 20 year CountrySide resident, I know what makes our neighborhood special. I also know the thought of moving can be exciting and overwhelming at the same time.

With over 10 years of IT project management and nine years of real estate experience, I am ready to make your home sale and/or purchase as smooth and stress free as possible.

Let's talk about your plans so I can provide all of the support and resources that you need.

Market Update

CountrySide Recent Sales

Address	Beds	Baths	SqFt	Price
4 Fairmont Pl	3	3	1,530	\$455,000
35 Lyndhurst Ct	3	3/1	2,062	\$521,000
18 Ferguson Ct	3	2/1	2,082	\$635,000
30 Whittingham Cir	4	3/1	3,334	\$827,000
45 Rutherford Cir	4	2/1	3,044	\$880,000
6 Prescott Ct	4	3/1	4,560	\$880,000

Sales Data from BRIGHT MLS

The spring market is in full swing with many homes getting multiple offers and going under contract in just a few days. We continue to have low inventory and high buyer demand.

**How To Buy A Home
Before You Sell
Your Current Home**



Proven Process

Exceptional Results

- Detailed market and pricing analysis
- Staging and professional photography
- Effective social media campaigns
- Full color property brochures
- Nationwide referral network
- Buyer qualification verification
- Expert negotiation skills
- Ongoing support, even after settlement
- Professional service with integrity

Questions? Call, text or email.

703-434-9027

julie@NOVAHomeMarket.com

www.NOVAHomeMarket.com



Get Ready for the 2023 Pool Season

Make sure you're a resident in good standing!
Pools open Memorial Day weekend



While floating into summer, keep these thoughts swimming in your mind.....

Countryside pools are open to Countryside homeowners in good standing who have a valid pool pass.



The Best Summer Job

LIFEGUARDS

- Earn great pay while helping your community
- Build your resume with a responsible job (plus internships and pool manager positions)
- Work with friends
- Get paid for referrals!



Apply online today!
HighSierraPools.com



LONG & FOSTER[®]

REAL ESTATE



Looking to sell in **CountrySide?**

Sell for **TOP DOLLAR** utilizing the neighborhood expert with over **15+** years experience!

There's only one call you need to make...

- 📍 438 Maple Ave East
Vienna, VA 22180
- ☎️ 703-789-2046
- ✉️ Nate.Shapiro@LongAndFoster.com
- 👉 NovaPropertyPrices.com

Call *Nate!*



PMP

PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

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

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

COUNTRYSIDE PROPRIETARY STAFF

703-430-0715

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Catherine Neelley
catherineen.cside@pmpbiz.com

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jimmw.cside@pmpbiz.com

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ADMINISTRATIVE ASSISTANTS:

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aliciam.cside@pmpbiz.com

Shawanda Howell
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Bryan Neal

Board of Directors

703-430-0715



BELMONT:

Gabriella Jones

Belmont@countyside-va.org



FOXFIELD:

Chas Rayome

Foxfield@countyside-va.org

Secretary



MORVEN:

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Morven@countyside-va.org

Treasurer



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President



OATLANDS:

Dave Barrie

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Vice President



ROKEBY:

Kumar Sangaran

Rokeby@countyside-va.org



WELBOURNE:

Sam Wilson

Welbourne@countyside-va.org

Lived in Countryside Long?

- Want to use your equity for a **second home**?
- Thinking of **renting out** your current home as you buy up?
- Want to sell without the hassle of "going on the market"?
- Need a **cash offer** & quick close?

Call me, I can help!

Gretchen Hamm, Licensed Realtor

Countryside Resident

571.442.6943

gretchen@jmpsells.com

www.allcountryside.com



20130 Lakeview Ctr Plaza
Ashburn, VA 20147
888-802-3767

NEIGHBORHOOD SERVICES



SERVICE	NAME	PHONE
Townhouse Mowing	Zack Daughtry	571-277-6820
Pet Care	Carys Singh	703-850-7525
Baby Sitter/Pet Care	Emma Angel-Wallen	804-761-5857
*Available in Foxfield, Oakridge, Oatlands, Morven, and Welbourne only		

www.pagevalleygetaways.com

240-730-7072

pvgoofva@gmail.com



PAGE VALLEY
GETAWAYS

Luxury Cabin Rental (less than 2 hours from Sterling, in the beautiful Shenandoahs)

2023 COURIER ADVERTISING

RATES PER ISSUE FOR RESIDENTS

Full Page	7-3/4" wide x 9-3/4" tall	\$20.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$10.00
Half Horizontal	7-3/4" wide x 4-3/8" 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 4-3/8" tall	\$15.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$10.00

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

**Advertise
With Us**

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.

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: reception.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 reception.cside@pmpbiz.com to get a copy of the registration form.



2023 HOA Dues

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

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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 AI's Towing & Storage, but we will!

THANKYOU

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



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):

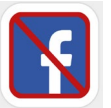
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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: None

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

Current Vacancies: Belmont, Oatlands, and Rokeby

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

Current Vacancies: Oatlands

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

Current Vacancies: Foxfield, Oatlands, Morven

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

Current Vacancies: Belmont, Foxfield

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

Current Vacancies: None

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

Current Vacancy: Foxfield

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

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

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

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

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

**Catherine Neelley
Community Manager**

catherineen.cside@pmpbiz.com

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

Tim Pope

Design Review Corrdinator

timjp.cside@pmpbiz.com

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

Jim White

Grounds & Facilities Manager

jimmw.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

**Community Relations Coordinator
Community Events, parking issues on townhouse streets, the Courier, website**

Alicia McKenna-Graves

Administrative Assistant

aliciam.cside@pmpbiz.com

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

Shawanda Howell

Administrative Assistant

shawandah.cside@pmpbiz.com

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

Bryan Neal

Grounds & Facilities Staff

Some Useful Links

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

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

Algonkian District Supervisor

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

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

Republic Services

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

Dominion Energy

Report Power Outages or Emergency

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

Monthly Assessment Payment Options

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

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

It's easy to use this service. Complete the Authorization Agreement for Direct Payments form and send it to us with a voided check.

This form can be picked up in the office or found [HERE](#).

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

BY MAIL:

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

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

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

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

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

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

Management Company: Property Management People

Management Company ID: 7047

Association Name: CountrySide Proprietary

Association ID: 000065

Account #: located on your coupon

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

Late Fee Forgiveness Program

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

Eligibility criteria:

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

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

Payment Plans

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

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

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

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