

# The Courier

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



## IN THIS ISSUE

Reminders and News	Page 2
New Parking Resolutions	Page 3
Call for Foxfield Candidate	Pages 4-5
Now Hiring Lifeguards	Page 6
Article on Partial Eclipse	Page 9
Join CountrySide Waves!	Pages 10-11
Spring Native Plant Sale	Page 14
Article on Cicadas	Pages 17-18
Volunteers Needed!	Page 22



## MEETING SCHEDULE

COMMITTEE MEETINGS WILL BE HELD VIRTUALLY UNTIL FURTHER NOTICE

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

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

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

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

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

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

COMMUNITY RELATIONS COMMITTEE (CRC)  
3RD WEDNESDAY, 7:00PM

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

# Reminders and News

## VOLUNTEERS NEEDED!

CountrySide is looking for volunteers to fill vacancies in various committees and communities. Please see the list on page 22 to see which committees currently have vacancies. Volunteers must be a homeowner in their respective community and be in good standing to serve on committees. If you would like more information about a specific committee or duties, please contact the Proprietary Office.

**GO TO PAGE 22 TO SEE  
CURRENT VACANCIES!**

**The Grounds Committee will be holding a special meeting on Wednesday March 13, 2024 at 7pm to discuss the use of Herbicides, Pesticides, and possible alternatives. If you would like more information, please contact the Proprietary Office.**

## LOOKING FOR MINUTES?

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



## LOCAL EVENTS IN MARCH!

16

### VA IRISH FEST

Hosted by One Loudoun and Shamrock Fest, this event is from 1PM - 8PM, and there are many activities to enjoy!

17

### LUCKY LEPERCHAUN 5K

Celebrate St. Patrick's Day with other runners at this festive 5K held in Reston Town Center at 8AM.

30

### BLOSSOM KITE FESTIVAL

Spend the day at the Washington Monument Grounds in DC enjoying the cherry blossoms, kites, music, and performances!

# MARCH 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
25	26	27	28	29	1	2
3	4	5	6 BOD Meeting @7:00PM	7	8	9
10	11	12 NAC Meeting @6:30PM	13 HPR Meeting @7:00PM	14 FAC Meeting @7:00PM	15	16
17 Happy St. Patrick's Day	18	19 FIN Meeting @7:00PM	20 GRNDS + CRC Meeting @7:00PM	21	22	23
24 EASTER	25 DRC Meeting @7:00PM	26	27 BOD Meeting @7:00PM	28	29	30
31						

# HEADS UP:

## COUNTRYSIDE'S PARKING RESOLUTIONS HAVE CHANGED!

### RESOLUTION 233 – CURBSIDE and VISITOR PARKING

**Curbside parking** in townhouse communities now have the same restrictions as **visitor parking**. Under the new Resolution 233, a **car parked in a curbside parking space OR a visitor space more than three (3) times in a thirty (30) day period can be towed** if not moved when stickered with a warning notice that the car is in violation.

### RESOLUTION 234 – COMMERCIAL or RESTRICTED VEHICLE PARKING

**Commercial or restricted vehicles** (as defined in the Resolution) parked overnight on a townhouse street will be given a **warning notice which gives one (1) day/24 hours' notice before the commercial vehicle can be towed.**

## CALL FOR CANDIDATES 2024 BOARD OF DIRECTORS VACANCY

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the Foxfield Director on the CountrySide Board of Directors for 2024.

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

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

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

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

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

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

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

Sincerely,

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



**Board of Directors Vacancy for Foxfield**

There is a vacancy on the CountrySide Proprietary 2024 Board of Directors for the **Foxfield** neighborhood. We are currently accepting applicants to fill this position. The CountrySide Proprietary Bylaws state, *"in the event of a vacancy, his/her successor shall be selected by the remaining Elected Directors and shall serve for the unexpired term of his/her predecessor."* If you are a homeowner in the **Foxfield** neighborhood and would like to contribute to your community, please consider applying to represent your neighborhood on the Board of Directors. Representing your neighborhood will be challenging, rewarding, and an educational experience. All Board members are volunteers who serve the entire community. To apply, fill out the application below and return it to the Proprietary Office. Please include a brief statement with your reasons for serving your community. This statement will be published in a future edition of our monthly publication "The Courier." If you have any further questions, please feel free to contact Catherine Neelley, Community Manager, at 703-430-0715 or via e-mail at catherineen.cside@pmpbiz.com.

**CountrySide Proprietary Petition of Appointment for the 2024 Board of Directors**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

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

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

NOW HIRING  
**Lifeguards**

INDOOR AND SUMMER 2024  
LIFEGUARD POSITIONS  
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TEXT **SWIM** TO  
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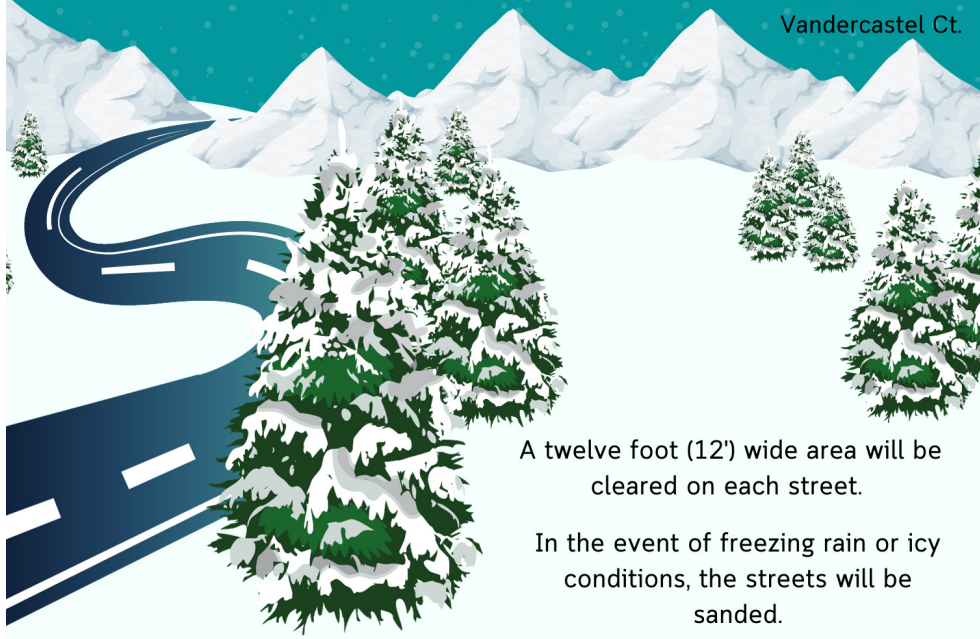
APRecruit@americanpool.com  
410-363-6800



# CountrySide Snow and Sanding

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

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



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

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

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

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



## Are You Ready to Bring on Fun & Adventure?

As a homeowner, you've invested your heartfelt time and resources into maintaining your home and now you may be thinking it's time to "right size" and gain **more time for family and activities you enjoy**. But while trading chores for adventures sounds idyllic, sorting sentimental items, decluttering, and preparing your home to sell can seem daunting.

But here's the good news: with the right expert support, excellent resources, and step-by-step guidance, you can turn what can often feel like an intimidating experience into excitement and even a little fun. **That's where I come in!**



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

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

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

**MaryAnne Carbone, Realtor, Real Estate Advisor.**

License # 0225222465. Long & Foster 1355 Beverly Rd., Mclean, VA 22101

**MaryAnneCarbone.com...MaryAnne.Carbone@LNF.com...571-334-7966**

**BAUGH & WILLSON**  
HOME IS WHERE YOUR STORY BEGINS

## Partial Eclipse of the Sun Visible from CountrySide April 8, 2024

*Contributed by Jeff Kretsch, Resident from Oakridge*

On Monday, April 8th the moon will pass in front of the sun starting just after 2 PM with maximum coverage of almost 85% at 3:20 PM and then ending around 4:30 PM. Remember do not look at the sun without proper eye protection such as NASA approved eclipse eye glasses. This goes double for looking through any telescope or binoculars. Proper means include use of mylar reflective filters, telescopes with proper white light filters, projection methods, see [How to View a Solar Eclipse Safely | Solar Eclipse Across America \(aas.org\)](https://www.aas.org/).



A few years ago I held a session for a partial eclipse on the toboggan hill near Parkway Pool, but this year I will be travelling to where the moon will totally eclipse the sun, as will many other amateur astronomers. But those still here can view it, you will notice a distinct darkening during maximum. But it will be nothing like a total eclipse when all the sun is covered and stars and planets come out.

Further information can be found at these sites: [Eclipse Path of Total Solar Eclipse on April 8, 2024 \(timeanddate.com\)](https://timeanddate.com/)  
[Solar eclipse of April 8, 2024 - Wikipedia](https://en.wikipedia.org/wiki/Solar_eclipse_of_April_8,_2024)

The next total eclipse of the sun in the contiguous United States will be August 23, 2044. To see the total eclipse on April 8th instead of the partial here one will have to travel west to the path, the closest is in western Pennsylvania or eastern Ohio.



# Join the CountrySide Waves and Ripples Swim Team!



Summer is coming! Pool safety is a common concern for all parents. As a CountrySide resident, you have excellent options available to prepare your children for a safe summer at the pool while having fun competing as part of our community swim team!

## **THE COUNTRYSIDE RIPPLES:**

This program is for 5-8 year-olds who aspire to swim along with the older Waves swimmers, but are just beginning their competitive swimming careers, and require a little extra attention in their workouts. Ripples swimmers:

- Must be ready and willing to learn to swim freestyle and backstroke.
- Need to be able to leave their parent and enter the water with the coaches.
- Must be comfortable in the water and in entering the water where they cannot stand.
  - Must be able to submerge his/her face in the water and blow bubbles and float unassisted on front and back.
- Don't yet need to be able to swim a full length of the pool (25 meters) in a recognizable stroke.

Ripples practices will be weekday mornings starting June 17 and continue through late July. Prior to the season, evaluations will be conducted to determine into which group your child will be placed. More information regarding assessments will be available as the season gets closer.

## **THE COUNTRYSIDE WAVES SWIM TEAM:**

This program is for experienced swimmers, ages 5 to 18, who are interested in swimming competitively. The team is a member of the Colonial Swim League which includes teams throughout Northern Virginia. We compete in four major swim strokes: freestyle, backstroke, breaststroke and butterfly. Swimmers must be able to swim freestyle and backstroke to join the Waves Swim Team. Our regular season begins immediately following Memorial Day on May 28 and ends in late July.

The CountrySide Waves Swim Team has been developing outstanding competitive swimmers for years. We are committed to providing a safe, nurturing program for swimmers of all levels. We hope you will consider one of our two outstanding programs for your children this summer.

**Online registration will open in early April at [www.countrysidewaves.org](http://www.countrysidewaves.org)**



**Sponsorships of all levels are available! Support our neighborhood swim team and reach hundreds of local swimmers and their families by sponsoring the CountrySide Waves! Email [cswavesct@gmail.com](mailto:cswavesct@gmail.com) to request sponsorship information.**

# Learn to swim with the CountrySide Tides Swim Lesson Program!



CountrySide Tides Swim Lessons are for children from infant through 12 years old who want to learn to swim. Our lessons are based on the Red Cross Learn to Swim program. Safety is our main concern. We teach the students how to safely have fun in the water along with basic swimming instruction, floating and water treading skills. Classes are available for children as young as infants, with parental assistance, through 12 year olds.

Course levels range from introduction to water to Elementary Level 4 classes. Sessions meet twice a week for 3 weeks. Swim lesson instructors include CountrySide Waves Swim Team coaches along with some of our best, current and graduated swimmers and CountrySide residents.

All CountrySide residents in good standing are welcome to participate in our swim lessons. Non-resident children are welcome when they attend as a guest of a CountrySide resident. Guests must arrive at the pool with their hosting resident and all residents must show a current CountrySide amenities pass to enter the pool area.

Online Registration for Session 1 and/or Session 2 opens **Wednesday May 1, 2024**

**Session 1 June 17 – July 5**

**Session 2 July 8 – July 26**

Please go [www.countrysidewaves.org](http://www.countrysidewaves.org) and click on 'Tide Swim Lessons' to view class days/times and to register. If you are unsure what class level to sign your child up for, please make your best guess. We will switch kids around the first week of classes depending on ability.

If you have any questions, please email  
**Cristina Koethe and Ashley Koethe at [countrysidetides@gmail.com](mailto:countrysidetides@gmail.com)**



# Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN  
YOUR COUNTRYSIDE AGENT



*Let's chat soon!*

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

**TRUSTED - RESPECTED - RECOMMENDED**  
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## What My Clients Think:

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

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

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

*Julie Bowman*

📞 703.434.9027

✉️ Julie@NOVAHomeMarket.com

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**PMP**

**PROPERTY MANAGEMENT PEOPLE, INC.**

"MANAGEMENT" is our middle name

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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

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

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

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

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

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

Shawanda Howell  
shawandah.cside@pmpbiz.com

**MAINTENANCE/LAND SERVICES:**  
Carlos Ramirez  
Bryan Neal

**THE VILLAS AT COUNTRYSIDE:**

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

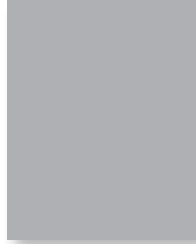
If you have any questions or concerns regarding  
Villas property, condo fees, trash information, or  
Villas community issues, contact Karen Conoy, Villas  
Property Manager at [kconoy@nrpartnerllc.com](mailto:kconoy@nrpartnerllc.com). For  
questions about Amenities and CountrySide  
Assessments, contact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

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

# Board of Directors



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[Belmont@countryside-va.org](mailto:Belmont@countryside-va.org)



**FOXFIELD:**  
**Vacant**  
[Foxfield@countryside-va.org](mailto:Foxfield@countryside-va.org)



**MORVEN:**  
**Roddy Dean**  
[Morven@countryside-va.org](mailto:Morven@countryside-va.org)  
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[Oakridge@countryside-va.org](mailto:Oakridge@countryside-va.org)  
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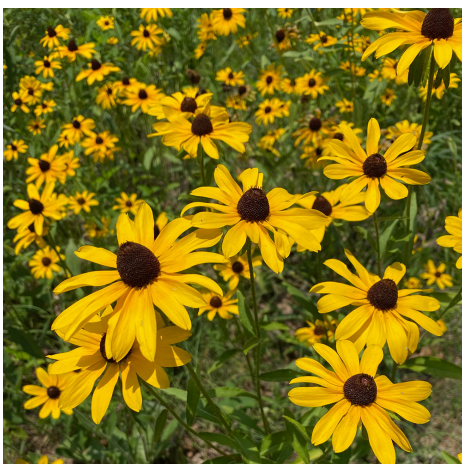
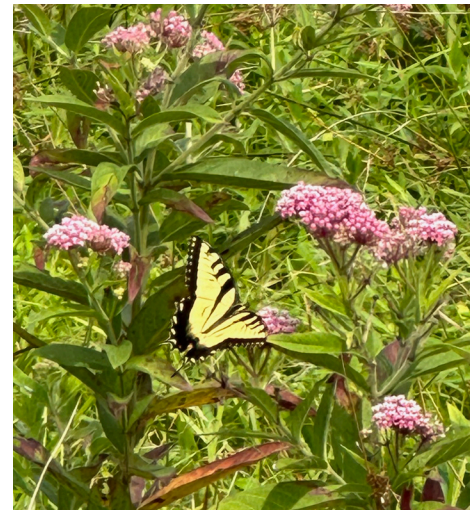
# Spring Native Plant Sale at Morven Park

**April 13 @ 9:00 am - 3:00 pm**



Native plants add beauty and interest to your garden year round and provide important habitat for wildlife. Loudoun Wildlife Conservancy's Native Plant Sale is the place to buy spring-blooming flowers, vines, trees, shrubs and ferns from four local native plant nurseries: Hill House Farm & Nursery, Nature By Design, Seven Bends Nursery and Watermark Woods.

The sale takes place at Morven Park's visitor parking lot (access via main entrance on Old Waterford Road) in Leesburg, VA. Each of the nursery owners are on hand to provide expert advice, along with knowledgeable volunteers from Loudoun Wildlife Conservancy. The sale runs from 9 a.m. to 3 p.m. If you have boxes for carrying your plants, please bring them. If you have extra boxes, bring them for others to use.



Community groups including the Loudoun County Master Gardeners and Virginia Master Naturalists participate in the event, sharing information on their programs and how to support local wildlife with native plants. The sale also provides an opportunity to learn more about Loudoun Wildlife Conservancy's programs. LWC's "Wild Shop" offers books and other merchandise for sale.

Questions: Contact [nativeplantsale@loudounwildlife.org](mailto:nativeplantsale@loudounwildlife.org)

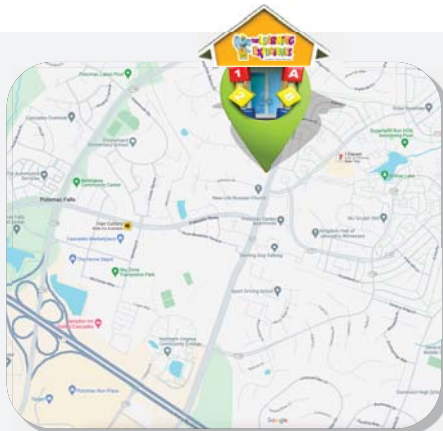


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TheLearningExperience.com 888-290-6366





# NEIGHBORHOOD SERVICES

SERVICE	NAME	PHONE
<b>Babysitting/Pet Care</b>	Mateo Mitchell available evenings & weekends	571-334-2580
<b>Pet Care</b>	Nolan Mitchell available evenings & weekends	202-365-8471
<b>Babysitting/Pet Care</b>	Lacie Martin available weekends	703-939-4681
<b>Babysitting/Pet Care</b>	Arianna Martin available weekends	703-939-4596
<b>Townhouse Mowing</b>	Zack Daughtry Mow No Mo	571-277-6820

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

## Neighborhood Services

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

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: [maddyjt.csideside@pmpbiz.com](mailto:maddyjt.csideside@pmpbiz.com)

## 2024 COURIER ADVERTISING

### FOR MORE INFORMATION:

phone: 703-430-0715  
email: [maddyjt.csideside@pmpbiz.com](mailto:maddyjt.csideside@pmpbiz.com)

#### RATES PER ISSUE FOR RESIDENTS

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

#### RATES PER ISSUE FOR NON RESIDENTS

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



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

# The Cicadas are Coming! The Cicadas are Coming!

*Contributed by Pamela McGraw, Loudoun County Master Gardener*



Yes, the “Great Southern Brood” also identified as Brood XIX (13) in the chart below will be coming our way in 2024. Nothing to be too alarmed about as we’ve endured their visits before and will yet again in 2025 when Brood 17 (XIV) has us in their scope.

But, did you know there are 12 different broods of 17-year cicadas and 3 different broods of 13-year cicadas?

The bigger news this year is their co-emergence involving adjacent broods of different life cycles. As the maps above indicate Brood 19 and 13 are expected to co-emerge. This occurs rarely-- only once every 221 years! Fortunately for us, the epicenter for this phenomenon is projected for Illinois, not Virginia.

<a href="#">XIII (13)</a>	17	1956, 1973, 1990, 2007, 2024, 2041	2023 (-1)	<p>Species: <i>M. septendecim</i>, <i>M. cassini</i>, <i>M. septendecula</i>. States: IA, IL, IN, MI, WI</p>
<a href="#">XIV (14)</a>	17	1957, 1974, 1991, 2008, 2025, 2042	2021 (-4), 2024 (-1)	<p>Species: <i>M. septendecim</i>, <i>M. cassini</i>, <i>M. septendecula</i>. States: GA, IN, KY, MA, MD, NC, NJ, NY, OH, PA, TN, VA, WV</p>
<a href="#">XIX (19)</a>	13	1972, 1985, 1998, 2011, 2024, 2037	2023 (-1)	<p>Species: <i>M. tredecim</i>, <i>M. neotredecim</i>, <i>M. tredecassini</i>, <i>M. tredecula</i>. States: AL, AR, GA, IA, IL, IN, KY, LA, MD, MO, MS, NC, OK, SC, TN, VA</p>

Cicadas are short lived, however. After laying millions of eggs, they then die within a roughly five-week period. A single female cicada can lay up to 400 eggs in tree limbs. After hatching, eggs drop to the ground and the nymphs burrow into the ground, feeding on tree roots till they emerge again years later.

The smaller non-periodic populations of the “annual cicada” species which we typically see in Loudoun every year generally emerge from late June into late summer. The periodic species are projected to emerge once the 8” underground soil temperature consistently warms to 64°F. Generally, this occurs in the middle of May, but lots of factors can affect soil temps: sunlight, soil moisture, composition, and microclimates and vegetative cover, so scientists find it hard to be exact for a particular location.

If you’re wondering why cicadas are cyclical, the prevailing research suggests they’ve evolved a long 13-year lifecycle, thus allowing them to avoid predators that would sync up with their lifecycle and emergence. Why are there so many? Again, research suggests that their huge numbers allow them to overwhelm predators such that enough of them will live on to breed and perpetuate the brood. I suppose we should be grateful they are limited in size!

Cicadas are not harmful to humans, pets, gardens or crops. The EPA does not recommend using pesticides to keep cicadas away; and, hopefully, pesticides are no longer part of your garden repertoire anyway! While they can damage trees as they feed on the leaves, rarely do they cause any serious or lasting harm. Fruit trees are more susceptible to damage and young seedlings alike may benefit from protection such as fine netting. Truly, cicadas are more annoying than anything. They are great dive bombers and they seem to not care that their ‘singing’ (which is actually their wings rubbing together) is unwelcome. Still, as part of nature’s grand scheme, they are fascinating!

# 2024 HOA DUES

Single Family/Manor Homes .....	\$93.00
Town Homes .....	\$115.00
Villas .....	\$71.00

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!

**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](mailto: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](mailto: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):

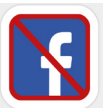
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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: Foxfield**

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

**Current Vacancies: Belmont, Oatlands, and Rokeby**

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

**Current Vacancies: Oatlands and 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: 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: Belmont**

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

**Current Vacancy: None**

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

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

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

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

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

**Catherine Neelley**  
*Community Manager*  
catherineen.cside@pmpbiz.com

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

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

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

**Tim Pope**  
*Grounds & Facilities Manager*  
timjp.cside@pmpbiz.com

**Common area concerns, playground maintenance, operational problems associated with the pools, and snow removal in the townhouse sections of CountrySide.**

**Carlos Ramirez**  
*Grounds & Facilities Staff*

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

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

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

**Shawanda Howell**  
*Administrative Assistant*  
shawandah.cside@pmpbiz.com

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

**Bryan Neal**  
*Grounds & Facilities Staff*

**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](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 21515 Ridgetop Circle, Sterling, VA 20166 We do not accept credit cards. The office is open from 8am to 5pm, Monday through Friday.

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

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

**Management Company: Property Management People**

**Management Company ID: 7047**

**Association Name: CountrySide Proprietary**

**Association ID: 000065**

**Account #: located on your coupon**

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

## Late Fee Forgiveness Program

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

Eligibility criteria:

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

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