

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)
3RD WEDNESDAY, 7:00 PM

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

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

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

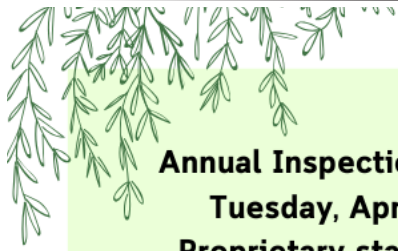
COUNTRYSIDE PROPRIETARY OFFICE

21515 RIDGETOP CIRCLE
SUITE 280
STERLING VA, 20166

MON-FRI 8 AM - 5 PM

703-430-0715

Reminders and News



**Annual Inspections will begin
Tuesday, April 1, 2025.**
Proprietary staff will be by
throughout the next few months
to perform inspections on the
exterior of each home. If you
have any questions, 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!

2

READ ACROSS AMERICA DAY

Join the Read Across America Day Celebration at Dulles Town Center. There will be reading and fun activities in collaboration with Loudoun County Public Library. Join the family friendly fun from 12-2 PM at the Center Court.

8

WOMEN'S HISTORY DAY

Held from 11:30 AM - 4 PM at the National Portrait Gallery, this celebration is inspired by portraits for Portrait Gallery women in the museum's collection. You won't want to miss the art activities, meditation, and more!

14-16

SUPER PET EXPO

Bring your leashed and friendly pet to the Super Pet Expo Center from 3 - 8 PM! There will be 150 exhibitors, entertainment, shopping. There will even be a Celebrity Dog Trainer Showcase!

MARCH 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3	4	5 BOD Meeting @7:00 PM	6	7	8
9 Daylight Savings Time Begins	10	11 NAC Meeting @6:30 PM	12 HPR Meeting @7:00 PM	13 FAC Meeting @7:00 PM	14	15
16	17 HAPPY ST. PATRICK'S DAY	18 FIN Meeting @7:00PM	19 GRNDS Meeting @7:00 PM	20	21	22
23	24 DRC Meeting @6:30 PM	25	26 BOD Meeting @7:00 PM	27	28	29
30	31					



2025 Annual Inspections

At the request of your Board of Directors, members of the CountrySide Proprietary staff will be conducting the Annual Inspection of all CountrySide neighborhoods.

The inspection is performed with the intent of ensuring that the curbside appeal of the community is preserved.

The physical property inspections will commence during the month of April and we will be noting any repairs that need to be completed on the home and the general appearance of the property.

Some of the things found in need of exterior maintenance are listed but not limited to:

- wood rot on building exteriors
- fencing or sheds in need of repair
- damaged or missing roof shingles
- landscaping in need of attention
- building exterior in need of painting
- algae on building exteriors
- windows in need of repair or replacement
- unapproved architectural modifications
- driveways in need of repair and resurfacing
- decks in need of repair

Why Do We Have Annual Inspections?

At the beginning of each New Year, we all make resolutions to ourselves. Whether the promise is to lose weight, save more money, pay off debt, or look for another job, our determination, focus and commitment will make that resolution come true.

The Board of Directors wants to make the following promise to CountrySide Residents: Our Annual Inspections of your home will be the highest priority and our resolution in 2025.

WHY? Because CountrySide is a well-established community and most of our homes are at least 30 years old. It is time for us to take a good look at our homes and determine what needs to be fixed, painted or replaced.

We all want the highest appreciation of our home when it comes time to sell and want our neighborhood to be attractive for new buyers.

The Board of Directors would suggest that new buyers gather several impressions when in the market for a new home. As they drive into CountrySide via CountrySide Blvd. or Algonkian, our common areas are evaluated, and the trees, grass and trails create the first impression.

As they continue to drive to the home they are considering, the neighborhood is evaluated. Do the homes, common areas and amenities appear clean and well maintained? This is the second impression. Evaluation of the specific home is the final thing they consider.

The Board of Directors asks for your support and understanding during the Annual Inspection process. We all benefit as we improve our homes.

The Best Sleep Over Your Dog Will Ever Have

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-  Overnight Dog Boarding in my Home
-  Full or Half Day Doggie Daycare
-  Large Fenced Backyard full of Fun
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Located in Potomac Falls/Sterling Virginia

&

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703-967-4003

Text & Call



Luna & Boo



Michelle & Baxter

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! Please note: Registration is only open to CountrySide residents in good standing.

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 16 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 27 and ends in late July. (Practices are after school until June 13, then transition to morning practices.)

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



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 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.

Online Registration for Session 1 and/or Session 2 opens **Monday, May 5, 2025**

Session 1 June 16 – July 4

Session 2 July 7 – July 25

Please go 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
cswavesct@gmail.com



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RETAINERS



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703-433-9330 // barakatortho.com
45745 Nokes Blvd. Suite 175, Sterling, VA 20166



CALL FOR CANDIDATES

2025 BOARD OF DIRECTORS VACANCIES

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

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

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

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

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

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

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

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

Sincerely,

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



Board of Directors Vacancy for Belmont

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

CountrySide Proprietary Petition of Appointment For The 2025 Board of Directors

Name: _____ Address: _____

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

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

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



Board of Directors Vacancy for Foxfield

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

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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. _____ |



Sell Your Home for Only 4% Total Commission



By Law, realtor commission rates are negotiable. You DO NOT have to pay a 6% commission to sell your home! If your home is worth \$500,000, a 6% commission is \$30,000!



Scan the QR Code for a
← Quick Market Value →
of Your Home



Even if you are not thinking of selling now, realize at some point in the future, you will sell your home. At that point, you will be scrambling around trying to remember the name of that realtor from RE/MAX that sells houses for only 4%. Write down my name and phone number and keep it on your refrigerator or somewhere handy.

Call Kelly Jones at 703-585-5057 whenever you are ready to sell your home and I will honor this 4% commission rate.



Commissions may be negotiable and are not set by law.

If you have a friend, neighbor or family member who is thinking about selling their Sterling home, you could help them put \$10,000 or more in their pockets too when they sell. Pass along my name & number to them ...
EVERYBODY could use an extra \$10,000!

**** More Experience, More Marketing & More Money in Your Pocket When You Sell Your Home ****

If your home is currently listed for sale, this is not a solicitation of that listing. If your home is not listed for sale, then absolutely ... I want to earn your business.



Kelly Jones

RE/MAX 100

703-585-5057

Kelly@buyahome.net

- * RE/MAX Hall of Fame & RE/MAX Lifetime Achievement Awards
- * Over 25 Years of Experience
- * Helped over 1,000 families buy, sell and rent their homes
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Plumbing/Electric
Painting/Carpentry
Flooring/Ceramics



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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:

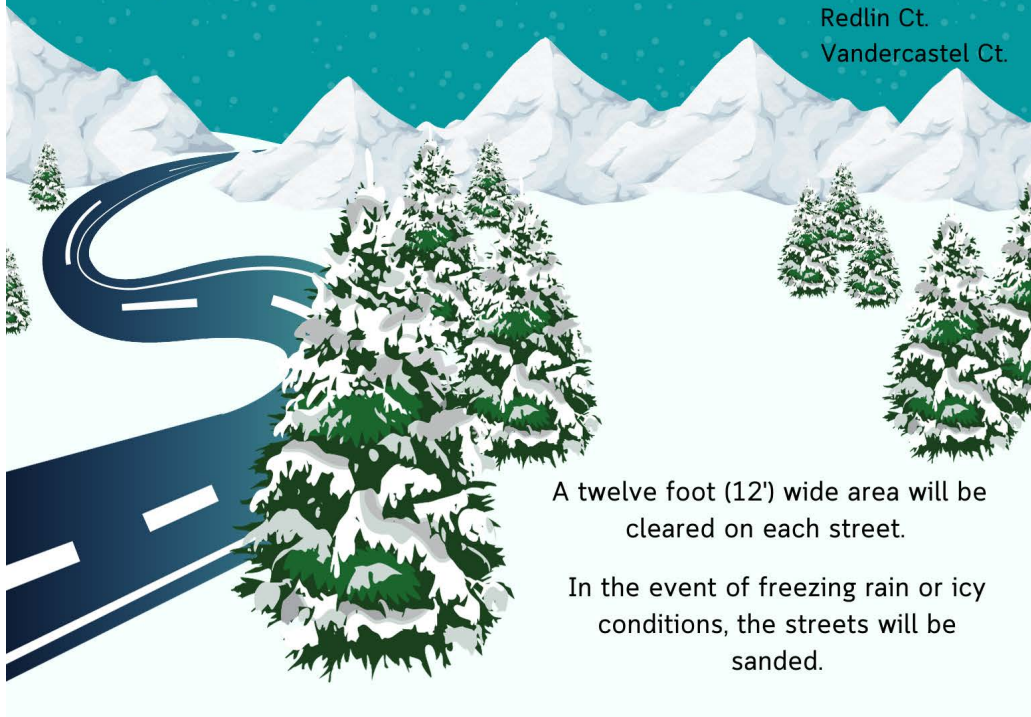
Chelmsford Ct.
(townhomes)
Felsted Ct.
Finchingfield Ct.
Sulgrave Ct.
Waltham Ct.

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.



Your Home Deserves **AN EXPERT**

I'M JULIE BOWMAN
YOUR COUNTRYSIDE AGENT

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



Let's chat soon!

TRUSTED - RESPECTED - RECOMMENDED
20 YEAR COUNTRYSIDE RESIDENT

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

What My Clients Think:

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

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

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

Julie Bowman



703.434.9027



Julie@NOVAHomeMarket.com



NOVAHomeMarket.com



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REALTY





PROPERTY MANAGEMENT PEOPLE, INC.

"MANAGEMENT" is our middle name

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

Chief Executive Officer 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 ASSISTANT:
Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:
Carlos Ramirez
Bryan Neal

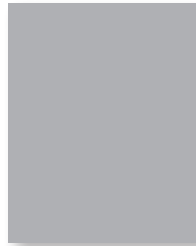
THE VILLAS AT COUNTRYSIDE:

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

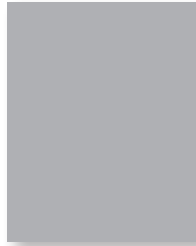
If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Karen Conoy, Villas
Property Manager at kconoy@nrpartnerllc.com. For
questions about Amenities and CountrySide
Assessments, contact the Proprietary Office.

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

Board of Directors



BELMONT:
Vacant
Belmont@countryside-va.org



FOXFIELD:
Vacant
Foxfield@countryside-va.org



MORVEN:
Roddy Dean
Morven@countryside-va.org
Treasurer



OAKRIDGE:
Penelope Francke
Oakridge@countryside-va.org
President



OATLANDS:
Dave Barrie
Oatlands@countryside-va.org



ROKEBY:
Kumar Sangaran
Rokeby@countryside-va.org
Secretary



WELBOURNE:
Fredrik Wallin
Welbourne@countryside-va.org
Vice President



Considering the Right Move?

As a homeowner, you've poured your heart and significant resources into your property, your most valuable investment. You might be considering rightsizing to start a new exciting chapter. But where to begin?



You've got this. I'm her to help you every step of the way, from initial planning to moving day. My expertise and network of trusted professionals help ensure an exceptional experience. As your real estate advisor, I'll champion your goals, helping to efficiently prepare your home for sale so it shines in it's best light, maximizing value and minimizing time on the market. **Let's make this move your best yet.**

Contact me to start the conversation:

→ 571-334-7966 cell. MaryAnne.Carbone@Longandfoster.com.

MaryAnne Carbone, CFSP *Countryside Resident of 30+ years*****

Certified Full Service Professional Real Estate Agent licensed in Virginia # 0225222465.

571-334-7966 cell.

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

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NEIGHBORHOOD SERVICES

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

Neighborhood Services

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

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: maddyjt.cside@pmpbiz.com

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

CLASSIFIEDS

Math Tutor

I am a recently retired LCPS Math teacher (and long-time Cascades resident) offering tutoring at the Cascades Library. I tutor all levels through Algebra 1.

Please contact wahart.math@gmail.com.

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

2025 COURIER ADVERTISING

FOR MORE INFORMATION:

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

RATES PER ISSUE FOR RESIDENTS

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

RATES PER ISSUE FOR NON RESIDENTS

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





MULCH SALE!!!!

**\$6.50/BAG, \$3/BAG/SPREAD
5% DISCOUNT OVER \$150
10% DISCOUNT OVER \$250
ORDERS CLOSE MARCH 10**

**DELIVERY - MARCH 22
SPREADING - MARCH 23-APRIL 7**

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HEAVY LIFTING -
AND SUPPORT
OUR YOUTH!**

**DELIVERY TO 20165
AND 20164 NORTH
OF CHURCH**



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**SCOUTING AMERICA
CO-ED TROOP**





2025 HOA DUES

Single Family/Manor Homes \$95.00

Town Homes \$117.00

Villas \$73.00

Pay to the order of:
CountrySide Proprietary

WHY DO TOWNHOUSES PAY A HIGHER ASSESSMENT?

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

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

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



HOW TO ORDER A POA PACKAGE

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

WESTWICK COURT VILLAS

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

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

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



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

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

**Questions? Call 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 Al's Towing & Storage, but we will!

Thank you

Use Your Assigned Spot

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



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

TRASH & RECYCLING COLLECTION

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

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



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



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

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



DON'T FORGET



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

NO PLASTIC BAGS

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

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

hoa.nova@republicservices.com.

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

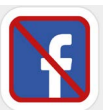
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

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

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

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

Current 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: Belmont and Morven

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

Current Vacancies: 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 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 (2 seats), Oatlands (2 seats), Rokeby (2 seats), Welbourne (4 seats)

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

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

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

Catherine Neelley
Community Manager
catherineen.cside@pmpbiz.com

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

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

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

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

Carlos Ramirez
Grounds & Facilities Staff

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

Some Useful Links

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

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

Algonkian District Supervisor

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

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

Republic Services

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

Dominion Energy

Report Power Outages or Emergency

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

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

Vacant
Administrative Assistant

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

Shawanda Howell
Administrative Assistant
shawandah.cside@pmpbiz.com

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

Bryan Neal
Grounds & Facilities Staff

Monthly Assessment Payment Options

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

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

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

BY MAIL:

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

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

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

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

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

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

Management Company: Property Management People

Management Company ID: 7047

Association Name: CountrySide Proprietary

Association ID: 000065

Account #: located on your coupon

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

Late Fee Forgiveness Program

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

Eligibility criteria:

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

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

Payment Plans

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

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

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

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