

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)
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

Spring Shred & Paint Recycle

May 18 9 AM - 12 PM Parkway Parking Lot

Paper Shredding

Up to 5 Banker Boxes
Staples and paper clips okay
NO BINDER CLIPS



Paint Recycling

\$5 per can

Paints and stains accepted
Cash, check, & card accepted



LOOKING FOR MINUTES?

Visit the CountrySide website to view the latest Meeting

Minutes at

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



LOCAL EVENTS IN MAY!

4

SPRING FEST

Held at Claude Moore Park from 10AM - 3PM, this event is free for all to attend and will have music, performances, craft stations, food trucks, and more!

11

LOCO FOOD TRUCK FESTIVAL!

Held at Segra Field Parking Lots, there will be a variety of food vendors, live music, and a cornhole tournament! From 11AM-3PM.

17-19

LINCOLN STRAWBERRY FESTIVAL

At Wegmeyer Farms, this weekend long event is filled with activities, strawberry picking, and more!

MAY 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1 BOD Meeting @6:30 PM	2	3	4 SPRING YARD SALE
5	6	7	8 HPR Meeting @7:00 PM	9 FAC Meeting @7:00 PM PMP OPEN UNTIL 7PM	10	11 PMP OPEN 9AM - 12PM
12 Happy Mother's Day	13	14 NAC Meeting @6:30 PM	15 GRNDS + CRC Meetings @7:00 PM	16 PMP OPEN UNTIL 7PM	17	18 SPRING SHRED & PAINT RECYCLE PMP OPEN 9AM - 12PM
19	20 DRC Meeting @6:30 PM	21 FIN Meeting @7:00 PM	22 BOD Meeting @7:00 PM	23 PMP OPEN UNTIL 7PM	24	25 POOLS OPEN
26	27 Memorial Day PMP CLOSED	28	29	30	31	1 PMP OPEN 9AM - 12PM

CountrySide 2024 Events

Event	Date	Time	Location
Spring Clean Up	April 27	9 AM - 12 PM	CountrySide
Spring Yard Sale	May 4	8 AM	CountrySide
Spring Shred & Paint Recycle	May 18	9 AM - 12 PM	Parkway Parking Lot
Concert	June 8	6 - 8 PM	Parkway
Family Fun Night	July 20	5 - 8 PM	Parkway
Fall Shred & Paint Recycle	September 14	9 AM - 12 PM	Parkway Parking Lot
Fall Yard Sale	September 21	8 AM	CountrySide
Fall Fest	October 5	12 - 4 PM	Parkway
Winter Celebration	December 7	1 - 3 PM	Parkway Meeting Room

NOW HIRING
Lifeguards

INDOOR AND SUMMER 2024
LIFEGUARD POSITIONS
NOW AVAILABLE!

TEXT **SWIM** TO
464646 TO APPLY!

APRecruit@americanpool.com
410-363-6800

 American Pool Lifeguards
GUARD FOR LIFE



May Events

SPRING YARD SALE

- May 4
- Starts at 8 AM
- CountrySide Community

SPRING SHRED & PAINT RECYCLE

- May 18
- 9 AM - 12 PM
- Parkway Parking Lot



Annual Inspections began Monday April 1, 2024. 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.

MokoPass Instructions for the 2024 Pool Season

We are less than a month away from the start of Pool Season! This year we will continue to use the MokoPass system. Residents who signed up last year are all set for this season and do not need to make any changes unless you need to add or subtract household members. If you did not sign up last year, or are new to the community, please see the instructions below to register.

Property Owners with tenants will need to make sure the Proprietary Office has a 2024 Residential Occupancy Form on file. If you have new tenants this year, please make sure the \$50 Tenant Fee is paid before the tenants try to register on MokoPass.

Residents needing assistance are welcome to come to the Proprietary Office Monday – Friday, 9 AM – 4 PM. The office will have extended hours until 7 PM on 3 Thursdays, May 9th, 16th, & 23rd and will be open 9 AM – 12 PM for 3 Saturdays, May 11th & 18th, and June 1st.

CountrySide Digital Pool Pass FAQs

1) How Do I Apply for my Digital Pool Pass?

A primary household user will apply, and then once approved, they can add additional family members.

There are currently **two (2)** ways to apply for your digital pool pass. Please pick the one that is the most convenient for you:

A. On Your Computer or Phone Web Browser By Visiting:

<https://countryside.mokopass.com/>

(There is an app that can be downloaded from the app store, however, the app isn't fully "live" yet and if a resident tries to sign up in the app, it locks up the system and takes 24-48 hours to reset the account)

1. Click on the "Sign Up" link at the bottom, right of the homescreen.
2. Enter your contact information and press the "Sign Up" button.
3. You will receive a verification request to the email address you provided.
4. Go to your email and click "Verify".
5. Once you have verified your email, sign in to your account (either through the original login screen or via the "Continue" button on the email verification screen). Depending on your browser, a "Tour" icon may appear to provide guidance on the app, including how to upload your photo.
6. If using the "Tour", please wait for the "Edit" icon (a square with a pencil) to appear to upload your photo. You will be able to recenter/resize your photo in a later step.
7. If you are editing your profile, click on the "Edit" pencil at the upper right of the Photo circle to upload your picture.

i. Picture must be clear, up-close photo of individual resident (no group photos or pets; no hats, sunglasses, face masks, etc.)

Sterling VA., Monday – Friday from 9 AM – 4 PM. When visiting your HOA office, please make sure you bring your required documentation as outlined below.

2) What Documentation Will I Need to Register?

The documents you will need for registration will depend on whether you are a Homeowner or Home Renter. Please see the required documentation for each type of registrant:

A) Homeowners: Your contact information (including photos for ALL household members age 2 and older).

B) Home Renters: Proof of Address and photos for ALL household members who will be registered. A copy of your current lease must be on file with the PMP office, and the property owner will need to have submitted the “Residential Occupancy Form” authorizing the tenant(s) to use CountrySide amenities. The property owner will also need to pay the \$50 rental registration fee to use the amenities.

3) What Are Reasons My Application May Not Be Approved?

Should your application be denied, please contact your HOA manager to learn more. Applications may be denied if you do not submit your proper documentation, if you have outstanding violations, or if your HOA dues are delinquent.

4) How Do I Register Additional Family/Household Members?

After your application has been approved, you will receive an invitation to login to your account. This invitation will be emailed to the email address you provided during registration. To add additional family/household members to your account, login to your account at: <https://countryside.mokopass.com/>

Once you have logged in:

- A) Click on “Pool Pass Request” on the top left menu
- B) Then Click on the “Add New Member” button
- C) Complete the required fields, then click “Submit”

Please be aware that registration is limited to the number of members in your household listed on the Amenities Registration Form on file with the CountrySide Proprietary office. Requests for new registrations will be validated against those Proprietary records. **If you need to add more than four (4) family members, please contact the Proprietary office for assistance.**

5) What Do I Do If I Forget or Lose My Password?

Having trouble remembering your password? No worries. Visit <https://countryside.mokopass.com/> and click on “Forgot Password?” Enter the email address you used to register and instructions to reset your password will be emailed to you. Still need help? Contact your HOA office at: (703) 430-0715 during normal business hours.

6) How Many Family/Household Members Can I Register?

Registration is limited to the number of full-time residents listed with the Proprietary (see above).

7) How Do I Receive Guest Passes?

Guest passes are available for purchase at the Proprietary office and each of CountrySide pools at a cost of \$5 each, or \$40 for 10 passes. Seasonal Guest passes, which are issued to one specific individual, can be purchased from the Proprietary office for \$100 annually. Guests must be accompanied by a sponsoring/host CountrySide resident.

8) What Do I Need to Present to Lifeguards To Enter the Pool?

To enter the Pool, simply provide your name or address to the lifeguard at the pool check-in desk. He/she will check your photo, make sure that you have been validated and then check you in. You do not need to bring a phone, hard copy pool pass or photo ID to enter. **You must be pre-registered on the MOKO app to gain admittance to the pools. If you wish to enter the pools and are NOT pre-registered on the MOKO app, you will need to purchase a Guest Pass for each person who wishes to use the pool.**

9) Please Note: By entering the pools, you are agreeing to the Pool Rules and Regulations, as approved by the Board of Directors. A copy of the current Pool Rules and Regulations can be viewed online, both on the CountrySide website and via the MOKOapp.

10) Please note that the lifeguards and pool management staff do not have the authority to override your status on the MOKO app if you are denied entrance to the pools. You must resolve any discrepancies or disputes with the Management Agent (PMP) for CountrySide Proprietary during regular business hours.

Decline of the Forests in our Wooded Common Grounds

A Note from the CS Grounds Committee...

If you find yourself walking on many of the meandering pathways throughout CountrySide, then you've probably noticed what appears to be a slow decline in our forests. Requests for tree removals adjacent to private properties has increased as trees in the common areas have weakened. This has not only created a 'crimp' in the Grounds budget, but it also raises our concerns as to the cause.

Because much of CS was deemed wetlands by the County at the time of its development, such spaces in our wooded areas, as well as a significant part of Horsepen Run, have continued to enlarge; it is not at all unusual to find ankle deep areas as one transgresses many of its designated trails. Along the interior asphalt pathways, areas abound with standing water, often during the heat of Summer. Most of the hardwood trees in these areas are not fond of having their roots in standing water, so that over time, they weaken and either fall over or die slowly. So, what's to be done?

There are a couple of things each of us can do. The first is NEVER dump grass clippings or debris from your yard into the common areas. Either bag it, or chop it up for your compost (you DO have one, don't you? Exception: Townhouses, according to CountrySide Community Guidelines, are not allowed a compost). While a light gathering of natural debris in your own yard is healthy and provides winter cover for small critters and birds, heaps of the same in our common areas are not desirable as they limit moisture and create an eyesore. If you notice such dumping piles while out for a walk, take note of the location and report the observation to PMP (alpp.cside@pmpbiz.com) so they can determine the appropriate action with a resident. If this blurb brings to mind that YOU used the common grounds for your debris, perhaps innocently, then we encourage you to remedy it and remove or thinly respread it, and don't do it again! Just this small action will help ensure the health of our forests. For further info from VA's Extension Service, please check out: [VTextwetdry.pdf](#).

We've recently learned that the Dept of Forestry offers guidance and development of a forest management plan to HOAs. We hope to learn more about this program so that we might consider further steps to take to sustain our forested common areas. We hope you can help us in this endeavor. As we learn what that "help" might be, we'll pass it along soon. Reforestation, where and when possible, might be desirable, but it will need to be preceded with understanding as to the cause of tree decline and how we might abate it.



Submit your photos of CountrySide!

We are revamping our website with fresh pictures of our beautiful community! If you have recent pictures of CountrySide that you would like to submit to be shown on the new website, please email them to:

maddyjt.cside@pmpbiz.com

The selected submissions will be featured on our website with your name credited.

By submitting your photo, you agree that the images may be used, without limitations, in CountrySide print publications, online publications, and the website.

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: _____

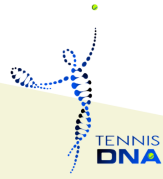
Briefly state your reasons for seeking the Board of Directors. Please Print.

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. _____ |

Summer Tennis Season 2024

At Countryside



\$80 /week Residents
\$85 /week Non Residents

FULL SEASON
\$ 640 Residents
680 Non Residents

\$18/day drop in
Residents
\$20/day drop in
non-residents

MORNINGS JUN 17th - Aug 16th

**45 minute classes will be
prorated

8u
9-12**
13+

11:00 - 12:00 pm
10:15 - 11:00 am
9:15 - 10:15 am

Weekdays
Weekdays
Weekdays

EVENINGS JUN 17th - Aug 16th

Thursday classes will be
prorated for 8 classes

8u
9-11 y/o
12+
Adult Learn to Play
8u
9-11 y/o
12+
Adult Cardio Tennis

4:00 - 5:00 pm
5:00 - 6:00 pm
6:00 - 7:00 pm
7:00 - 8:00 pm
4:00 - 5:00 pm
5:00 - 6:00 pm
6:00 - 7:00 pm
7:00 - 8:00 pm

Tuesdays
Tuesdays
Tuesdays
Tuesdays
*Thursdays
*Thursdays
*Thursdays
*Thursdays

AGE GROUP

FULL SEASON

\$ 270 Residents
297 Non Residents

DROP IN

\$32 Residents
\$35 Non Residents

Needs to be booked!

Mornings JR

Evenings JR

Adults



No class July the 4th & 5th.
The price will be prorated that week

If interested in joining a competitive tennis team, please email for more information, as the Sterling team will be practicing at Cascades HOA

admin@tennis-dna.com

An "Extra Special" Plant for Your Home....The Triostar Stromanthe

Submitted by: Pamela McGraw
Loudoun County Master Gardener

Pictures simply do not do justice to this beautiful plant!

While I realize most of us are heading outside to our gardens and the wealth of plants now appearing in our garden centers, I'd like to introduce you to a 'friend'.....the Triostar Stromanthe.



It features impressive, fully variegated leaves of deep green with cream edges and an underbelly of pinkish rose. While a bit of additional understanding of its specific needs will be helpful to successfully lead it along its journey, the effort is well worth it. This plant was purchased without knowing exactly what it needed, so "our relationship" had a rough start.....meaning, there were many times in its infancy that I almost tossed it onto the compost pile! But, at this stage of its life (and mine), I'm surely glad I did not.

Growing houseplants indoors requires patience.....then more patience. It also requires one to search for answers when a plant begins to decline or 'pout.' After all, the native home for most houseplants is the tropics and our indoor environments fall quite short of providing those ideal conditions of high humidity, year-round warm temperatures, and just the right amount of moisture coupled with ideal fertilizer from the animals with whom it lives.

Nevertheless, growing the triostar stromanthe is not difficult if one keeps in mind the following:

Light: Similar to its natural environment, it's best to provide strong, but dappled light. The north/northeast exposure it now enjoys in my home seems ideal. Too much light and its leaves brown around the edges; too little and it fades in color. Direct sun can actually burn its leaves. It a good practice to dust its leaves. to alleviate any light blockage encountered over time.

Soil: Like most all houseplants, its soil must be friable, well-draining and light. It also must be moisture retentive, but not heavy. Typically a good grade potting mix—perhaps with a bit of perlite added--will satisfy its needs.

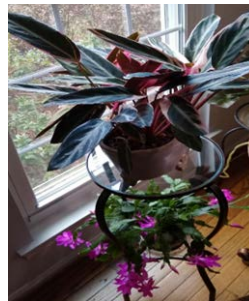
Water: The stromanthe requires consistent watering. Keeping its soil lightly moist but not waterlogged is preferable. Less watering is required in cooler months. I water when the top inch of soil has dried out, usually weekly. This plant can sometimes be picky about tap water, so I usually let my watering can set out overnight before watering to allow time for minerals to weaken and disburse somewhat.

Fertilization: Regular monthly fertilization at half strength of that which is prescribed seems just enough to keep this plant thriving. Use more and it tends to balk with crispy leaves and the possibility of root burn.

Propagation: Stem cuttings will be unsuccessful, but if you want another plant, it is possible to separate some of the clumps of roots from the main plant. I have not given this a try as this plant is a rather slow grower and I preferred to allow it to expand within its own pot. Consequently, repotting is rarely needed except when one observes roots coming out of the bottom of the container; repotting is best done in the Spring.

Pests: The Stromanthe may, on occasion, be susceptible to aphids or spider mites if humidity is very low. A basic spray of neem oil will easily address such an infestation. In the 6+ years in my possession, I've not experienced any pest or disease problems.

The Triostar Stromanthe prefers a location with higher humidity than our homes typically provide; however, filling its drainage tray with pebbles and allowing the water to stand will suffice to keep it happy. I'm aware that this plant can bloom, although



rarely; mine never has, but I'm hopeful perhaps this year—between March and April—it will surprise me, although its time is quickly running out! The blooms are white.

One feature that sets the Stromanthe apart is its leaf movement along with the light throughout the day—literally reaching for the sky and closing around itself as the light fades. This very unique plant is non-toxic to both people and pets. If think if you give it a try, you'll be glad you did. Best to purchase it from a reputable greenhouse.



Have you been thinking about making **YOUR DREAM MOVE**?

Homes continue selling fast in 2024 in Countryside—buyers are eager!

As a homeowner, you've invested your heartfelt time and resources into maintaining your home, however, now you're ready to take advantage of a strong market, "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 more great 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 maybe 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 efficiently coordinate your move. As your real estate advisor, I'm your champion. In negotiations, I'll leverage my market expertise to unlock every dollar of equity your home deserves.

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, Baugh & Willson Team of Long & Foster Real Estate
Top 1% Real Estate Agents Nationwide 1355 Beverly Rd., Mclean, VA 22101
website: MaryAnneCarbone.com email: MaryAnne.Carbone@LNF.com

BAUGH & WILLSON
HOME IS WHERE YOUR STORY BEGINS

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



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. 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 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



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
20 YEAR COUNTRYSIDE RESIDENT

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

What My Clients Think:

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

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

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

Julie Bowman



703.434.9027



Julie@NOVAHomeMarket.com



NOVAHomeMarket.com



PEARSON SMITH
REALTY



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

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

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

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

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

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

Shawanda Howell
shawandah.cside@pmpbiz.com

MAINTENANCE/LAND SERVICES:
Carlos Ramirez
Bryan Neal

THE VILLAS AT COUNTRYSIDE:

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

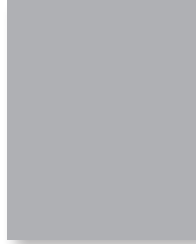
If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Karen Conoy, Villas
Property Manager at kconoy@nrpartnerllc.com. For
questions about Amenities and CountrySide
Assessments, contact the Proprietary Office.

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

Board of Directors



BELMONT:
Ed McGee
Belmont@countryside-va.org



FOXFIELD:
Vacant
Foxfield@countryside-va.org



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



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



OATLANDS:
Dave Barrie
Oatlands@countryside-va.org
Vice President



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



WELBOURNE:
Fredrik Wallin
Welbourne@countryside-va.org

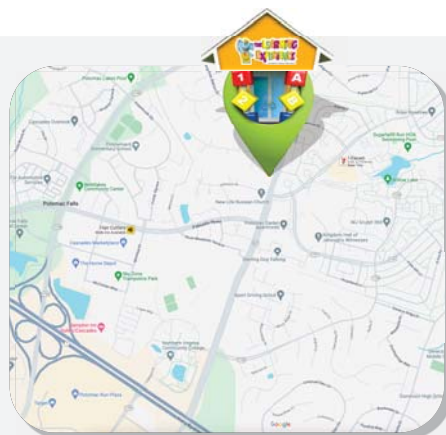


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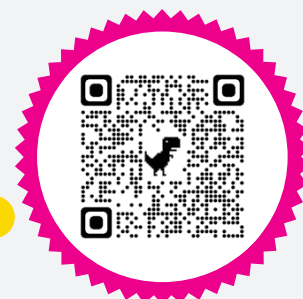


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NEIGHBORHOOD SERVICES

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

Neighborhood Services

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

Let your neighbors know!

Get added to the Neighborhood Services list in CountrySide Courier.

For information: maddyjt.cside@pmpbiz.com

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

2024 COURIER ADVERTISING

FOR MORE INFORMATION:

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

RATES PER ISSUE FOR RESIDENTS

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

RATES PER ISSUE FOR NON RESIDENTS

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



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



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 Al's Towing & Storage, but we will!

Thank you

Use Your Assigned Spot

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



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

TRASH & RECYCLING COLLECTION

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

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



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

ROKEBY, WELBOURNE, BELMONT, AND OAKRIDGE

TRASH DAYS ARE TUESDAYS & FRIDAYS



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

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



DON'T FORGET



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

NO PLASTIC BAGS

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

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

hoa.nova@republicservices.com.

Trash & Yard Waste Reminders

USE A COVERED TRASH CAN

CountrySide Regulations state:

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

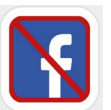
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

YARD WASTE HANDLING

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

CountrySide Proprietary does not have an official Facebook page



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

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

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

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

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

Current Vacancy: 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: Morven

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

Current Vacancies: Belmont

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

Current Vacancy: None

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

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

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

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

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

Catherine Neelley
Community Manager
catherineen.cside@pmpbiz.com

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

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

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

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

Carlos Ramirez
Grounds & Facilities Staff

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.viriniadot.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

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.