

# 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



PMP will be closed for  
**LABOR DAY**  
 on September 1, 2025.



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



## UPCOMING EVENTS!

**SEPT 6** FALL SHRED + PAINT RECYCLE

**SEPT 20** FALL YARD SALE

**OCT 4** FALL FEST

## SEPTEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	1 <b>LABOR DAY</b> PMP CLOSED	2	3 BOD Meeting @7:00 PM	4	5	6 Fall Shred + Paint Recycle @Parkway 9 AM - 12 PM Doggie Swim Day @ Parkway 1 - 4 PM
7	8	9 NAC Meeting @6:30 PM	10 HPR Meeting @7:00 PM	11 FAC Meeting @7:00 PM	12	13
14	15	16 FIN Meeting @7:00 PM	17 GRNDS Meeting @7:00 PM	18	19	20 Fall Yard Sale All Day
21	22 DRC Meeting @6:30 PM	23	24 BOD Meeting @7:00 PM	25	26	27
28	29	30	1	2	3	4

**ELECTION OF THE 2026 BOARD OF DIRECTORS**

Included in this edition of the Courier on the next page, you will find a link to the Petition of Candidacy for the CountrySide Board of Directors for 2026.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. The duties and responsibilities of directors and officers can be found through [this link to Resolution 164](#). 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 statement will be published in our monthly Courier. Petitions must contain the signatures of owners of ten (10) properties, in good standing, from your neighborhood who support your candidacy. Due to the ongoing health concerns, the Petition of Candidacy form has been formatted to accept electronic as well as physical signatures.

All petitions must be received in the Proprietary Office by 5:00 pm on Monday October 6, 2025. 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 your present 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



# Doggie Swim Day

Saturday, September 6th, 1pm-4pm  
Parkway Pool

Please join us for a celebration of the end of the pool season for CountrySide dogs and their owners. Parkway Pool will be open for dogs only to swim and play.

This event is open to all non-aggressive canine pets of CountrySide residents. Residents must have a valid Moko Pass and should bring a doggie dish for water and waste disposal bags. All dogs should wear current vaccination tags or proof of vaccinations must be shown.



9.20.25

# FALL YARD SALE!

Call 703-430-0715 or email [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com) to let us know you want your home on the yard sale list. The deadline to let us know is September 19th at 12PM. The list will be published on the website in the afternoon on September 19th.

# Fall Shred & Paint Recycle

Sept 6 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  
Only paint accepted (no wood stains)  
Cash, check, & card accepted

COUNTRYSIDE

## WANTED: FALL FEST VENDORS!

Our annual Fall Fest is on Saturday, October 4th, 2025, from 12-4 PM! Vendor space is available to promote your home, business, non-profit, or community business. Vendor space is \$20 for residents and \$25 for non-residents. Resident vendors must have a valid Digital Amenities pass, which will grant you free access to the Fall Fest activities.

Non-resident vendors can purchase an activity wristband for \$10 each. This is a great way to meet neighbors and foster new business opportunities.

If you are interested, please call the Proprietary Office at 703-430-0715 or email [maddyjt.cside@pmpbiz.com](mailto:maddyjt.cside@pmpbiz.com).

CONTACT | 703-430-0715 | [MADDYJT.CSIDE@PMPBIZ.COM](mailto:MADDYJT.CSIDE@PMPBIZ.COM)

# FALL FEST 2025

OCTOBER 4

12 - 4 PM

PUMPKIN PATCH  
PONY RIDES  
FALL TREATS  
INFLATABLES  
AMUSEMENTS  
FOOD + DRINKS  
CARNIVAL GAMES

A valid Moko Pass account is required for this event. Residents must be in good standing to gain free entrance, or pay \$10. Guests are welcome and may purchase wristbands for \$10. Cash only.

46020 Algonkian Parkway,  
Sterling, VA 20165

SEE YOU THERE!

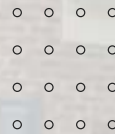


# CountrySide 2025 Events

Event	Date	Time	Location
Spring Clean Up	Sat, April 26	9 AM - 12 PM	CountrySide
Spring Yard Sale	Sat, May 3	8 AM	CountrySide
Spring Shred & Paint Recycle	Sat, May 17	9 AM - 12 PM	Parkway Parking Lot
Family Fun Night	Sat, July 26	5 - 8 PM	Parkway
Back to School Pool Party	Sat, August 16	5 - 8 PM	Lindenwood
Fall Shred & Paint Recycle	Sat, September 6	9 AM - 12 PM	Parkway Parking Lot
Fall Yard Sale	Sat, September 20	8 AM	CountrySide
Fall Fest	Sat, October 4	12 - 4 PM	Parkway
Winter Celebration	Sat, December 6	1 - 3 PM	Parkway Meeting Room

# EXPERT GUIDANCE, EXCEPTIONAL RESULTS!

Looking to buy  
or sell a home?



As your agent, I will anticipate your every need and provide you with expert guidance every step of the way. We are committed to giving home sellers the best experience and sale outcome. I will work with you to understand your goals and timing and recommend how to maximize your home's value. I will develop an individual marketing plan including paid staging, photography, print advertising, open houses, and more. From marketing to negotiating strategies, my team gets the deal done.

*-Your Favorite Countryside Realtor*



**JAMIE RICHARDS**

571-485-1671

JAMIERICHARDS  
@C21REDWOOD.COM





# Would you like to receive a Payment Booklet for 2026?

Please email  
[reception.cside@pmpbiz.com](mailto:reception.cside@pmpbiz.com) to  
put your address on the list!

(SIGN UP DEADLINE NOVEMBER 30<sup>th</sup>)

# LOUDOUN COMMUNITY CAT COALITION PINTS 4 PAWS

Raffle  
Baskets

Kitten  
Cabana

Music

Food  
Trucks

Face  
Painting

Vendors



Sunday, September 28<sup>th</sup>  
Noon - 4pm

Vanish Farmwoods Brewery  
42245 Black Hops Lane  
Leesburg, VA 20176

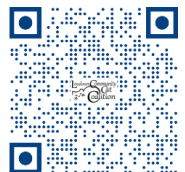
**\$30 Donation gets you  
a bag of goodies!**

Including a commemorative pint glass,  
drink discounts, raffle tickets and more!

**Pre-purchase your tickets online to be  
entered into an exclusive prize drawing!**

[www.loudouncommunitycats.org](http://www.loudouncommunitycats.org)

The Loudoun Community Cat Coalition is a non-profit 501c3 organization.  
All proceeds benefit community cats and kittens.

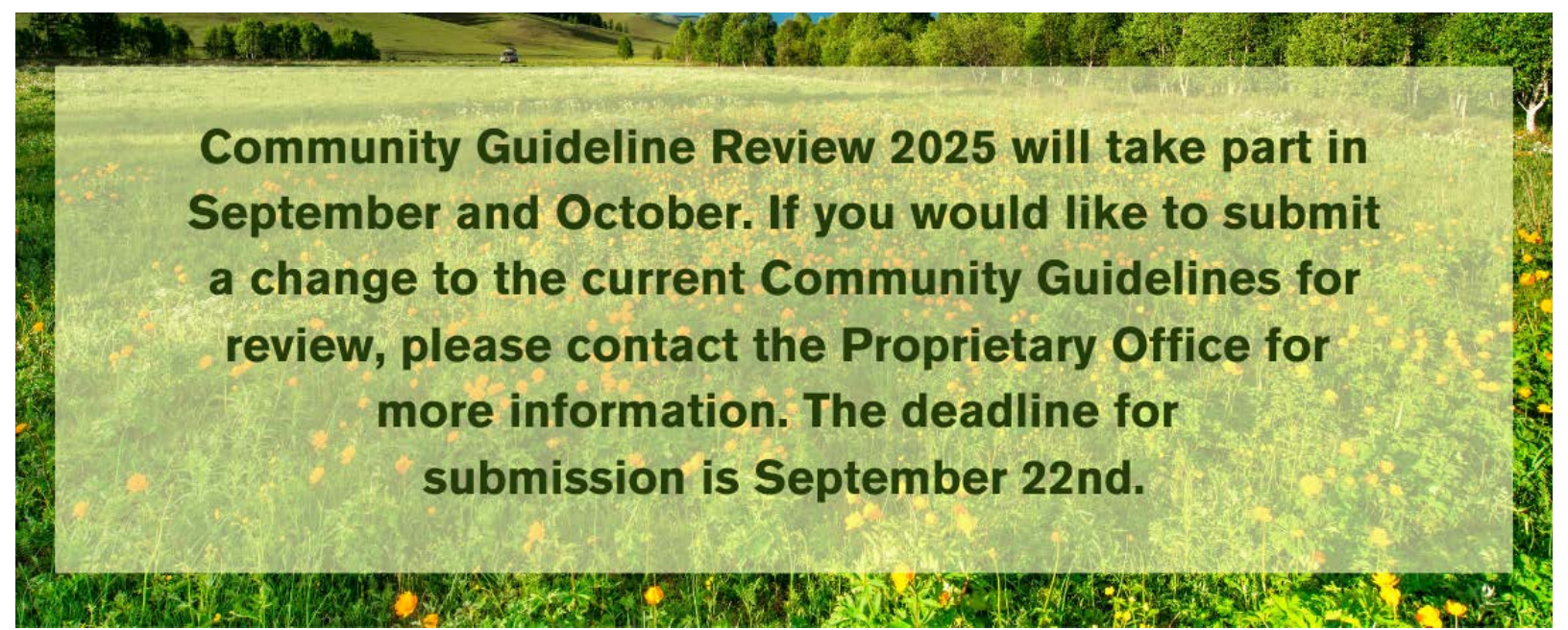




# VOLUNTEERS NEEDED!

CountrySide is looking for volunteers to fill vacancies in various committees and communities. Please see the list on page 31 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 31 TO SEE  
CURRENT VACANCIES!**



**Community Guideline Review 2025 will take part in September and October. If you would like to submit a change to the current Community Guidelines for review, please contact the Proprietary Office for more information. The deadline for submission is September 22nd.**



# **Loudoun Wildlife Conservancy's** **FALL NATIVE PLANT SALE**

**Saturday, September 13, 2025 9am-2pm**

**MORVEN PARK MAIN PARKING LOT  
SOUTHERN PLANTER LANE, LEESBURG**

- ✓ **Choose from a wide variety of native plants from FIVE local Native Plant Nurseries!**
- ✓ **Expand your knowledge with our "Native Plants for N. Virginia" presentations.**
- ✓ **Learn more about our local community partners in wildlife conservation**



**For more information: Check out [loudounwildlife.org](http://loudounwildlife.org)**

# CountrySide Reminders

## PARKING ENFORCEMENT ON VDOT STREETS

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

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

## SOLICITING IN THE COMMUNITY

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

## LOCK YOUR VEHICLES

*Notes from Loudoun County Sheriff*

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

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

# The Best Sleep Over Your Dog Will Ever Have

## Michelle's PetSitting

-  Overnight Dog Boarding in my Home
-  Full or Half Day Doggie Daycare
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-  Dog Walking



Luna & Boo

Located in Potomac Falls/Sterling Virginia

&

Serving All of Loudoun County

# 703-967-4003

## Text & Call



Michelle & Baxter



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- Plumbing/Electric
- Painting/Carpentry
- Flooring/Ceramics



**[escobarremodelingllc.com](http://escobarremodelingllc.com)**

# Did You Know?

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

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

Article VI, Section f1 of the Covenants states:

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

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

### ***You May Need a “Site Plat”***

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

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

### ***Are You Hiring A Contractor?***

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

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

# Did You Know?

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

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

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

**-And -**

### **Section: Notification Process:**

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

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

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



# 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





## Considering the Right Move?

As a Countryside 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 wondering where to begin.



**You've got this.** I'm here 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.**

**To start the conversation:**

→ **571-334-7966 cell. [MaryAnne.Carbone@Longandfoster.com](mailto:MaryAnne.Carbone@Longandfoster.com).**

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

Certified Full Service Professional Real Estate Agent & Realtor

**571-334-7966 cell.**

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703-433-9330 // [barakatortho.com](http://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.

**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. _____ |

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:**

Vacant

**COMMUNITY RELATIONS COORDINATOR:**

Maddy Thring  
maddyjt.cside@pmpbiz.com

**ADMINISTRATIVE ASSISTANTS:**

Ally Koehler  
allyk.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) or  
703-435-3800.

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

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

# Board of Directors



**BELMONT:**

**Vacant**

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



**FOXFIELD:**

**Vacant**

[Foxfield@countyside-va.org](mailto:Foxfield@countyside-va.org)



**MORVEN:**

**Roddy Dean**

[Morven@countyside-va.org](mailto:Morven@countyside-va.org)

**Treasurer**



**OAKRIDGE:**

**Penelope Francke**

[Oakridge@countyside-va.org](mailto:Oakridge@countyside-va.org)

**President**



**OATLANDS:**

**Dave Barrie**

[Oatlands@countyside-va.org](mailto:Oatlands@countyside-va.org)



**ROKEBY:**

**Kumar Sangaran**

[Rokeyby@countyside-va.org](mailto:Rokeyby@countyside-va.org)

**Secretary**



**WELBOURNE:**

**Fredrik Wallin**

[Welbourne@countyside-va.org](mailto:Welbourne@countyside-va.org)

**Vice President**



# 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
Pet Care	Marcy Holzrichter weekdays 9am - 12pm	804-933-3610

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



## Family Wealth Management

Jim Birks, CFP® & J. D. Birks, CFP®

Birks Financial is a family-run wealth management firm providing advanced tax planning and customized wealth strategies for families with \$2M-\$10M in retirement savings. After work you can find J.D. walking the trails with his dog around his home in Countryside.

[www.BirksFinancial.com](http://www.BirksFinancial.com)

703-481-6202

[service@BirksFinancial.com](mailto:service@BirksFinancial.com)

# 2025 COURIER ADVERTISING

## FOR MORE INFORMATION:

phone: 703-430-0715

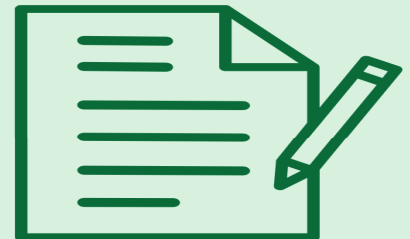
email: maddyjt.cside@pmpbiz.com

### 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



# 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 COUNTRYSIDE**

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

**WESTWICK COURT VILLAS**

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

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

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



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

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

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

**THE BEST TIPS FOR YOU PARKING IN COUNTRYSIDE**



**Townhouse Parking**

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

**Visitor Spots...**

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

**Towing**



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

**Commercial Vehicles**



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

**Other Prohibited Vehicles**



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

**Be Courteous!**



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

**THANK YOU**

**Use Your Assigned Spot**

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



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

# TRASH & RECYCLING COLLECTION

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

For large items or bulk pickups, please email your request to [hoa.nova@republicservices.com](mailto: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](mailto:hoa.nova@republicservices.com).  
**703-818-8222**

## Trash & Yard Waste Reminders

### USE A COVERED TRASH CAN

**CountrySide Regulations state:**

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

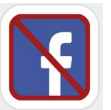
"Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any lot. Garbage, trash and other refuse shall be placed in covered containers."

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

### YARD WASTE HANDLING

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

**CountrySide Proprietary does not have an official Facebook page**



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

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

## VOLUNTEERS NEEDED! YOU CAN MAKE A DIFFERENCE!

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

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

**Current Vacancies: Belmont, Foxfield**

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

**Current Vacancies: Foxfield, Oatlands, Welbourne**

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

**Current Vacancies: Oatlands and Welbourne**

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

**Current Vacancies: Morven**

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

**Current Vacancies: Oatlands and Rokeby**

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

**Current Vacancies: Foxfield and Morven**

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

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

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

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

**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.**

**Vacant**  
**Design Review Coordinator**

**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.virginiaidot.org/default\\_flash.asp](https://www.virginiaidot.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**

**Ally Koehler**  
**Administrative Assistant**  
allyk.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**

# 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:

- 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).