

The Courier

'A COMMUNITY ON THE POTOMAC'
WWW.COUNTRYSIDE-VA.ORG

Inside this issue:
New Grounds & Facilities Manager
MokoPass (Amenities Pass) Guide
Spring Event Sign Up

COURIER VOL. 48 NO. 4 | April 2026

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Selling your home?

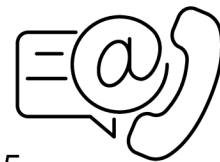
Resale Disclosure Packages are available through Community Archives.

marketplace.communityarchives.com

Please request/order the product called: Resale Disclosure Package – Email (VA) for the association: CountrySide Proprietary.

If you have any questions about the process or navigating the website, please contact Community Archives Customer Service at 833-HOA-DOCS (462-3627)

Contact Management



703-430-0715

21515 Ridgetop Circle, Suite 280
Sterling, VA 20166

Monday - Friday, 8 a.m. - 5 p.m.
CountrySide@legumnorman.com

Connect anytime through TownSq

Details on page 9!

WHO TO CONTACT:

Elizabeth Stulga
General Manager

elizabeth.stulga@legumnorman.com

Contracts, budget issues, dues,
personnel issues

Rafael Lugo

Grounds & Facilities Manager

rlugo@legumnorman.com

Grounds maintenance, mowing issues,
snow removal, amenities feedback

Profile on the next page!

Gabi Warwick

Community Relations Coordinator

gwarwick@legumnorman.com

Community events, the Courier,
website

Ally Koehler

Admin Assistant

akoehler@legumnorman.com

General inquiries, account inquiries &
assessments, TownSq activation

Bryan Neal

Grounds & Facilities Staff



Hello,
I'm Raf!

Raf Lugo joined the CountrySide Proprietary team in March as our Grounds & Facilities Manager. He brings nearly two decades of maintenance experience to the community, ranging from six years of active-duty military service, where he worked on Jeeps and Hummers, to apartment and commercial facility maintenance.

Raf values building strong relationships and takes pride in finding solutions that work for the entire community - both of which he sees as key to his role with CountrySide.

A DMV native, Raf enjoys cheering on local sports teams with his wife. He also enjoys bowling, with an average score between 140 and 145, and on the weekends, you'll likely find him barbecuing.

Please join us in giving Raf a warm welcome!

Trees: A Growing CountrySide Concern

The following applies only to trees on Proprietary-owned property. Trees on individual lots are the responsibility of the homeowner.

The Proprietary Office maintains an ongoing list of tree concerns from residents. Each week, our Grounds & Facilities Manager visits these locations with our tree vendor to inspect and determine the best course of action. A certified arborist may also be consulted for additional expertise.

Trees may be trimmed, removed, or monitored, depending on their condition. While some trees may look like they need to be removed, there are several reasons that may not happen: the overall health and stability of the tree, environmental considerations, replacement limitations, or whether the tree poses an immediate safety risk.

Once a month, our tree contractor then brings all the necessary equipment to the community to address approved projects.

If you have a concern about a tree in a common area, please don't hesitate to contact the Proprietary Office.



The 2026 CountrySide pool season begins Saturday, May 23! Get ahead of the curve by registering with MokoPass, CountrySide's digital amenities pass.

If you previously registered, please log in and update any necessary information before visiting the pools. If you have not yet created an account, please follow the instructions on the next page. You may also scan the QR codes below to access instructions in English or Spanish.

A valid MokoPass pass is required for pool entry. Residents may provide lifeguards with their name, phone number, or CountrySide property address to check in. Lifeguards and pool management staff cannot override your status if entry is denied. Any discrepancies or issues must be resolved with the Proprietary Office during regular business hours.

Additional details, including pool hours, rules, and guest pass information, will be available in the coming weeks. Please visit the "[Amenities](#)" page on our website to access this information at any time.

PLEASE NOTE: Only the primary homeowner for each CountrySide address should create a new account. Once that account is approved, the primary user is responsible for adding additional household members by opening the top-left menu, selecting "Pool Pass Request," and clicking "Add New Member."



English

Español



MokoPass Account Creation CountrySide Digital Pool Pass

ALL PROFILES MUST INCLUDE A CLEAR, UP-CLOSE PHOTO OF THE INDIVIDUAL TO BE VALID. PROFILES WITHOUT PHOTOS ARE NOT VALID.

Step 1. Ensure all documents are on file with the office

- **Owners** must file an Amenities Registration Form
- **Renters** need their current lease and a Residential Occupancy Form both on file with the office from the owner and for registration

Step 2. Visit <https://countryside.mokopass.com> to create account

- Click “Sign Up” button on bottom right half of homescreen
- Select the accurate response for Owner/Renter
 - **Owners** must enter their CountrySide address and last name
 - **Renters** must enter the Reference ID, acquired from owners
- Enter the required fields and click the “Sign Up” button at bottom of screen, which will prompt a verification message to be sent to your provided email
- Access your provided email to verify your MokoPass account and log in
- A tour may launch upon your first sign in. You may follow it or opt out
- Click on the “Pool Pass Request” on the left side menu, then click on the “Edit” pencil at the upper right. Complete the fields including your photo by clicking the top right edit button of the photo circle to upload your picture
 - **Use a DMV-style photo. Make sure the image is clear and close to your face. Do not use group photos, pictures of pets, or photos that include hats, sunglasses, etc.**
- Submit your profile for review by the office. Approvals or denials are sent to your provided email address.

Applications will not be approved without proper documentation and photographs. Accounts may also be rejected for outstanding violations or delinquent HOA dues. You can contact the office via TownSq with questions or concerns. You may also register for MokoPass in person by visiting the Proprietary office during regular business hours.

Please note that 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 on the CountrySide website, TownSq and MokoPass.

Join the CountrySide Waves and Ripples Swim Team!



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

THE COUNTRYSIDE RIPPLES:

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

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

Ripples practices will be weekday mornings starting June 16 and continue through late July. Prior to the season, evaluations will be conducted to determine into which group your child will be placed. More information regarding assessments will be available as the season gets closer.

THE COUNTRYSIDE WAVES SWIM TEAM:

This program is for experienced swimmers, ages 5 to 18, who are interested in swimming competitively. The team is a member of the Colonial Swim League which includes teams throughout Northern Virginia. We compete in four major swim strokes: freestyle, backstroke, breaststroke and butterfly. Swimmers must be able to swim freestyle and backstroke to join the Waves Swim Team. Our regular season begins immediately following Memorial Day on May 26 and ends in late July. (Practices are after school until June 12, then transition to morning practices.)

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

Online registration will open in early April at www.countrysidewaves.org



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

Learn to swim with the CountrySide Tides Swim Lesson Program!



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

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

All CountrySide residents in good standing are welcome to participate in our swim lessons.

Online Registration for Session 1 and/or Session 2 opens **Monday, May 4, 2026**

Session 1 June 15 – July 3

Session 2 July 6 – July 24

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

If you have any questions, please email
cswavesct@gmail.com

2026 Annual Inspections

At the request of your Board of Directors, members of the CountrySide Proprietary staff will conduct the Annual Inspection of all CountrySide neighborhoods. The inspection is performed with the intent of ensuring that the curbside appeal of the community is preserved.

Physical property inspections start in April. We will note any repairs homes need, as well as the general appearance of the property.

Some of the exterior areas that may need maintenance include:

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

Why do we have inspections?

We all want the highest appreciation of our home when it comes time to sell, and our neighborhoods can be a key factor in that decision. From our common areas to each specific home, we all can benefit from improvements. The Board of Directors asks for your support and understanding throughout the Annual Inspection process.

How you can prepare

Taking a few minutes to walk around your home now and address potential maintenance items can help ensure a smooth inspection process. Contact the Proprietary Office with any questions by emailing countryside@legumnorman.com or calling (703) 430-0715.

STAY CONNECTED THROUGH TOWNSQ



TownSq is more than just a payment portal - it's your one-stop-shop to connect with the CountrySide community and office. You can:

Connect

- Easily communicate with your neighbors, community management team and Board
- Access and update your account
- Pay online and review account balances any time
- Receive updated monthly tennis court codes

Collaborate

- Reserve and manage common areas and amenities
- Post community updates and announcements quickly
- Save time and reduce paperwork

Stay up to date

- Get up-to-date community news and events
- Receive status updates on your requests
- Schedule push notifications for upcoming projects and completed assignments
- Upload and access association documents whenever you need

To access community information, each homeowner must register for a TownSq login/account. Please use your resident account number (available in your coupon book or by request from the office) and zip code to register.

Download the app, visit townsq.io, or scan the QR code below to get started!





CONSIDERING THE RIGHT MOVE?

A Neighborly Perspective for Countryside Homeowners

As a fellow Countryside homeowner, I understand how much heart — and significant resources — you've poured into your home. It's *more than four walls*.

It's the backdrop to countless memories and one of your most meaningful financial investments.

If you're considering a thoughtful move *for your future*, I would be honored to guide you into your *next real estate chapter*.

From our first planning conversation through moving day, I'll be right beside you with clear guidance, *thoughtful strategy*, and a trusted team of top professionals — *all working together to champion your goals*.

Selling a home isn't just a transaction — it's a transition.

You deserve an experienced guide who truly cares about the outcome.

MARY ANNE CARBONE, REALTOR® © CFSP

Make this your BEST MOVE YET.

📞 571-334-7966

✉️ MaryAnne.Carbone@LNF.com

Home is where your story begins.

NANCY SORENSEN WILLSON LONG & FOSTER REAL ESTATE, MCMANUS, VA



2026 MONTHLY ASSESSMENTS

Single Family/Manor Homes.....	\$106.44
Townhomes.....	\$120
Villas.....	\$78

PAYMENT OPTIONS

PLEASE NOTE: The CountrySide Proprietary office no longer accepts payments in person or by mail.

Payment Form	Notes	Applicable Fees
Check or Money Order	Mail a check or money order using the statement provided with your coupons. <i>(Make payable to CountrySide Proprietary)</i>	No Fees
Associa Direct Debit	Sign up with the direct debit authorization form provided by the office or visit this link: https://forms.associa.us/team/ach/achdebitform <i>(This is separate from E-Check or Direct Debit via TownSq, which does have applicable fees. See below for details.)</i>	No Fees
Bill Payer	This service may be provided through your preferred financial institution.	Please verify with your financial institution
Credit Card	This service is provided through ATGPay via TownSq .	\$2.95 Convenience Fee plus 3.5% of total payment amount
E-Check or Direct Debit via TownSq	This service is provided through ATGPay via TownSq . <i>(This is separate from Associa Direct Debit, which does not have applicable fees. See above for details.)</i>	\$2.95 Convenience Fee

If you choose to mail checks, send them to:

CountrySide Proprietary
 c/o Legum and Norman Realty Inc.
 PO Box 105771
 Atlanta, GA 30348-5771



Calendar Highlights

**APRIL
25**

Spring Clean Up

9 A.M. - NOON

HELP KEEP COUNTRYSIDE LOOKING ITS BEST!

Trash and recycling bags, grabber sticks, and safety vests will be provided, along with designated cleanup areas. Volunteers can sign up individually or as a group—and if there's a specific area you'd like to help spruce up, let us know when you register!

Contact Gabi Warwick at

703-430-0715 or countryside@legumnorman.com

**MAY
2**

Spring Yard Sale

STARTS AT 8 A.M.

DECLUTTER, DISCOVER, AND DEAL-HUNT WITH NEIGHBORS!

Let us know if you want your home included on this year's Spring Yard Sale list! The deadline to register your address is Wednesday, April 29 at noon. The list will be published on the website the afternoon of Friday, May 1.

Contact Gabi Warwick at

703-430-0715 or countryside@legumnorman.com



FROM A LOCAL FLORAL STUDIO



SPRING WELCOME FOR COUNTRYSIDE
NEIGHBORS

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EVERY DAY AND
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AND BOUTONNIÈRE,
EASTER ARRANGEMENTS

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TINYHANDSBLOOMS@GMAIL.COM

Spring Shred & Paint Recycle

Saturday, May 9 9 AM - 12 PM Parkway Parking Lot
46020 Algonkian Parkway, Sterling, VA 20165

Paper Shredding

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



Paint Recycling



\$5 per can
Paint must be in original container
Cash, check, & card accepted

There is a five (5) box maximum per vehicle for paper shredding.

Plastic materials, binders, or x-rays cannot be shredded and should be removed prior to the event. Box removal is not included, so please plan on taking emptied boxes home.

Paint recycling is \$5/can (quart, 1-gallon, 5-gallon bucket). Wood stains, spray paint, and other HHWs are not accepted. Paint and cans can be in any condition.

QUESTIONS? Email countryside@legumnorman.com or call 703-430-0715

APRIL 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1 BOD Meeting @7:00 PM	2	3	4
5	6	7	8 HPR Meeting @7:00 PM	9 FAC Meeting @7:00 PM	10	11
12	13	14 NAC Meeting @6:30 PM	15 GRNDS Meeting @7:00 PM	16	17	18
19	20	21 FIN Meeting @7:00 PM	22 BOD Meeting @7:00 PM	23	24	25 Spring Clean Up
26	27 DRC Meeting @6:30 PM	28	29	30	1	2

MAY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1	2 Spring Yard Sale
3	4	5	6 BOD Meeting @7:00 PM	7	8	9 Spring Shred & Paint Recycle
10	11	12 NAC Meeting @6:30 PM	13 HPR Meeting @7:00 PM	14 FAC Meeting @7:00 PM	15	16
17	18	19 FIN Meeting @7:00 PM	20 GRNDS Meeting @7:00 PM	21	22	23 Pools Open
24	25 Office Closed	26	27 BOD Meeting @7:00 PM	28	29	30

*DRC meeting will be rescheduled

Help remove garlic mustard in Horsepen Run!



Garlic mustard (*Alliaria petiolata*) displaces and outcompetes native plants, and in North America there are no native insects or herbivores that feed on it. To prevent it from going to seed, it is best removed during March and April.

Residents are invited to help pull garlic mustard from Horsepen Run to make room for native species to flourish, including Virginia bluebells, spring beauty, bloodroot, and wild ginger.

Volunteer groups will meet on the following dates and times:

- Saturday, April 4: 9:30–11:30 a.m.
- Saturday, April 11: 9:30–11:30 a.m.
- Tuesday, April 14: 5:45–7:00 p.m.
- Saturday, April 18: 9:30–11:30 a.m.
- Tuesday, April 21: 5:45–7:00 p.m.

Anyone younger than 18 is welcome but must be accompanied by a parent, guardian, or certified leader.



Volunteers can register by scanning the QR code above.

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Full or Half Day Doggie Daycare

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703-967-4003

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MEETING SCHEDULE

COMMITTEES MEET VIRTUALLY
UNTIL FURTHER NOTICE

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

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

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

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

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

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

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

Visit www.countryside-va.org to access minutes
and agendas, as well as find links to join
meetings.

THE VILLAS AT COUNTRYSIDE

National Realty Partners
365 Herndon Parkway, Suite 106
Herndon, VA 20170

If you have any questions or concerns regarding
Villas property, condo fees, trash information, or
Villas community issues, contact Villas Property
Manager Karen Conoy 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 SITUATIONS
ONLY

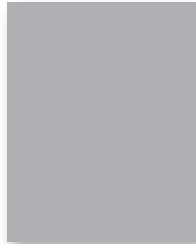
Note: CountrySide Proprietary cannot respond to
these calls.

Board of Directors



BELMONT:

Richard Bartsch
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
Secretary



ROKEBY:

Jim Krips
Rokeby@countryside-va.org



WELBOURNE:

Fredrik Wallin
Welbourne@countryside-va.org
Vice President

CALL FOR CANDIDATES 2026 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 2026. While it would be optimum to have the candidate reside in the **Foxfield** neighborhood, **it is not required**. 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 the neighborhood on the Board of Directors.

Every CountrySide homeowner in good standing is eligible and encouraged to participate. Please include a brief statement of your reasons for seeking appointment 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 who are in good standing (no past due assessments and no outstanding architectural violations) from the **Foxfield** neighborhood who support your candidacy. 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,

Elizabeth Stulga, CMCA™, AMST™, PCAM™
General Manager
elizabeth.stulga@legumnorman.com
(703) 430-0715



Board of Directors Vacancy for Foxfield

There is a vacancy on the CountrySide Proprietary 2026 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 CountrySide and would like to represent **Foxfield**, please consider applying to serve on the Board of Directors. Representing a neighborhood is 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 CountrySide. This statement will be published in a future edition of "The Courier." If you have any further questions, please feel free to contact General Manager Elizabeth Stulga at 703-430-0715 or via e-mail at elizabeth.stulga@legumnorman.com.

Name: _____

Address: _____

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

Signatures and addresses of owners of ten (10) properties who are in good standing from the Foxfield neighborhood who support your candidacy:

Name/Signature	Address
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____



FULL SERVICE LISTINGS
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OVER 70+ COUNTRYSIDE HOMES SOLD - AND COUNTING

Committed to Our Community. Focused on Your Success.



A STRATEGY THAT SELLS. EVERY TIME.

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- Proven preparation process to make your home stand out.
- Professional photography and staging that grab attention, and offers.
- Strategic pricing built on local and current market data.
- Maximum online exposure across the platforms buyers use most.
- Expert negotiation to protect your bottom line and profits.



YOU CAN EXPECT:

- Integrity guiding every interaction. I will always put your best interest first!
- Clear, consistent communication. You will never wonder where things stand.
- Real-time market updates to make sure that your home is competitive and seen.
- A reputation built on trust, follow-through, and exceeding expectations at every stage.
- A trusted guide who leads with clarity and calm, not pressure.

Don't leave your equity to chance. Partner with the agent who lives here, sells here and knows this market best - me!

Julie Bowman
REALTOR®

703.434.9027

Julie@NOVAHomeMarket.com

NOVAHomeMarket.com

CountrySide Resident for 22+years



PEARSON SMITH
REALTY



Committee Members

NEIGHBORHOOD ADVISORY COUNCIL

Liaison- Art Rodriguez

Belmont

Art Rodriguez

Barbara O'Connor

Louis Kaiser

Foxfield

Scott Simon

Elizabeth McMahon

Oakridge

Jeff Kretsch

Mike Sziende

Julie Young

Hadi Rashid

Oatlands

Ryan Michels

Rokeby

Al Zangrilli

Pat Bour

Janet Callum

Morven

Jonathan Breslow

Linda Lurie

Varun Sondhi

Blake Yanick

Adriana Andrade-Salgado

Welbourne

Diane Blunt

DESIGN REVIEW COMMITTEE

Liaison- Roddy Dean

Belmont: Rodney Collins

Foxfield: Monica Anderson

Morven: Will Vigil

Oakridge: Roy Weidner

Oatlands: Josh Klassen

Rokeby: Abdul Al Qassab

Welbourne: Charles F. (C.F.) Snyder III**

**denotes a representative currently serving as an alternate for neighborhoods other than their own. These positions are still considered vacancies. If a volunteer from the represented neighborhood steps forward, the alternate representative will transfer the position to that resident in accordance with Committee Charter Guidelines.

HORSEPEN RUN COMMITTEE

Chair- David Barrie

Belmont: Alys Jarvela

Foxfield: Jim Krips**

Morven: Adriana Andrade-Salgado

Oakridge: Taylor Couch

Oatlands: Vance Middleton

Rokeby: Aaron Emery

Welbourne: Bob Griesbach

FINANCE COMMITTEE

Chair- Roddy Dean

Belmont: Matt Miller

Foxfield: Allison Powell

Morven: Vacant

Oakridge: Jeff Kretsch

Oatlands: Dave Barrie

Rokeby: Ash Dean

Welbourne: Bob Griesbach

FACILITIES COMMITTEE

Chair- Penny Francke

Belmont: Tommy Jackson

Foxfield: Scott Simon

Morven: Frederick (Tres) Bassett

Oakridge: Amanda Boone

Oatlands: OJ Salgado**

Rokeby: Pat Bour

Welbourne: Vacant

GROUNDS COMMITTEE

Chair- Fredrik Wallen

Belmont: Christine Lucas**

Foxfield: Terri Hess

Morven: Ron McNulty

Oakridge: Mandy Miller

Oatlands: Raub Dakwale

Rokeby: OJ Salgado**

Welbourne: Diane Blunt

Help shape the future of CountrySide!

CountrySide is powered by people who care. We're looking for volunteers to fill vacancies in various committees and communities. Volunteers must be a homeowner in their respective community and in good standing to serve on committees. Your input, energy, and feedback can make a real impact.

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

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, 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 Vacancy: 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, Rokeby

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 (2 seats), Foxfield (3 seats), Oakridge (1 seat), Oatlands (4 seats), Rokeby (2 seats), Welbourne (4 seats)

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 Vacancy: Welbourne

Contact the Proprietary office for more information about becoming a CountrySide volunteer!



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Late Fee Forgiveness

The CountrySide Board of Directors offers late fee forgiveness for up to a maximum of six assessment interest changes/late fees.

Applicants must bring their assessment account current and sign up for Direct Debit/E-Check. Amnesty only applies after the first payment is made through these programs. Payments must continue those these methods for 9 months, or fees will be re-applied to your account.

Contact the Proprietary Office to sign up.

Payment Plans

There are two types of plans to help homeowners satisfy delinquent account balances:

Standard - Pay off outstanding balances in 10 months by adding 10% of that balance to your payment plans over 10 months. Direct Debit/E-Check payments are required.

Non-standard - Homeowners can suggest monthly payment amounts over a period of 9 months via check.

Both plans are subject to Board approval. Contact the Proprietary Office to apply.

REMINDERS FOR THE ROADS

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

Inoperable vehicles, abandoned vehicles, boats, trailers and recreational vehicles are also prohibited.

Each townhouse has two assigned parking spaces. Residents should park in their assigned spaces. **Visitor spots are meant for visitors.** A vehicle parked in any visitor spot in the same neighborhood three times in 30 days is in violation of Resolution 233 and is subject to towing. After a single towing, the owner is considered a chronic offender, and the vehicle is subject to immediate towing from any visitor spot.

DO NOT IGNORE a bright orange sticker on your vehicle. It may be a warning, or a final notice before towing.

Homeowners can call Al's Towing & Storage if their assigned parking space is occupied by a non-authorized vehicle.

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

Trash & Recycling Collection

Foxfield,
Morven &
Oatlands

If you live in...



Rokeby,
Welbourne,
Belmont &
Oakridge



Monday	Thursday
Trash & Yard Waste	Trash & Recycling

Tuesday	Friday
Trash & Yard Waste	Trash & Recycling

TRASH MUST BE IN A RECEPTACLE WITH A LID, PER COUNTRYSIDE REGULATIONS. DO NOT PLACE LOOSE TRASH BAGS OUTSIDE FOR COLLECTION. RECYCLABLES SHOULD NOT BE BAGGED. REPUBLIC CAN REFUSE TO PICK UP BAGGED RECYCLABLES.

Trash/recycling must be placed curbside before 7:00 a.m.
Please do NOT place trash in common areas.

Per Republic Services:

“If the contractor misses a stop, the contractor will go back and make that pick up the 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
703-818-8222

Yard waste handling:

- Brushes and limbs must be cut to 4 ft. lengths and bundled with twine in arm-full size bundles.
- Tree stumps and tree limbs larger than 6 in. in diameter and longer than 4 ft. will NOT be collected
- Put grass clippings and leaves in PAPER BAGS (no plastic bags) or in a container marked “yard waste”.

For large items or bulk pickups, please email your request to hoa.nova@republicservices.com. There is an \$85 fee for each item. Appliances are NOT accepted.

Need a helping hand? Call a neighbor!

Included on this list are CountrySide residents who offer services within our community. Interested parties should contact service providers directly to discuss availability and payment details.

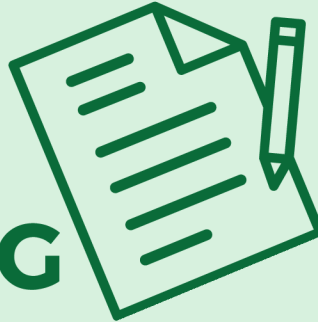
Please note that the Proprietary, its members, and the Board of Directors do not recommend or endorse any individual included on this list.

If you or your child would like to be added to the Neighborhood Services List, please email Gabi Warwick at gwarwick@legumnorman.com or call the Proprietary Office.

Service	Name	Phone
Babysitting/ Pet Care	Mateo Mitchell <i>available evenings & weekends</i>	571-334-2580
Pet Care	Nolan Mitchell <i>available evenings & weekends</i>	202-365-8471
Babysitting/ Pet Care	Lacie Martin <i>available weekends</i>	703-939-4681
Babysitting/ Pet Care	Arianna Martin <i>available weekends</i>	703-939-4596
Townhouse Mowing	Zack Daughtry <i>Mow No Mo</i>	571-277-6820
Pet Care	Julianne McNulty <i>available during the day</i>	703-203-9825
Babysitting/ Pet Care	Arielle Keating <i>available evenings</i>	719-394-6856

2026

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RATES PER ISSUE FOR NON RESIDENTS

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Submitted articles are the opinion of the author and do not necessarily reflect the opinions of CountrySide Proprietary, its members, or the Board of Directors.

For more information, contact
Gabi Warwick at
gwarwick@legumnorman.com
or call (703) 430-0715