

Volume I, Issue 3

Fall 2019

CELEBRATE FALL...



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Dulles Farms Community Leaders

ONSITE MANAGEMENT TEAM

Rachel Mancinelli, On-Site Manager
manager@dullesfarms.com

Hanna Kirby, On-Site Assistant
assistant@dullesfarms.com

Joe Curcio, Maintenance Technician / Covenants Administrator

BOARD of DIRECTORS

Tom Ward, President
June Roman, Vice President
Naresh Chaudhary, Treasurer
Brian Reagan, Secretary
Mark Riddle, Director at Large
Board@Dullesfarms.com

COMMITTEE CHAIRS

Communications— Petina Mooney

Covenants— Chris Mooney

Facilities—TBD

Finance— Barbara Labuskes

Open Space— Stefan Dunhem

Social— Mikki Ward

Adjacent Property Task Force— Giovanni Coratolo

Traffic Calming Task Force— Bruce Green & Kati Posey

Elections Ad-Hoc Task Force— June Roman

Upcoming Board Meetings*

2019 Annual Meeting

November 14, 2019; 7:00 pm
Buffalo Trail Elementary School
42190 Seven Hills Drive
Aldie, VA 20105

Westridge Clubhouse

- February 13, 2020
- April 9, 2020

Virginia Manor Clubhouse

- January 9, 2020
- March 12, 2020

*All Board Meetings Begin Promptly at 6:30p unless noted

Key Community Contacts

Westridge Clubhouse

25185 Chafee Circle
Aldie, VA 20105
703-542-7555

After Hour Emergency 855-477-2267

CAMP Corporate Management Office
Customer Service

8:30 AM – 8:00 PM Monday – Friday
DULFARMS@ciramail.com
855-477-2267

Emergency Fire / Rescue—911

Loudoun Co Sheriff (Non-Emergency) - 703-777-1021

Electric—NOVEC – 703-335-0500

Gas—Washington Gas – 703-750-1000

Telephone / Cable—Verizon – 800-483-4000

Water—Loudoun Water—571-291-7880

Miss Utility – Dial 811 in Virginia

President's Page

Welcome to the Fall issue of our Dulles Farms newsletter...does it seem like the summer months went by even faster this year than previous years, or is that just *my* perception? As your calendar fills with all the activities of Fall, it is also a very busy time for your Board of Directors and all of the DFCA standing committees. Here are several items of note:

- **Annual Meeting:** The most important meeting of the calendar year is the Dulles Farms Community Association Annual Meeting. This meeting is for the residents of Dulles Farms to conduct the business of electing Board members to serve our community for the next three years. While last year's annual meeting was well attended, we did not achieve the necessary attendees/proxy ballots, to hold the election per our governing documents. As a fully built-out community, it takes 90+ households to be present, to move forward with the voting process. See the related article in this newsletter and, additional information that will be included in the annual meeting information packet that will be mailed to your home.
The annual meeting also includes a recap of annual accomplishments and time for a general Q&A with the Board regarding the 2020 budget and any ideas or concerns you would like to share. Please mark your calendars to attend— November 14th at 7:00pm at Buffalo Trail Elementary School. I look forward to seeing you there!
- **Facilities Committee:** This Committee and CAMP are reviewing necessary pool maintenance before next year, and lessons learned over this season to prepare for the 2020 pool season! The facilities committee supports the Board in management of all of the community facilities such as the pool, gym, tot lots, basketball and tennis courts and clubhouses. The Board has asked the Facilities Committee to develop some plans for improving the décor in our Clubhouses. If you would like to participate in these discussions and have suggestions regarding the clubhouses, consider volunteering for this committee which is in need of volunteers, and drop by at their next monthly meeting.
- **Open Space Committee:** Proposal responses for the selection of next year's landscape contractor have been received. This is one of the largest contracts for our community, and the Board is looking forward to the committee's recommendation. This committee has been busy addressing community concerns and developing plans for community beautification. The next phase of landscaping improvements has been approved. Watch for enhancements at both the Mattingly entrance and Seven Hills entrance in the coming weeks. If you are interested in shaping the direction and focus of Dulles Farms Open Space activities, volunteer for this committee.
- **Social Committee:** Our 5th Annual Fall Fest is Saturday, October 12th. This is our biggest community event. I hope you can stop by for some good food, live music, games for the kids and good company. If you enjoy planning events and collaborating on fun activities throughout the community—join this committee by volunteering.
- **Finance Committee:** This Committee has been working hard to finalize our 2020 budget. Our updated Reserve Study for 2019 and a new landscape contract will inform their work and assure that our monthly assessments will continue to provide a solid financial foundation for Dulles Farms. If you have a financial background and want to help manage the Community's finances, consider volunteering for this committee.
- **Covenants Committee:** This Committee is wrapping up their busy season while simultaneously revising the Unified Standards for the community. If you are interested in ensuring that Dulles Farms maintains its curb appeal while increasing property values, this committee is in need of your support—volunteer!

I have one request for everyone, as your President. Please insure that your household is counted toward quorum at our Annual Meeting – either come to the meeting, vote early at the “Meet the Candidates” events in October, or record your “proxy” for quorum using the new software.

As this is the last issue of the Neighborhood Roundup for 2019, on behalf of your Board, we would like to wish everyone happy holidays. Thank-you for making Dulles Farms, *Home!*

Tom Ward, President

Rock the Proxy—Let Your Voice Be Heard at Annual Elections

Annual Meeting / Election - As a homeowner in the Dulles Farms Community Association (DFCA), you have a right to participate in electing Association Board members. This year, we have 3 Board seats open to be filled and nominations for Board Candidates is open until October 7th. Information about candidate nominations was shared with all residents in both email and postal service.

DFCA provides all homeowners with a minimum of 30 days' notice of the Dulles Farms annual meeting where voting on important matters including Board elections takes place. This year, the Annual Meeting is scheduled for:

November 14th at 7pm (Registration begins at 6:30p)

Buffalo Trails Elementary School

42190 Seven Hills Drive, Aldie, VA

If you are unable to attend the Annual Meeting, you still can vote. Simply cast your vote – at one of the Meet the Candidate Events or by Proxy. Your vote in the selection of Board Members shapes the direction of the community.

Quorum – A quorum is the minimum number of homeowners who must be at the annual meeting before business can be transacted. Our bylaws tell us what that minimum number is for our association – 90.

It's relatively low, but we still have a tough time reaching this number. This is a common problem in many associations. Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This costs DFCA money and creates additional work. Achieving a quorum at a second meeting, since we couldn't meet quorum the first time, is even harder.

So, why bother to try again? Because the Board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, Board Members are elected, and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no decisions. This means the current Board of Directors will have to continue serving until an election can be conducted.

Good news: You can be “at” a meeting and across the country at the same time by signing a proxy! A proxy is how you assign your vote, in writing, to another person. Proxies count toward the quorum, so they're very important to the association.

Proxies – We have an election coming up, and even if you're unable to attend the membership meeting and election, you can still vote by proxy. Proxy voting is a form of voting where you may delegate your voting power to a representative to enable a vote in absence. There are two (2) types of proxy voting

- **Instructed Proxy** is where you are casting your vote as an absentee for particular candidates running for the Board. In this case, the proxy directly controls the outcome of the vote.
- **Uninstructed Proxy** is where you are not designating the candidates whom you wish to vote for. In this case, a member of the Association will vote on your behalf. An uninstructed proxy is an act of trust on your part. It allows the proxy holder, who isn't legally bound to vote as you might have, to vote as he or she deems appropriate.

We ask you to complete a proxy form, even if you plan to attend the meeting. That's just in case something comes up that prevents you from attending. When you do attend the meeting, your proxy will then be returned to you.

Because proxies are so important to achieving a quorum, you may find us knocking on your door, or even stopping you in the common areas asking you to sign a proxy form. We'll go to great lengths to achieve a quorum. Without it, we can't do business, and eventually that affects you. Check with our community manager manager@dullesfarms.com, or stop by the Westridge Clubhouse during business hours if you have questions on how to cast a proxy ballot.

Memo From Management

Welcome Autumn! This is my favorite time of year. I am looking forward to the beautiful show of colorful leaves we will see along the many miles of paths that wind through our Tree Conservation areas. We hope you will take advantage of strolling along these breathtaking trails in the coming months. Don't forget about Fall Fest which will take place on October 12th at the Westridge Community Center. It is sure to be a fun filled day for the whole family. One of my passions in this industry is to be part of developing a deep sense of "neighborhood" among the residents and our Fall Fest is a perfect example of this.

Another way to show your neighborhood spirit is to get involved in shaping the future of Dulles Farms. October and early November are extremely busy including the work involved with preparing for our Annual Meeting and Election. This year will be busy with three seats open for the Board. Be sure to check your mail in the coming weeks for more information about this important meeting. A list of candidates and their statements will be included. You will also be able to Meet the Candidates on October 23rd at the Virginia Manor Clubhouse and again on October 29th at the Westridge

Clubhouse. Please join us. In the meantime, we hope you will consider joining a Committee or even running for the Board!

October is also the month of every year where our Finance Committee undertakes extensive budget preparations to have a final operating budget ready for the Board of Directors to review and approve. The process is now in full swing for the 2020 budget. All residents are encouraged to attend any or all Finance Committee and Board meetings to see first-hand how the budget is put together. Once approved a copy of the final budget will be mailed to all members in November. If you would like to learn more about the budget process, do not hesitate to contact us.

We hope that your Holidays are filled with warmth of family and friends. It continues to be our delight to serve all of you and we hope you have a wonderful rest of the year. As always, we are happy to help answer any questions or address any issues that you may have. Please feel free to stop by the office or give us a call!

Rachel Mancinelli, CMCA, AMS
On-Site Community Manager

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GAMES

BEER & CIDER GARDEN

FOOD

INFLATABLES

TRAIN RIDES

MECHANICAL BULL

CORN HOLE TOURNAMENT In order to sign up
for a time slot: email mikkiward@dullesfarms.com

We are collecting items for the Dulles Food Pantry.
If you contribute with any of the following items,
you will receive an extra raffle ticket.

Canned Chicken
Canned Tuna
Popcorn
Canned Tomato
Pasta Sauce
Tomato Paste

Shaped Pasta
Pancake Mix
Granola Bars
Jelly
Baby Food
Baby Formula

Canned Vegetables:
Potatoes, Mix, Carrots
Toothpaste
Shampoo/Conditioner
Deodorants
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National Night Out—Thank You!

America's national night out against crime was held on August 6th. This year, the Dulles Farms Association held our first National Night Out at Virginia Manor clubhouse bringing local crime prevention professionals and safety personnel together with the members of our community.

We would like to extend a special thanks to members of the Dulles Farms Social Committee who coordinated this successful event. Another special thank you goes out to our new neighbors from Loudoun County Fire and Rescue— Kirkpatrick Farms Fire Station 27 and members from the Dulles South Safety Center. And we can't forget Bach 2 Rock who donated the music for our event, along with the PTA from Buffalo Trails Elementary School for supporting the "No Bullying" campaign.

We look forward to this becoming an annual event for our community!



Traffic Calming In Our Community

Dulles Farms residents have long expressed concerns about the increasingly-prevalent problems of cut through traffic (which will increase with continued nearby development outpacing improvements to Brad-dock Road), excessive speed, and unsafe/distracted driving on neighborhood streets.

The Traffic Calming Task Force formed in June of 2018 and has been extremely methodical and meticulous about researching and implementing each step of the traffic calming process to ensure the optimal outcome for the Dulles Farms Community. We are working with the Virginia Department of Transportation (VDOT) and Loudoun County's Department of Transportation and Capital Infrastructure (DTCI) as well as staff from the Loudoun County Board of Supervisors (BOS) to study and ultimately implement solutions to these problems.

VDOT conducted traffic studies and determined that these Dulles Farms 'main thoroughfares' qualified for traffic calming measures:

Virginia Manor/White Oak Crest: Royal Hunter Drive, Lennox Hale Drive, Racing Sun Drive, and Success Drive (*Winning Glory Drive was studied and did not meet minimum requirements for traffic calming measures*)

Stratshire/Westridge: Great Berkhamsted Drive

The Task Force researched the issue extensively and reached out to nearby communities that recently worked with VDOT and DTCI, such as Ashburn Farm and South Riding, to learn as much as possible about potential solutions. We then surveyed the community electronically the week of Monday, March 25th. This resulted in a statistically significant sample of thoughts from residents on speeding, cut through traffic, and potential calming measures. The results of the survey, along with extensive analysis and summary of comments with our suggestions was sent to our contact at

the DTCI.

DTCI met with VDOT to study our streets further and create a comprehensive traffic calming plan for each neighborhood. They recently met the Loudoun County BOS office, Dulles Farms Traffic Calming Members, VDOT, and DTCI to go over the plan. Final adjustments are currently being made to the plan.

Once a plan is finalized, community meetings will be scheduled to present these plans, explain them in detail, and field any questions or concerns residents may have. We will also explain the ballot process that will immediately follow. These meetings will be crucial in preparing residents for the ballot process, and will be well publicized.

The ballot process will involve mailed letters and ballots to each resident. There will be separate ballot

processes for Virginia Manor/White Oak Crest and Stratshire/Westridge. Each traffic plan requires the approval of a simple majority of residents. In addition, any potential speed humps/signage would require the signatures of adjacent homeowners if applicable.

If the plan is approved, the BOS will need to approve funding prior to installation of any measures by VDOT. We are confident that the BOS will be supportive of funding measures desired by the community. Any installation of traffic calming measures that are approved/installed will not have any cost to the homeowners and will be maintained by VDOT.

This process is far more involved and complicated than any of us had imagined, and we have learned a great deal along the way. We appreciate your patience. Below are some frequently asked questions about traffic calming. If after reading these FAQs you have further input or questions regarding our efforts, please don't hesitate to reach out to us at dulles-farmtrafficcalming@gmail.com.



Traffic Calming—Frequently Asked Questions...

I never got to take the survey you mentioned! Why is this the first I'm hearing about any of this?

We sent out the link to the survey electronically on Monday, March 25th. If you wish to be added to the community listserve to get important updates about Dulles Farms community, please contact manager@dullesfarms.com.

Why is this taking so long? When will it be done?

There is a great deal of bureaucratic formality and many steps to the process, and each one involves scheduling challenges as it is a large undertaking involving many parties. We are moving through this process as efficiently as we can. When we have a date, the community outreach meetings will be publicized well in advance.

What is the difference between a speed hump and speed bump?

Speed bumps are much shorter and thus less gentle, requiring a very drastic reduction in speed to traverse (ex: Gum Spring Library parking lot.) Speed bumps are NOT in consideration for Virginia Manor. Speed Humps are much wider and more gradual. They are accompanied by a 15MPH sign and require a less drastic reduction in speed to traverse. They are designed to be safely taken at the posted speed limit. While they are a divisive issue, studies show that they are the most effective common traffic calming measure, reducing speeds 8-10mph on average. Speed humps ARE in consideration for addressing speeding and deterring cut through traffic in Dulles Farms.

Wouldn't speed humps be problematic for first responders and snow removal?

We recently reached out to the Loudoun County Sheriff's Office to inquire about police/fire/rescue opinions regarding the cost/benefits of speed humps as a potential traffic calming measure. Their response was that "The LCSO will get to calls for service with care and urgency regardless of road conditions or speed mitigation devices," and they "do not discourage neighborhoods from installing speed humps." Snow removal on VDOT roads is completed by VDOT. They install and maintain humps on these roads and thus are responsible for and capable of navigating snow removal..

There are costs and benefits to any undertaking, and all parties involved are weighing them carefully, as we know Dulles Farms residents will when eventually filling in their ballots on the traffic calming plan. We believe the possibilities of preventing tragic accidents- particularly by our bus stops and tot lots- as well as a reduction in cars using our streets as bypasses, make humps worthy of our community's consideration.

I hate speed humps. Why can't we simply put in more stop signs?

Stop signs have recently been eliminated by VDOT as traffic calming measures. Numerous careful studies have found that drivers are far less likely to obey stop signs they see as unnecessary, which creates a dangerous scenario for pedestrians or other vehicles who assume a car will stop when they in fact will roll through it instead. The installation of stop signs on VDOT roads thus have very different, stringent requirements now.

The Ashburn Farms community proved to be an illuminating example of why VDOT does not include stop signs as traffic calming due to safety concerns. They have been through the traffic calming process twice- once in 2014 which resulted in additional stop signs, and then they had to go through the process in its entirety again in 2018 to replace added stop signs with a hump when the stop signs proved problematic/ineffective for those residents.

Can I put signs in the road to slow cars down in the meantime?

Please note that 'children playing' signs can be placed by your driveway while kids are out playing, but placing them IN the street is NOT actually legal or safe. VDOT has asked us to convey that these signs can and have caused injuries in the past and homeowners who place such signs in the road are liable for injuries when they occur.

What about crosswalks? We have trails and parks and no crosswalks to access them more safely.

We have inquired about crosswalks and even the possibility of including a raised crosswalk in the traffic calming plan, but crosswalks involve a separate process from traffic calming.... The short version is 'we are looking into it.'

How can I help?

When we are ready for the community meeting and ballot process steps we will need many volunteers to help ensure this process runs as smoothly as possible. If you would like to help us out, please send your contact information to dullesfarmstrafficalming@gmail.com. In the meantime, model safe driving, please continue to be cognizant of your own speed, and put away cell phones while driving.

Community Volunteers— We Need You!

There are many ways you can contribute your time and talents to improving our community whether you want to provide ongoing participation or for a few hours. While we need volunteers for all committees, **we especially need resources for Facilities, Finance and Covenants Committees.** Thank you for supporting the community.

Communications Committee

Focus on improving the information flow across the community to reach as many homeowners and residents as possible. This committee evaluates communication mechanisms and the various types of communication required, such as emergency updates, and updates from the Board or Management.

- Petina Mooney, Communications Chair

Covenants Committee

Advise and assist the Board in monitoring and enforcing compliance by owners and residents with the Association Governing Documents. This includes reviews and approvals of designs, applications, and identifying covenants violations. This committee promotes homeowners property value across the community through consistent application of guidelines.

- Chris Mooney, Covenants Chair

Facilities Committee

Assist the Board in managing the facilities throughout the community, to include selection and oversight of the pool contractor, oversight of swim team activities, maintenance and operation of the tennis courts, basketball courts, tot lots, gym facilities and clubhouses..

- TBD, Facilities Chair

Finance Committee

Maintain association finances, and assist the Board in fulfilling the financial oversight responsibilities. Review month end and year end financial statements and provide Board a recommended annual operating budget. Review reserve and investment strategies to advise the Board ensuring money is allocated efficiently.

- Barbara Labuskes, Finance Chair

Open Space Committee

Advise and assist the Board in making enhancements to the existing common areas and propose solutions to open space and environmental concerns identified throughout the community. Develop multi-year plans for facility and grounds maintenance and enhancements to improve the Dulles Farm common areas.

- Stefan Dunhem, Open Space Chair

Social Committee

Provide recommendations to the Board regarding community events and activities. They do the planning, scheduling and managing of special events / activities. The committee hosts a wide variety of events each year, for example: Spring Fling, Family Pool Party, Fall Fest, Winter Blast, Bingo, Game Night and many others.

- Mikki Ward, Social Chair

Traffic Calming Task Force

Evaluate options to address safety concerns regarding speeding traffic in targeted areas in the Dulles Farms community working with VDOT and Loudoun County.

- Bruce Green, Traffic Calming Co-chair Westridge
- Kati Posey, Traffic Calming Co-chair VA Manor

Adjacent Property Task Force

Stay current on proposed changes to the property surrounding Dulles Farms. Assess impacts to the community and provide recommendations to the Board. Engage with local government organizations to facilitate discussions of alternatives where appropriate.

- Giovanni Cortolo, Adjacent Property Chair

Contact assistant@dullesfarms.com for more information or if you are interested in volunteering.



Protect Your Identity During the Upcoming Holidays

Identity theft is a problem any time of the year. But, while consumers are focused on giving during the holidays, crooks are focused on taking. If there's one thing consumers don't need, it is dealing with identity theft during the holidays. The National Foundation for Credit Counseling (NFCC) offers the following tips to help consumers protect themselves during the busy holiday season:

- ✿ Be aware of your surroundings. Sidewalks and malls will be crowded and shoppers will be distracted—the perfect combination for a pick-pocket. If someone bumps into you, don't assume it was an accident. Women should clutch purses closely at their side or in front of them with the wallet hidden at the bottom. Men should stow wallets in an inside coat pocket.
- ✿ Don't carry large sums of cash. Charge your purchases or use a debit card. Just remember that credit cards offer some protections that debit cards don't. When you use a credit card, you can dispute a purchase before paying for it. With a debit card, the money is removed from your account at the time of the purchase. A thief can wipe out your checking or savings account before you ever realize the theft has taken place.
- ✿ Guard your PIN number at the ATM. Be aware of anyone lurking around the ATM, and if someone is standing too close, simply ask him or her to step back. Thieves can also install devices that read your information at the ATM without you knowing it. If you notice anything unusual about the ATM, use a different one, and report what you've seen to the bank.
- ✿ Don't let your credit card out of your sight. Unscrupulous clerks or waiters can copy your card information or swipe your card into a second card reader and later make a new credit card for themselves. Worse yet, they can sell your information to an organized crime ring.
- ✿ Lighten your wallet. Remove anything from your wallet that you don't absolutely need to have with you. That way, if someone is successful in stealing it, they won't get as much. Never carry your Social Security card with you but check other cards that might use your SS# as an identifier. If you're not going to be using your checkbook, leave it at home.
- ✿ Make copies of your credit cards. Copy both sides of all your cards. If you lose your wallet, you'll have easy access to all your account numbers and phone numbers, allowing you to alert your bank immediately.
- ✿ Keep up with all receipts. Not only will you need them to make returns easily, but crooks are very interested in stealing the information they contain. Never stuff the receipts into your car visor or leave them exposed in any way.
- ✿ Open your credit card statements as soon as they arrive. Check the bill for any unauthorized purchases. Even better, keep a watchful eye on your accounts by going online and reviewing your accounts each week. If you notice anything out of the ordinary, report it immediately to your bank. Doing so will likely remove any payment responsibility you might have for fraudulent purchases.
- ✿ Secure all personal information even while at home. Unfortunately, many times an ID thief is someone we know. During the holidays, you may have guests in your home. Remove temptation by putting personal information out of sight.
- ✿ Consider signing up for a credit monitoring service. Such services alert you via email anytime there is an inquiry or other activity to your credit report. In other words, if someone tries to open an account in your name, you'll know about it. Such services are offered by all of the major credit reporting bureaus and could be money well-spent.
- ✿ Order your credit report. Consumers are allowed one free credit report every 12 months from each of the three bureaus. Order a report now from one bureau and order another one in January from a different bureau. This will give you a good snapshot of activity and will alert you to anything unusual.

In spite of all your efforts, if you are victimized by ID theft, contact an NFCC Member Agency for help. Their certified counselors can walk you through the steps to recovery. To find the agency closest to you, dial (800) 388-2227, or go online www.DebtAdvice.org.

Adjacent Property—A Reality...

Edward T. McMahon stated, “Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”

The Dulles Farms Board created the Task Force on Adjacent Property two years ago in order to address zoning and building that could impact the character of our neighborhood. We have had a major impact in shaping the future of our community. Here is an update:

Whitman South (Van Metre's retail center on the SE corner of Gum Springs and Braddock). The rezoning will likely be approved in November to allow for a Lidl grocery store, a gas station with car wash, an auto repair center, a fast food restaurant and (reportedly) a veterinary hospital.

The Good. We successfully eliminated the proposed Sonic and were able to convince Van Metre to move the other fast food away from our Lennox Hale entrance. They also agreed to move the gas station from in front of our townhomes back to its originally approved location near the grocery store on the corner. Van Metre also indicated they would increase the berms around the perimeter an extra foot, lower the lighting from 25' to 20' and promise to mow the Gum Spring Road median.

The Bad. Van Metre met their 50% open space requirement by counting the extensive ponds in rear of the center. They only provided the minimum 20% landscaped open space throughout the center and refused our request to provide any irrigation in order to keep landscaping green and living.

Also, the auto repair center is still located directly across from our Virginia Manor entrance even though this land bay could be easily redesigned to be more aesthetically pleasing without compromising functionality.

The Ugly. Despite a traffic controlled intersection at Lennox Hale, the plans currently allow patrons to make a left-hand turn to travel south on Gum Spring at an uncontrolled exit a short distance away. Misjudging the heavy traffic volume on Gum Spring may result in increased accidents.

Even though Van Metre is using their clout to rezone the land, they intend to immediately subdivide the entire retail center for sale to the five end-users. This accounts for the centers awkward strip center-like design, mismatch of uses and lack of community focused features. The long-term future of the center will be driven by the self-interests of five owner occupied enterprises rather than the oversight of a single competent management company.

Braddock Springs (The proposed mixed use project on the SW corner of Gum Springs and Braddock). We regret to announce that after two years, Peterson has decided to abandon plans to move forward with there first class proposal that Dulles Farms Community Association supported. Reportedly, the currently property owner feels that an all-commercial center will command a higher price despite the fact that we were successful, thanks to Supervisor Buffington, in changing this parcel to mixed use in the new comprehensive plan.



Whitman South Illustrative Site Plan



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Winter Pet Safety

We love our pets, so keeping them safe in the wintertime should be a top priority. Some friendly reminders on how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.

Beware of sidewalk ice melt and road salt. Pets' paws are extremely sensitive, so prolonged exposure to these products can be problematic. If you walk your dog regularly in areas where ice melt and road salt are used during inclement weather, wipe the underside of paws with warm water and a clean towel when you get back inside. Doing so also eliminates risk of ingestion if your pet licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding.

Bring pets indoors. Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check your local weather daily and limit your dog's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

Bundle them up! When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Your local pet store should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

Keep your pet active and out of trouble. During inclement weather when you can't make it outside with your dog, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your dog keeps them engaged and happy, and ensures no bad behavior caused by boredom.



Slow Down: Back to School Means Sharing the Road

Article adapted from the National Safety Council

School days bring congestion: School buses are picking up their passengers, kids on bikes are hurrying to get to school before the bell rings, harried parents are trying to drop their kids off before work. It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school.

If You're Dropping Off—Schools often have very specific drop-off procedures for the school year. Make sure you know them for the safety of all kids. The following apply to all school zones:

- Don't double park; it blocks visibility for other children and vehicles
- Don't load or unload children across the street from the school
- Carpool to reduce the number of vehicles at the school

Sharing the Road with School Buses—If you're driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children.

- Never pass a bus from behind – or from either direction if you're on an undivided road or if it is stopped
- If the yellow or red lights are flashing and the stop arm is extended, traffic must stop
- The area 10 ft around a school bus is the most dangerous; stop far enough back to allow for enter/exit the bus
- Be alert; children often are unpredictable, and they tend to ignore hazards and take risks

Sharing the Road with Young Pedestrians—According to research by the National Safety Council, most children who lose their lives in bus-related incidents are 4 to 7 years old, and they're walking. They are hit by the bus, or by a motorist illegally passing a stopped bus. A few precautions go a long way toward keeping children safe:

- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection
- Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas
- Don't honk or rev your engine to scare a pedestrian, even if you have the right of way
- Never pass a vehicle stopped for pedestrians
- Always use caution to avoid striking pedestrians wherever they may be, no matter who has the right of way

Dulles Farms Neighborhood Roundup Advertising Information for 2020

We are now selling space for advertisements in our calendar year 2020 newsletter to offset the cost of production. This newsletter will be produced on a quarterly basis. In an effort to offset production and printing costs, we are looking for businesses or organizations interested in advertising in the *Dulles Farms Neighborhood Roundup Newsletter*. Advertising in the *Neighborhood Roundup* is a cost-effective way to reach 1786 households in Loudoun County. The more you advertise, the less you pay (see rate table below). For more information about advertising contact: Newsletter@DullesFarms.com

| 2020 Advertising Rate Table | | | | |
|------------------------------------|----------------|-----------------|-----------------|-----------------|
| Ad Size | 1 Issue | 2 Issues | 3 Issues | 4 Issues |
| Full Page | \$375 | \$675 | \$957 | \$1,200 |
| Half Page | \$220 | \$400 | \$560 | \$705 |
| Quarter Page | \$140 | \$250 | \$357 | \$450 |

| Advertising Deadline Dates | | |
|-----------------------------------|----------------|-----------------|
| Issue | Booking | Material |
| Feb | Jan 3 | Jan 10 |
| May | April 3 | April 10 |
| Aug | July 3 | July 10 |
| Nov | Oct 2 | Oct 9 |

Scuttle From Our Schools...



Buffalo Trail Elementary School

November 6 - PTA Meeting
 November 16 - Vendor Fair
 December 2 - 7 - Holiday Shop
 January 8 - PTA Meeting
 January 24 - International Night



Goshen Post Elementary School

October 7 - PTA Meeting
 October 16 - Spirit Night Manhattan Pizza
 October 18 - Fall Festival
 October 21 - Principal Coffee
 October 28 - Book Fair Begins
 November 1 - Spirit Night Fitness Equation



Mercer Middle School

October 21 - PTSA Meeting
 October 21- 25 - Spirit Week
 November 11 - PTSA Meeting
 November 13 - Picture Day Makeup Day
 November 13 - Bingo Night
 December 9 - Candy-gram Sales Begin



John Champe High School

October 7– 11 - Spirit Week
 October 12 - Homecoming Dance
 October 30 - Partners for Safe Teen Driving
 October 30 - PTSA Meeting
 November 20 - PTSA Meeting

LCPS Upcoming Days Off...

- October 14—Columbus Day Holiday
- October 28—Teacher Workday
- November 4-5 Teacher Workday
- November 27-29 Thanksgiving Holiday



- December 23—January 5 Winter Break
- January 20—Martin King Jr. Holiday
- January 21—Moveable Holiday*

*date subject to change

Winter Home Maintenance

It's that time of year—you're exchanged your swimsuit and flip-flops for sweaters and scarves just in time to roll up your sleeves and prepare you home for cooler weather. As we watch summer fade into the sunset, fall is the time to prepare for winter. Cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done and tackle the time-sensitive tasks first. Here's a simple checklist to help you get a jump on winter.

Indoor Winterizing:

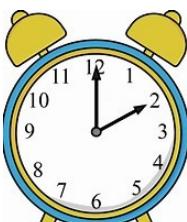
- Schedule appliance check-ups – HVAC, air ducts and water heater
- Examine doors and replace weather-stripping as needed
- Examine window caulking and reseal where needed
- Examine and repair vents where needed
- Remove items near heat vents
- Place nonskid runners or door mats outside to help keep water, sand and salt out of the house
- Don't forget the attic- check for roof leaks, and insufficient insulation

Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs or block light
- Over-seed lawns and spread winter fertilizer to provide a green lawn come spring
- Examine outdoor handrails and tighten if needed
- Turn off electrical breakers for outdoor equipment
- Close hose bibs
- Clean out gutters and downspouts
- Clear yard drains

Assemble and refresh winter supplies:

- Batteries
- Flashlights
- Sand
- Snow shovels
- Antifreeze
- Windshield washer fluid



REMINDER –

Daylight Savings Time
Sunday November 3rd at 2:00am
Turn Your Clocks Back



**INTEGRATED
INSURANCE
SOLUTIONS**

PERSONALIZED SERVICE
 Our customers are our top priority. We deliver nothing less than a world-class customer experience. We understand exactly what your needs are, allowing us to personally tailor our services to provide the best solution to your unique lifestyle.

CONTINUED SATISFACTION
 With nine locations on the East Coast including Virginia, Maryland, South Carolina, and Georgia, IIS is licensed and qualified to provide insurance in 42 states.
 Our goal is to find the perfect insurance plan for you that functions within your budget and addresses all your specific concerns.
 Let us help you insure your future using our five-step process:

-  **DISCOVERY**
 Finding your needs.
-  **DIAGNOSTIC**
 Determine where we can step in.
-  **DESIGN**
 Create a plan tailored for you.
-  **DELIVERY**
 Receive service you can depend on.
-  **DEPENDABILITY**
 Stay protected and informed with IIS.

SOLUTIONS
WE OFFER FOR YOU:

| | |
|---|--|
| COMMERCIAL INSURANCE Commercial Auto Cyber Liability Management Liability Workers Compensation General Liability Professional Liability Bonds | EMPLOYEE BENEFITS Group Health Group Dental Group Vision Group Disability Group Life HR Resource Solution 401K |
| PERSONAL INSURANCE Auto/Motorcycle/Classic Condominiums Homeowners Life Personal Umbrella Renters Boat/Personal Watercraft Builders Risk Vacant Properties | FINANCIAL PLANNING Retirement Investments College Funding Business Continuation Estate Planning |

CONTACT US
44675 CAPE CT., STE. 100, ASHBURN, VA 20147
P: 703.726.0700 F: 703.726.0753
www.integrated-usa.com

Inclement Weather Reminder

While we are still mowing and watering our grass here in Aldie, Virginia, old man winter has just dumped over a foot of snow in Washington State and Montana. Before you know it, winter will be upon us on the East Coast as well. While we are all hoping that this is still several months away, we wanted to provide a reminder of what roads are covered by whom throughout the community.

- * The Virginia Department of Transportation (VDOT) covers the majority of the streets throughout the Dulles Farms Community. For information about VDOT plowing see www.VDOTplows.org. If you are concerned about road conditions call VDOT Customer Service 1-800-FOR-ROAD (800-367-7623).
- * The Following Private Roads are Maintained by the Dulles Farms Association:



| <u>Westridge</u> | <u>Strathshire Crossing</u> | <u>Virginia Manor</u> |
|----------------------|-----------------------------|--------------------------|
| • Culbertson Terrace | • Radlett Lane | • Clarimont Manor Square |
| • Slayton Square | • Elstree Terrace | • Western Spur Terrace |
| • Helms Terrace | • Crosley Green Square | • Grady Terrace |
| • McDivitt Terrace | • St. Albans Terrace | • Double Bridle Terrace |
| • Oswald Way | • Pocock Terrace | • Wolf Creek Terrace |
| • Crippen Terrace | • Prairie Fire Square | • Sandown Park Terrace |
| • Coats Square | • Letchworth Terrace | • Galloping Colt Terrace |
| • Bolden Terrace | • Harpenden Terrace | • Victory Satin Alley |
| • Akers Alley | • Epping Green Square | • Sassy Baby Alley |
| • Schmitt Terrace | • Waltham Cross Terrace | • Tackroom Terrace |
| • McMonagle Square | • Broxbourne Terrace | • Braided Mane Terrace |
| • Melnick Alley | • Tring Lane | • Silent Mist Alley |
| • McCulley Terrace | | • Plainridge Terrace |
| • Sullivan Terrace | | • Saxon Rose Alley |

- * Private Roads maintained by the Dulles Farms Association are plowed when snow accumulates in excess of 3 inches for fluffy snow or 2 inches for heavy wet snow.
- * It is inevitable that plowing can cause snow to accumulate in roadside gutters and on road shoulders — sometimes even blocking the entrance to driveways. When this occurs, VDOT asks that you shovel snow to the right of your driveway as you face the road. This is to prevent snow from piling up again if your road is re-plowed.
- * Residents must clear their own sidewalks. Do not shovel snow into the street when clearing your sidewalks as this will block areas that have already been cleared.





What's Happening in Blue Ridge District— An Update from Supervisor Buffington

Hello everyone!

I hope that you've had a great summer and are transitioning well to your back-to-school routines. I know I'm ready for the cooler fall weather and scenic views as the leaves begin to change colors. As always, my office remains very busy working on transportation improvements throughout our District. This week my staff will be meeting with VDOT, your HOA representatives, county transportation staff and the Sheriff's office to continue identifying appropriate traffic calming measures that will increase safety and reduce cut-thru traffic within your neighborhood. The traffic calming process takes longer than any of us would like, but gathering your input, collecting pertinent data, and coordinating with partner agencies is key to identifying a solution that is successful and enforceable.

We have also worked hard to complete my updated Summer/Fall District-wide email Newsletter, which can be found on my county page at <https://www.loudoun.gov/2239/Blue-Ridge-Supervisor-Tony-Buffington>. The Newsletter contains important updates that you're likely to be interested in regarding your area and the entire Blue Ridge District.

As you may or may not know, my current 4 year term ends this year; however, I have decided to run for re-election in order to continue my efforts to improve the quality of life for you and your families. If re-elected by you on November 5th, my team and I will continue our efforts to reduce traffic congestion, increase school and community safety, create more parks and recreational facilities, and to preserve our rural areas.

Please feel free to contact me or my staff at any time at Tony.Buffington@loudoun.gov. If you'd like to sign up for our email Newsletters, updates and alerts, please email us your mailing address in order to begin receiving area specific updates.

All my best,

Tony Buffington

Blue Ridge District



What's Happening in Dulles District— An Update from Supervisor Letourneau

One of my top goals on the Board of Supervisors has been building and diversifying Loudoun's commercial tax base. Commercial tax revenue offsets residential and creates jobs for our citizens. I have had the opportunity to work directly on this issue by Chairing the Board's Economic Development Committee in my first term, and our combined Finance, Government Operations and Economic Development Committee over the past four years.

In 2012, when I took office, we undertook a major restructuring of Loudoun's economic development efforts. We built a new commercial business development team, elevated Buddy Rizer to be the Department Director, began an international outreach program,

What's Happening in Dulles District—Continued

and created a fast track permitting process for high priority economic development clients. All of these initiatives took resources and effort, but they have paid off. Let me share some of the results with you.

There's a perception that all we have in Loudoun County are data centers. While the data center industry is certainly thriving in Loudoun, that perception is not true, and the data (no pun intended) tells the story. During the fiscal year that ended this past June, Loudoun's Department of Economic Development worked with 680 companies and announced projects totaling \$6.5B in new investment. During that same time, the County added or retained 3,905 jobs. Data centers don't typically employ more than 50 or so workers at each location so, the job growth is mostly outside of that sector.

The changes I helped orchestrate in our commercial business development strategy in 2012 and 2013 have led to a sustained period of economic growth that is among the best in the nation. Since January 2016, we have seen \$17.6 billion in new capital investment, 16,972 jobs and more than 28 million square feet of new commercial space. Additionally, during that time the number of jobs in Loudoun grew by 10.5% and our unemployment rate dropped from 3.4% to 2.4%. As of 2019, the percentage of Loudoun's tax revenue from commercial sources is 34%, up from 26% in 2015 and 19% in 2007. This growth has directly benefitted residential taxpayers by allowing us to fund new projects and services without having to raise taxes. In fact, the tax rate has been lowered as assessments have risen, going from \$1.285 in 2012 to \$1.045 today. That makes us unique in Northern Virginia.

Our businesses are seeing strong growth as well. We had 29 Loudoun based businesses on Inc. Magazine's list of Fastest Growing Companies this year. Six years ago, we only had 14 companies make the list. Most of these fast growing businesses are either tech or government related, but there are also wineries and small businesses on the list. This highlights the diversity of Loudoun's business community.

Dulles International Airport is of major economic importance to Loudoun. Having an international airport with room for growth has helped our business development efforts tremendously. As part of a concerted effort by the Airports Authority, the Commonwealth of Virginia and the County, the number of passengers at Dulles has grown by 11% over the last four years and there have been several new non-stop international flight routes added recently. Air India has added direct service to Delhi, United now offers non-stop flights to Tel-Aviv, Cathay Pacific has added service to Hong Kong, and Alitalia now flies non-stop to Rome.

Over the past few years, we announced that Airbus is expanding their logistics center with a \$10 million investment, U.S. Customs and Border Patrol will be consolidating nearly 4,000 jobs at a new IT headquarters in Ashburn, Discovery Communications is investing \$16 million to expand its technology and operations hub in Sterling, and biotech firm Aperiomics established their corporate headquarters in Sterling. Loudoun United, a professional soccer team affiliated with DC United, recently started playing at a new stadium in Leesburg and brought with it training facilities and youth soccer programs from the MLS. Segra Field will generate stadium revenue as well as investment into surrounding businesses and support for athletic programs.

The next frontier for the County is the development of the areas around our Metro stations. We have done an enormous amount of work on the planning and zoning side to create the opportunity for modern, mixed use environments with major corporate tenants. Now, we must work to make those a reality. I have begun discussions about financial instruments and other ways to incentivize this type of development, which could potentially create thousands of jobs for Loudoun residents and bring others from around the region into Loudoun to work.

It is an exciting time to be serving on the Board of Supervisors and to have the chance to work on these projects. While I will always remain focused on the issues facing us here in the Dulles District, it is also important to have a vision for the future of the County and to make good long term decisions that will allow us to continue to grow our economy,

Dulles Farms

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

Onsite Management At:

Westridge Clubhouse
25185 Chafee Circle
Aldie, VA 20105
703-542-7555

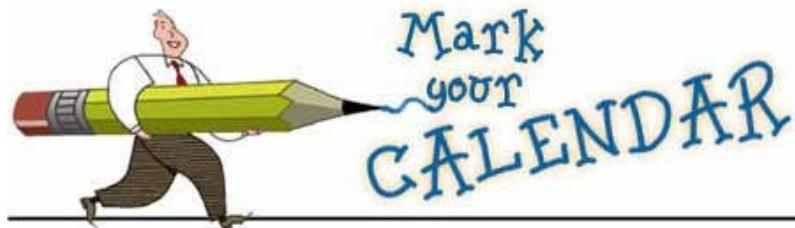
Manager—Rachel Mancinelli
manager@dullesfarms.com

Assistant – Hannah Kirby
assistant@dullesfarms.com

Hours:
Monday - Wednesday | 9:00 - 5:00
Thursday | 9:00 - 7:00
Friday | 9:00 - 3:00

VA Manor Clubhouse
25930 Lennox Hale Drive
Aldie, VA 20105

We're on the Web...
DullesFarms.com



Upcoming Events...

| | | |
|---------------------|---------------|---------------------|
| Fall Fest | October 12th | Westridge Clubhouse |
| Bingo | October 25th | VA Manor Clubhouse |
| Bingo | November 22nd | Westridge Clubhouse |
| Winter Blast | December 14th | Westridge Clubhouse |
| Bingo | January 24th | Westridge Clubhouse |

*Events and dates are subject to change, check Dulles Farms website for latest on all events