



Neighborhood Roundup

Volume II, Issue I

Spring 2020



Highlights Inside:

- ◆ Introduction to Your Board
- ◆ Drive 25—What's the Impact
- ◆ Local School Updates
- ◆ 2020 Census
- ◆ Tips for Approval on External Change Requests—Covenants
- ◆ REAL ID—Be Prepared
- ◆ County Supervisor Updates
- ◆ And Much More...

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

Brian Reagan, Treasurer

Andy McLeod, Secretary

Anurag Biswas Director at Large

Board@Dullesfarms.com

COMMITTEE CHAIRS

Communications— Petina Mooney

Covenants— Chris Mooney

Facilities—TBD

Finance— Barbara Labuskes

Open Space— Craig Fletcher

Social— Mikki Ward

Adjacent Property Task Force— Giovanni Coratolo

Traffic Calming Task Force— Bruce Green & Kati Posey

Upcoming Board Meetings*

Westridge Clubhouse

- April 9, 2020
- June 11, 2020
- August 13, 2020

Virginia Manor Clubhouse

- March 12 2020
- May 14, 2020
- July 9, 2020

**All Board Meetings Begin Promptly at 6:30pm*

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

Cable—Comcast—800-934-6489

Water—Loudoun Water—571-291-7880

Miss Utility - Dial 811 in Virginia

President's Page

Welcome to the Winter/Spring issue of our Dulles Farms newsletter. On behalf of your Board of Directors, we hope you and your family enjoyed a wonderful, safe and joyous holiday season. On the business side for Dulles Farms Community Association, Inc., we have been busy as we enter our 4th year since the developer transferred control of our community to the homeowners.

We successfully elected 3 Board members at our annual meeting in November and conducted training for all Board members in December 2019. We welcome back Brian Reagan, returning to the Board for a 3-year term, joined by newcomers Anurag Biswas and Andy Macleod. Your Board also shifted a few corporate responsibilities for 2020 – while June Roman and I shall continue to serve as your Vice President and President, respectively, Brian has moved to Treasurer, Andy is our Secretary, and Anurag is our Director At Large.

“Communications” is the theme for this newsletter...not just community updates for you, a valued member of Dulles Farms...but from you to Team Dulles (our standing committees, Board members, and CAMP management!!!) I want to invite each of you to share any ideas and suggestions for additional amenities and/or services that you would like to see in Dulles Farms! Now is the time to share those ideas and suggestions, especially in light of these new projects:

- The Board of Directors joining with the Communications Committee to assess needed website improvements in 2020 to make content more dynamic
- The Facilities Committee assessing potential re-design of our clubhouses to better meet your needs, and vetting requests to add professional tennis lessons as another amenity
- The Covenants Committee administering a complete update/re-write of our Unified Standards, with the assistance of our landscape architect, and the creation of maintenance standards across the community
- Open Space further developing their “master plan” to continue thoughtful community enhancements that truly elevate the quality of life for all DFCA members
- Social committee looking for input to insure our planned social events can attract even more people and continue to be successful for all members of DFCA.

So...stop by the Management Office or give them a call to share an idea or confirm the meeting calendar for our standing committees. Send an email to CAMP, or even better – join in the next standing committee meeting, in person! Collectively, let's make 2020 the best year ever, for Dulles Farms Community Association. This is not a request for volunteers, this is a pitch to increase the level of meaningful dialogue between you and the leadership team of volunteers and management!

On the horizon – by the time you read this article, Team Dulles will be kicking-off our landscaping efforts with our new landscaping company and beginning annual maintenance / repairs on our pools and equipment. While we may have just celebrated the new year, Spring is truly just around the corner!

Finally, as noted in the annual letter to our membership, we remain in a very strong position financially:

- Fully-funded Repair and Replacement Reserves (supported by insured cash investments),
- A healthy level of Operating Reserves (savings for non-budgeted expenses...e.g. another “Snow-mageddon”) and,
- Our 2018 Audit is complete, with the 2019 Audit to begin as soon as possible!

Reminder – the 2020 Census is coming. Be sure to participate and be counted! Thank-you for making Dulles Farms, *Home!*

Tom Ward, President

Welcome New Board Members

We are excited to announce that the Dulles Farm Board of Directors is now fully staffed with Homeowners from across our community. During our last Annual Meeting in November 2019, the community elected three Board members to fill the open seats—Brian Reagan, returning to the Board, joined by newcomers Anurag Biswas and Andy Macleod. All three Board members are elected for a 3-year term beginning November 2019. The Board is responsible for making all of the operational decisions affecting the Dulles Farms Community Association, with the exception of certain powers that are specified in the governing documents. The Board is also responsible for representing the collective needs and desires of the homeowners throughout the community.

Introduction to your Board —

New Board Members—



Anurag Biswas, Director at Large—Elected to the Board in 2019. Software engineer in a leadership role within College Board, a non-for-profit organization administering standardized tests promoting college-readiness and as part of the college admissions process. Bachelor of Engineering from Visverwariah Technological University, India. He lives with his wife and family as a resident of Virginia Manor.



Andy Macleod, Secretary - Elected to the Board in 2019. Served on the Covenants Committee for 2 1/2 years. Insurance and financial services provider and agency owner at State Farm Insurance in Purcellville, VA. Previous experience in HOA management. University of North Carolina Chapel Hill Alum. Resident of Virginia Manor with his wife and their two dachshunds.



Brian Reagan, Treasurer—Elected to the Board in 2019. An affordable housing manager with Loudoun County and former housing and community development consultant in Richmond. BA in Geography from Mary Washington College, MCRP in Urban Planning and Policy Development from Rutgers University, and a Graduate Certificate in Public Administration from the University of Virginia. Nationally certified city planner (AICP) and certified in Fair Housing by the Commonwealth of Virginia's Fair Housing Board. Served on the Covenants Committee for over two years and is a resident of Westridge.

Returning Board Members—



June Roman, Vice President—Elected to the Board of Directors in 2017. A Chief Technologist at Booz Allen Hamilton, a technology and consulting firm serving the federal government and corporations. BS in Computer Information Systems from Strayer University and MS in Information Systems Technology from George Washington University. Certified Chief Information Officer (CIO) and Program Management Professional (PMP). Charter member of the Social Committee and Resident of Westridge.



Tom Ward, President— Elected to the Board in 2017. Twenty years experience in administration of community associations — served as Vice President on Dulles Farms' Board of Directors prior to transition from Developer control in 2016. Charter member of the Communications Committee for Dulles Farms prior to being re-elected to the Board in 2017. National Training Manager for Freddie Mac. BS in Finance and Economics from Elmhurst College (IL) and MS in Education from Indiana University. Purchased one of the first twenty residences in Westridge with his wife.

Memo From Management

Welcome 2020! We often take this time in the beginning of the year to implement our long thought out New Year's resolutions. By now, you are probably well along your way to a successful start on these resolutions. Whatever the resolution, we are routing for you! My New Year's resolution is usually to work on new and fresh ideas for the year. I am looking forward to carrying this over to working with all our hard-working Committees and Board of Directors. For example, we recently updated our entrance monuments to add "At Dulles Farms" beneath each neighborhood name. While they previously announced the entrance to "Westridge", "Stratshire Crossing" and "Virginia Manor", we should also be proud to call Dulles Farms our home. And Yes...we will even be adding signage to announce the entrance to White Oak Crest! Kudos to our Board and Committees for handling all of the day to day activities and projects to enhance our community.

January has already introduced us to the first snowstorm of the season. I was thrilled to even see a few snowmen. Great job! We would like to thank you for doing such a good job clearing your sidewalks and making sure that you did not shovel snow into the street. Aside from a few garbage cans left out, making it difficult to clear roads effectively, everyone gets a gold star! While the groundhog has seen his shadow signaling an early

spring, and the winter has been pretty mild thus far, it's not over yet.

Please join me in welcoming Complete Landscaping Service as our new community landscaper for common grounds. Please check out their article later in this publication for more about their company. We ask for your patience as they acclimate themselves to learning the ins and outs of our many acres of our common grounds. If you have any questions about their service, please do not hesitate to reach out to me anytime.

Last, but not least, safety is a significant responsibility of all of us. For your safety, please be aware and control your speed on all our roads and mind the stop signs and lights at intersections. For more information about traffic calming measures we hope to put in place, please see the article titled "Drive 25—Plan to Reduce Speeding and Cut-through Traffic" later in this newsletter. Remember, abiding by posted traffic signs and speed limits will help keep all of us in this beautiful community safer.

It continues to be our delight to serve all of you and we hope you have a wonderful and safe winter season. 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 site office or give us a call

Rachel Mancinelli, CMCA, AMS

2020 Census — Why Your Input Matters!

The results of the 2020 Census will help determine how hundreds of billions of dollars in federal funding flow into communities every year for the next decade. That funding shapes many different aspects of every community, no matter the size, no matter the location.

Think of your morning commute: Census results influence highway planning and construction, as well as grants for buses, subways, and other public transit systems. Or think of your local schools: Census results help determine how money is allocated for the Head Start program and for grants that support teachers and special education. The list goes on, including programs to support rural areas, to restore wildlife, to prevent child abuse, to prepare for wildfires, and to provide housing assistance for older adult. In mid-March, homes across the country will begin receiving invitations to complete the 2020 Census. Once the invitation arrives, you should respond for your home in one of three ways: online, by phone, or by mail.

Information Protection—The Census Bureau is bound by Title 13 of the U.S. Code to keep your information confidential. Under Title 13, the Census Bureau cannot release any identifiable information about you, your home, or your business, even to law enforcement agencies. The law ensures that your private data is protected and that your answers cannot be used against you by any government agency or court. The answers you provide are used only to produce statistics. You are kept anonymous: The Census Bureau is not permitted to publicly release your responses in any way that could identify you or anyone else in your home.

For more information about the 2020 US Census go to <https://www.2020census.gov>





Sharon Mastrianna

Realtor, ABR, MRP

703-622-3909

SharonM@PearsonSmithRealty.com



Drive 25 - Plan to Reduce Speeding and Cut-through Traffic

Dulles Farm's Residents Need to:

- ✓ **Understand the Plan** – Check weekly emails & FB for the website link to the Plan and FAQ's. (Coming Soon!)
- ✓ **Spread the Word** - Discuss the Plan with your friends and neighbors. Volunteer to distribute information.
- ✓ **Vote** – Ballots will be mailed out by the County. Fill it out and send it back.
Not voting is counted as a NO vote.

Every Dulles Farms resident shares in the responsibility for making our neighborhood streets safe. It is important that you familiarize yourself with the Plan and vote. A link to the Plan will soon be provided to you in the weekly email newsletter.

Why the Need for Traffic Calming? A growing chorus of Dulles Farms residents have expressed concerns about the increasingly prevalent problems of cut-through traffic, excessive speeding, and unsafe/distracted driving within our community. Furthermore, the problem will worsen with the explosion of nearby development that continues to outpace road improvements. New schools, housing, and commercial centers seemingly appear overnight. Even when infrastructure improvements do begin, road construction congestions will make our neighborhood streets an even more appealing cut-through for commuters and students trying to save time.

How Was the Plan Developed? The Dulles Farms Board created a Traffic Calming Task Force in June of 2018 to develop an action plan to address resident complaints. For 18 months, your neighbors on the Task Force methodically researched and implemented each step of the complex Loudoun County traffic calming process to



ensure an optimal outcome for the Dulles Farms Community. The Task Force worked with the Virginia Department of Transportation (VDOT), Loudoun County's Department of Transportation and Capital Infrastructure (DTCI), and staff from Supervisor Letourneau and Supervisor Buffington's offices to develop a comprehensive traffic calming plan acceptable to government officials.

What is the Ballot Process? Each resident will receive an official ballot from DTCI. The ballots for Virginia Manor and White Oak Crest residents will vote on the Plan for their sub-community. Stratshire and Westridge residents will vote on the Plan for their sub-community. Each Plan requires the approval of a simple majority of all residents from that sub-community in order to be adopted. Failing to return your ballot by the deadline is counted as a vote **AGAINST** the Plan.

What Happens If a Sub-Community's Plan is not Adopted? The traffic calming process is complicated, lengthy and expensive. For that reason, the County will require that the sub-community will need to wait at least 5 years to begin the process again. This means it could be at least 7 years before any traffic calming could be installed. VDOT and DTCI called our neighborhood speeds "**alarming**", and emphasized that this traffic calming plan is **the most complex** they've ever worked with. **Adopting this Plan is our best hope for stemming the growing problem of cut-through traffic and excessive speeding now or in the near future.**

How can I help? Spread the word. Reminder signs will be placed at all of our entrances and bus stops within each sub-community during the ballot process. Help ensure they stay upright and visible; if you see a sign needs to be replaced, contact us immediately. If you would like to volunteer, please send your contact information to dullesfarmstrafficalming@gmail.com. In the meantime, model safe driving practices, please continue to be cognizant of your own speed, and keep your eyes on the road.

Considering an External Change to Your Home?

Tips to Help Obtain Covenants Application Approval

If you are thinking about making an exterior change to your home, you should be looking at the Dulles Farms Unified Design Standards. Here are some tips to help obtain an application approval on the first submission:

- Read the entire unified standards. Reference the standards before you want to make an exterior change.
- Attend the meeting during which your application will be reviewed. If you are in attendance and there are questions, your presence may aid in getting your application approved. If you are not in attendance, your application could be delayed for another month.
- Always submit your plat when you submit your application. Failure to submit a plat will almost always delay your application. Remember to label your plat with your proposed changes.
- Pictures are always helpful. When applying to make a change, consider supplying pictures of the current conditions of the exterior of your home. For example, if you want to plant trees in your backyard, supply color photos of your backyard without the trees.
- Pictures go for your proposed changes as well. Please ensure you submit color photos of proposed color changes, decks, fences, or other exterior modifications.
- One of the items you may be asked to submit is complete architectural details. These should be created and supplied to you by your licensed, insured contractor.
- When in doubt, submit an application. Just because an item is not included in the design standards doesn't mean you can omit submission of an application.
- Don't wait until you are selling your home to submit your application for exterior changes. This could delay your closing.
- Please know the covenants committee wants to approve your application. Applications are denied when they do not comply with the current unified design standards.

Annual Property Inspections

CAMP Management will be performing property maintenance inspections for all town and single-family homes in Dulles Farms beginning in March and will continue through the Fall. Please check our weekly email blast beginning February 28th for the schedule by street name. These ongoing inspections are an essential part of keeping our community a beautiful place to live and are also important in maintaining property values.

Please see the following list for the most common violations that are found. If necessary, a violation notice is sent to the home following the inspection.

- Yard Maintenance such as keeping grass cut on a regular basis, weeding and bare spots on lawn
- Landscaping such as overgrown bushes, removal of unnecessary tree stakes and dead trees
- Mold, dirt or other discoloration from siding, gutters, decks, foundations, and other surfaces of the home
- Inspect all trim, windows, shutters, doors, and roofline, for discoloration, peeling paint or rot
- Remove trash and recycling containers from public view, except on designated trash days
- Broken mailboxes and lamp posts
- Basketball hoops not properly installed and/or facing street

You are encouraged to take the time to survey your property prior to the start of inspections (March) for any items that need attention. Doing this as early as possible, will help you to plan for any bigger projects that may involve a contractor or professional assistance.



Andy Macleod, Agent
Bus: 540-338-4793
andy@igotandy.com
www.igotandy.com

Family. Friends. Community.

We're all in this together.

State Farm® has a long tradition of being there. That's one reason why I'm proud to support The Dulles Farms Community.
Here to help life go right.®



Dulles Farms Community Association Facts—Did You Know...

As your President, and unofficial curator of Dulles Farms history (...from serving on the Board the longest J), I'd like to introduce our new featured series of articles on all things Dulles Farms. This series will highlight how our community came to be...a good metaphor would be to think of these articles as snippets from Dulles Farm's "baby book" that captures key dates and accomplishments of our young community. This month, we'll share some over-all insights about Dulles Farms then we will turn our spotlight to our sub-community/neighborhood: **Stratshire Crossing**.

The history of Dulles Farms Community Association, Inc. aligns with the economic realities of the Great Recession of 2008. The economic turmoil we now view in the mirror of history, no doubt raised some complex challenges for the owners of the undeveloped land plots, the developer and various builders that ultimately constructed Dulles Farms. Did you know... that Loudoun County strongly encouraged the developer, Woodlawn, to create a larger Homeowners Association, rather than smaller, individual communities? One concern was the possibility of smaller communities not becoming economically viable or, individual builders not being able to successfully complete the planned (smaller) communities, given the economy. So...

- Dulles Farms Community Association, Inc. was chartered in the Commonwealth of Virginia on March 31, 2008. Our Corporate Bylaws were formalized and recorded in the public record on December 3, 2009 with an effective date of March 31, 2009.
- The Declaration of Covenants, Conditions & Restrictions ("CCRs") for Dulles Farms, dated January 29, 2009 and recorded March 19, 2009, provides the framework for governance of our community. The original plots of land placed under the CCRs included:
 - Virginia Manor (inclusive of the condominium plat)
 - White Oak Crest
 - Stratshire Crossing
 - Westridge (inclusive of the condominium plat)

More insights:

Dulles Farms includes two condominium communities (Virginia Manor Condominiums & Westridge Condominiums) that were developed separately from the single-family homes and townhomes. These condominium communities have their own individual Boards of Directors and their own CCRs. However, they are also full-fledged, dues-paying members of Dulles Farms Community Association and enjoy full access to all of our amenities.

Dulles Farms includes two commercial parcels — the vacant lot adjacent to our Virginia Manor Clubhouse that is zoned for a day care, and a vacant office building parcel located on the western side of the Royal Hunter/Braddock Road entrance.

All this is to say, that despite the one mile of Braddock Road between our two clubhouses, Dulles Farms was ALWAYS intended to be one community, and enjoy the benefits of being a larger community association of 1785 homes that can leverage economies of scale in negotiating vendor service contracts and offer a broader range of amenities to our residents, regardless of which neighborhood they live in.

Since the developer turned over control of the community association to the homeowners on November, 2016, community members periodically raise questions regarding perceived differences in design and landscaping aesthetics across communities. Please note:

- The placement and design of most features (e.g., clubhouses, pools, walking trails, parks, neighborhood entrance structures and lighting, ponds and fountain) were part of the original design concepts approved by the Loudoun County Board of Supervisors for each sub-community — in other words, the differences from one neighborhood to the next across our community are a function of the approved plans the builders were obliged to deliver!
- It is the breadth of our amenities, that we all enjoy, that is a strength for our community over other communities in Loudoun County (e.g. we have two pools and two workout facilities reserved for members and their guests only).

So let's wrap-up this feature article by turning our spotlight on **Stratshire Crossing**, the first (oldest) neighborhood in Dulles Farms.

- Winchester Homes built the Stratshire Crossing community and added them to Dulles Farms Community Association on March 3, 2009.
- This neighborhood is composed of 192 homes (58 single family detached homes and 134 townhomes).
- Dulles Farm amenities located in this neighborhood include walking trails (including one that actually connects to Greenfield Crossing's walking trails adjacent to Stratshire Crossing), a dog park, picnic area, one of the larger green space parks (...think Easter Egg Hunt) and two Tot Lots. As the weather gets warmer and you consider biking and hiking, I invite you to check out the Stratshire Crossing trails.

Watch this space in our upcoming newsletter, when we'll point our spotlight on our next neighborhood, **Virginia Manor!**

Celebrating Our Volunteers and Outstanding Volunteer Award

In February, the Board hosted our annual volunteer appreciation event! It's an opportunity to show our special thanks to each of our volunteers that make time in their busy schedules to support activities throughout the community. Dulles Farms is fortunate that we have such amazing and dedicated volunteers willing to share their time in making this community a better place to live. This reception is an opportunity for volunteers signed up (with a completed volunteer form) to support our committees and task forces to get to know their neighbors over some food and libations while celebrating the achievements over the prior year.

This is our second year recognizing an Outstanding Volunteer in our community. This award is given to one volunteer that went above and beyond in their service to Dulles Farms over the past year. This year, **Mikki Ward**, chair of the Social committee received the award.

Mikki has been the heart and soul of our community's social activities for the past 4 years. She leads the coordination and planning for all the Social Committee events within the Dulles Farms community. Mikki is always on the go planning, coordinating, researching vendors, negotiating contracts (in conjunction with CAMP), searching online and in local stores for the most cost-effective solutions that bring our events to life. Not to mention the countless hours she puts in (along with wrangling her husband and sons) setting up, staffing the events and clean-up after each event, while most residents are already settled back into their homes. It takes volunteering at one of the many events, to truly recognize the amount of work and additional hours needed that go into making Dulles Farms a place that our residents want to call "Home". She ultimately strives to create events that bring residents together to meet their neighbors and fosters a sense of community. Thank you Mikki (and the Ward family) for your endless contributions to the Dulles Farms Community!

If you are interested in volunteering in the Dulles Farms Community, please call the management office.

Dulles Farms Neighborhood Roundup—2020 Advertising Information

This newsletter will be produced three times annually. 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 1785 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
Full Page	\$375	\$675	\$957
Half Page	\$220	\$400	\$560
Quarter Page	\$140	\$250	\$357

Advertising Deadline Dates

Issue	Booking	Material
Feb	Jan 10	Jan 24
June	May 8	May 22
Oct	Sept 11	Sept 25

Scuttle From Our Schools...



Feb 28—PE Family Bowling Night



February 21 - Father Daughter Dance
 March 13—5th Grade Bingo
 April 2—Spring Chorus Concert
 April 17—Mother Son Night
 May 21—Kindergarten Grade Level Performance
 June 9—Last Day of School GPE Promotion Ceremony



March 2—Read Across America Day
 March 6—PTSA Mercer Madness
 March 10-11—Spring Picture Days
 March 16-20—Spirit Week
 March 24—International Night
 April 17—Mercer Smiles Walk-a-thon
 May 4-8—SCA Spirit Week



April 11—Pep Rally
 June 11—Graduation



April 11—Pep Rally

**** Help Needed – Calling all school PTA representatives. We would like to include a robust list of school activities in our newsletter, but some school websites lack information. If you are interested in helping 3-times a year, please email Newsletter@DullesFarms.com**

LCPS Upcoming Days Off...

- March 3—Student Holiday
- March 27—Student Holiday
- April 6-10—Spring Break
- May 25—Memorial Day Holiday
- June 10—Last Day of School

* The Days off apply to all Loudoun County Schools



Welcome: Complete Landscaping Services

Dulles Farms Community Association would like to welcome Complete Landscaping Service as our new Landscaping Partner throughout our community.

Breaking the Ice— I'm sure by now, you have seen a few new faces throughout the community or some trucks with different logos traveling the streets. You may be wondering "Who are these folks and what will they be doing throughout our community?" To break the proverbial ice, here's a brief interview with the new Landscaping service provider for Dulles Farm HOA – Complete Landscaping Service.

Who is Complete Landscaping Service? Complete Landscaping Service started out as a high-end residential design build company, but we eventually turned our attention to servicing the commercial market throughout MD, DC, and Northern VA. As we have grown, we have expanded our services to include a multi-million dollar Landscape Construction Department, an Irrigation Division, a 10-acre nursery, and most recently, an online store called Garden Goods Direct.

How long have you been in business? Complete was founded in 1979 so we just celebrated our 40th year in business this past season.

Where are you located? Our corporate headquarters is located in Bowie, MD and we have satellite locations in National Harbor, MD, Fair Lakes, VA, and Chantilly, VA. We are also proud to say that we will be breaking ground shortly on our new Virginia Office located in the Dulles Trade Center West.

What services do you provide in-house? We are a full-service landscaping company so we offer as many services as we can with our in-house staff.

Do we have dedicated staff? We will dedicate maintenance crews to the community once the season begins.

They will be supplemented with specialty staff members that handle services such as Turf and Ornamental Care, and Landscape Installation and Design.

From the entire team at Complete, we look forward to a long lasting partnership with Dulles Farm HOA with the goal of elevating the health and appearance of the landscaping throughout the community.



WINTER LANDSCAPING TIPS:

- Even though outdoor plants aren't actively growing during the winter, they can still suffer from drought stress. High winds and lack of natural rainfall can result in soils being overly dry and no readily available water in the root zone. Monitor landscapes for signs of drought and supply supplemental water if needed.
- The dormant season is a great time to prune deciduous trees. Broken and crossed branches, damaged limbs, and overall canopy shape are easier to see when there are no leaves. February is ideal for this winter task.
- Cut back those ornamental grasses and perennials now. Spring will be here before you know it and it is easier to remove the dormant foliage now than once the plants have begun to grow.

With Spring around the corner, there is no better time for homeowners to step outside and assess the curb appeal of your home. Lawns and the rest of your landscaping need some tender loving care at this time of year. To prepare your yard for the growing season:

- Prepare flower beds
- Spread new brown or black mulch (other colors are not compliant with covenant architectural design standards)
- Apply pest and weed control
- Mow lawns and trim lawn edges
- Fertilize lawns (Mar; end May; July; Oct/Nov)

The Dulles Farms Community welcomes resident feedback. If you notice something that requires attention, please don't hesitate to call or email the management office.



REMINDER – Spring Ahead

**Daylight Savings Time
Sunday March 8th at 2:00am
Turn Your Clocks Ahead**

REAL ID... Be Prepared

Formulated in the wake of September 11 and passed by Congress in 2005, the REAL ID Act was passed to set minimum security standards for the issuance of sources of identification, such as driver's licenses and identification cards. The Act is aimed at eliminating airline terrorism by increasing requirements in place to obtain documents granting access to domestic planes / flights.

State agencies that issue drivers licenses and identification cards, like the Virginia Department of Motor Vehicles, require additional paperwork regarding Proof of Residency and Social Security Number under the REAL ID Act than necessary to obtain standard licenses. In addition, the cards themselves are built using new technology, making them much more difficult to forge.

Many people are concerned that you will lose the ability to fly, drive or vote as a result of the REAL ID Act, but **this isn't the case**. You can continue to use your regular drivers license or identification card to drive and vote without obtaining a REAL ID. The change is related to flights. Beginning October 1, 2020, in order to fly domestically, you will either need to provide an alternate form of TSA-approved ID or obtain a REAL ID. To fly internationally, you will always need a passport. Airports are considered federal facilities, and therefore this act affects your ability to enter them in order to board your flight.

Starting October 1, 2020, every state and territory resident will need to present a REAL ID-compliant drivers license, identification or another acceptable form of identification (like a passport or passport card) for accessing federal facilities — including airports for boarding commercial aircraft.

The states of Virginia and Maryland have already begun issuing the new REAL ID licenses. REAL ID-compliant cards are marked with a star at the top of the card. In the upper right corner, REAL ID compliant drivers licenses or identification cards display a star, while non-REAL ID compliant credentials instead display "Federal Limits Apply", older cards may have no designation. In order to comply with federal law. If you're not sure, contact your state driver's license agency on how to obtain a REAL ID compliant card



Non-Compliant Identification



REAL ID Compliant Identification

You will be able to use your state-issued ID at airports through October 1, 2020. **After October 1, 2020 you will need a REAL ID (or another TSA-approved ID)** in order to fly – both domestically and internationally. For more information about TSA REAL ID including FAQ's go to <https://www.tsa.gov/real-id> or to obtain information about obtaining a REAL ID go to https://www.dmv.virginia.gov/drivers/#real_id.asp.



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

Happy New Year! I'm your Blue Ridge District Representative on the Loudoun County Board of Supervisors. I'm honored to have earned your trust to continue serving the best interests of Loudoun County residents and businesses and I look forward to continued progress with your community over the next four years.

For those who are unfamiliar with my position, my staff and I work each day to improve local issues that affect your family's quality of life like, reducing traffic congestion; ensuring safer and improved quality schools; preserving our rural areas; ensuring more parks, trails and recreational opportunities; and supporting our strong economy that has allowed for increased resident services and a consistent lowering of your residential tax rate since taking office in 2016.

Your family's safety and ability to move efficiently on our roads is a top priority for me. As such, Loudoun is now investing more than half of its annual capital improvement funding into local improvements to our multi-modal transportation network. In your community, my staff and I have been working with your HOA representatives to gain a better understanding of your road safety, congestion and cut-thru-traffic issues.

As a result, my office has worked with the Virginia Department of Transportation, Loudoun's Department of Transportation & Capital Infrastructure (DTCI), the Loudoun County Sheriff's Office, and Loudoun County Public Schools to gather first-hand information and initiate a traffic calming study in order to identify options for reducing cut-thru traffic and speed throughout your community.

DTCI has completed the traffic calming study and will soon present your HOA with proposed solutions for improving road safety and quality of life throughout your community. Resident input and community engagement is essential in order to make any desired changes to your roads based on these findings. Please make sure, when you receive your ballot, to vote on the traffic calming remedies that you would prefer for your neighborhood.

As always, I encourage you to call or email my office with any questions or concerns you may have regarding our ongoing effort to improve road safety within your community, or any other county issue. My office phone number is 703-777-0204 and our email address is Tony.Buffington@loudoun.gov. Additionally, please let me know if you'd like to begin receiving my electronic newsletter along with area specific updates and alerts.

All my best,

All my best,

Tony



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

One of my biggest goals and accomplishments has been the creation and support of a transportation / infrastructure program. It was clear for years that the County's transportation network was not keeping up with population growth. While that still may be the case, some of the most significant changes in Dulles South are now underway.

What's Happening in Dulles District—Continued

In this article I'm going to focus on one of our most important corridors – Braddock Road.

For several years I have been working to piece together projects that will widen Braddock. Much like we have done with other long corridor projects, we broke the Braddock widening down into smaller, more manageable segments. The County's Capital Infrastructure Plan (CIP) is fiscally constrained by our debt load, so breaking Braddock into smaller projects allows for certain sections to be completed sooner.

The two sections underway now are in the Braddock / Supreme / Summerall area, and around the Gum Spring Road intersection. Contract work associated with widening at the Braddock / Supreme / Summerall intersection is anticipated to go out to bid soon. The project will widen Braddock to four lanes between Kilkeen Way and Royal Hunter Drive, installing a traffic signal and turn lanes at the intersection. The total cost is \$4.4 million, which is fully funded. Design is nearing final approval and gas line relocation is taking place. Right of way acquisition will begin this year, and construction should commence in early 2021. This project has moved very slowly due to issues with design and utilities, but I've been assured by staff that it is back on track.

The segment of Braddock from Gum Spring Road to the eastern entrance of Paul VI High School has been accelerated. The first part, at the intersection itself, is being done by Van Metre as part of a proffer package for the Whitman applications. The road is being reconfigured and turn lane capacity is being added. Further east, the section from Gum Spring to the second PVI entrance was not budgeted until FY22, but we identified an opportunity utilizing a provision in state law (called the furtherance of a proffer) to issue a contract to Van Metre to complete this work for the County ahead of schedule. Because they already have a contractor mobilized on their project, it results in significant time and cost savings. The new timeline begins in March and we anticipate project completion in August – just in time for school to start at the newly opened Paul VI.

Widening from Royal Hunter Drive to Gum Spring Road will cost \$8 million and is funded in FY21 and FY22. There is a pending land use application in the early stages of review which would build homes just east of Pinebrook Elementary. The Board will evaluate that project for consistency with the new Comprehensive Plan (which allows for residential development in that area, with 50% open space to reduce density). There is the potential for the County to obtain a proffer to complete this segment as part of the negotiation for that project.

There are two larger sections of road that aren't currently scheduled in the CIP because there was not room in the six-year funding plan. The higher priority piece for me picks up at PVI and extends east to Bull Run Post Office Road, with a cost estimate of \$60 million. The final segment would continue to the Fairfax County line, at a cost of \$82 million. In order for these segments to have a lot of value, work would have to be done on the Fairfax County line in concert with Loudoun improvements. Otherwise, we would simply be creating a new chokepoint at the County line. At the moment, there are no plans for any improvements on this part of the Fairfax side.

However, we have had extensive discussions with VDOT and Fairfax County about the Old Lee Road intersection and the "S" curve. At my request, VDOT has been undertaking a comprehensive analysis of this corridor and has shared those results with Fairfax County staff for possible inclusion in future projects. I plan to remain as engaged in possible with Fairfax County during those discussions.

There are also small improvements planned west of Northstar Boulevard, including a roundabout at the Braddock / Trailhead Drive intersection. This project is not scheduled for the current CIP, but should enter the budget during the next cycle.

All told, we're making slow but steady progress, and I look forward to begin seeing the results of some of this work in late summer.

Dulles Farms

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

Onsite Management At:
Westridge Clubhouse
25185 Chafee Circle
Aldie, VA 20105
703-542-7555

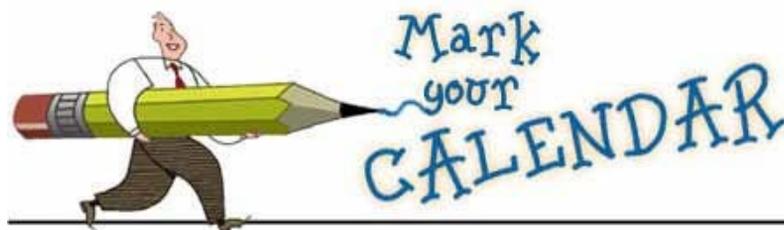
Manager—Rachel Mancinelli
manager@dullesfarms.com

Assistant – Hanna 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...

Bingo	February 21	VA Manor Clubhouse
Dr Seuss Birthday Party	February 29	Westridge Clubhouse
Bingo	March 20	Westridge Clubhouse
Spring Fling	March 28	Stratshire Crossing Park
Bingo	April 24	VA Manor Clubhouse
Adult Craft Night	April 26	Westridge Clubhouse
Bingo	May 22	Westridge Clubhouse
Family Pool Party	June 10	VA Manor Pool

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