

Have a Safe and Happy Summer!



Highlights In This Issue....

- ◆ Community Landscape Enhancement Update
- ◆ Board Responsibility & What It Takes
- ◆ Pondering Our Ponds
- ◆ Curb Appeal & Maintenance Checklist
- ◆ President & Management Updates
- ◆ Summer Safety
- ◆ Updates from Supervisors Buffington & Letourneau
- ◆ Many Other Interesting Articles....

Dulles Farms Community Leaders

ONSITE MANAGEMENT TEAM

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

Hanna Bechtle, 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 Task Force— June Roman

Upcoming Board Meetings*

Westridge Clubhouse

- July 11, 2019
- September 12, 2019

Virginia Manor Clubhouse

- August 8, 2019
- October 10, 2019

Annual Meeting

- November 14, 2019

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

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@ciaramail.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

Community Updates—President's Perspective

Welcome to the Summer issue of our Dulles Farms newsletter. School's out... priorities have shifted toward outdoor activities and perhaps some home improvements, and I hope everyone will make some time to enjoy vacation activities! From my seat on the Board, it's hard to believe that we are over half-way through the year. If you haven't been able to attend a recent Board meeting, please know that we've accomplished a lot:

- **Audit:** Our auditor has completed his 2018 audit of the Community's financials.
- **Reserve Study:** We commissioned a new reserve study to reassess/confirm the adequacy of our financial reserves for maintaining the assets and amenities of Dulles Farms.
- **"Team Dulles:"** We've brought in KT Irrigation to strengthen our "team" at Dulles Farms and improve the performance and reliability of our community-wide irrigation system.
- **Additional Land:** We've begun discussions with the developer of Dulles Farms, Woodlawn, regarding their offer to transfer ownership, or gift the land parcel adjacent to the eastern boundary of Virginia Manor at Braddock Road (the construction management site needed during development).
- **Loudoun County 2019 Comprehensive Plan:** We provided substantive feedback to our County Board of Supervisors to inform their deliberations and vote on Loudoun County's new comprehensive plan for land development. As a result of our efforts, they changed the designation of the southwest corner of Gum Spring Road and Braddock Road to Transition Compact Neighborhood, per our request. This will greatly reduce cut-through traffic within our community as this adjacent parcel is developed.
- **Comcast** as begun installation of their wiring in our community to provide another service option for our residents.

Looking ahead, the upcoming calendar promises to keep us busy:

- **Budget Cycle:** The 2020 budget cycle is just beginning as our standing committees are busy preparing their budget requests based on your priorities. If you have additional suggestions or comments to share for next year's planning, please drop a note to the onsite management team, or drop by an upcoming Committee meeting to share your thoughts.
- **Election Update:** The Board of Directors has been advised that the developer of Dulles Farms, Woodlawn, will be giving up their remaining seat on the Board at our annual meeting in November. In 2020, all Board positions will be 100% controlled by our homeowners. Watch for notifications later this summer from our Elections Committee regarding opportunities to add your perspectives and expertise for charting the future of this place we call home!
- **Committee Activities:** We are searching for additional support across our committees. Some areas we need support include—Communications is looking for a few folks that can help manage our quarterly newsletter (an editor) and Dulles Farms website (a webmaster). Facilities is also looking for a few folks that can help assess an enhancement strategy and options for re-decorating our clubhouses.

I have one request for everyone, as your President. It's important that we get timely reminders and announcements out to everyone via our weekly (Friday) email blast. I get a sense from social media posts that some of our residents rely solely on "the wisdom of the crowd" for community information. Please be sure to share your email address with our onsite team, Rachel and Hanna to ensure you always know about what is going on around Dulles Farms.

Thank you for making Dulles Farms, *Home!*



Tom Ward, President
Dulles Farms Community Association

Memo From Management



Please be mindful of your neighbors' safety as you approach intersections including our parking lots and busy residential areas where there are children at play.

As we welcome in the Summer months, our team is gearing up for many spectacular days here at Dulles Farms. We kicked off the season with our Family Pool Party held at the Virginia Manor pool which was a blast! If that wasn't enough of a good time, you won't want to miss our Margaritaville celebration on Saturday, August 3rd at the Westridge Clubhouse. While you are there, don't forget to thank our fabulous Social Committee Volunteers who put in countless hours to make these awesome events come to life.

With the warmer weather, it is our pleasure to see so many residents taking advantage of the many outdoor amenities at Dulles Farms. As you travel through our beautiful community, please be mindful of your neighbors' safety as you approach intersections including our parking lots and busy residential areas where there are children at play. Please adhere to posted speed limits and traffic signs. It is up to all of us to keep our community safe for years to come. Speaking of years to come, have you considered making a difference in our lovely community by joining one of our Committees? It is a great way to get involved, meet neighbors and to stay connected. Another way you can stay connected is to attend the Board and Committee meetings. We

are very fortunate to have so many community volunteers serve on the Board and its six standing Committees. In this issue, special attention is given to what your Board and committees engage in, as well as a call for you to consider serving on a Committee or the Board. They work hard for you but also know how to enjoy building community spirit. We thank them all for sharing their expertise and valuable time with us.

Lastly, please consider what part you can play in building a healthy sense of "community" here at Dulles Farms. There continues to be a healthy number of families moving into the community. Please take the step forward to introduce yourself and welcome them to our active community. For those of you who are new, we invite you to drop by the Westridge clubhouse association offices to meet your management team. We would love to meet you and help you get acquainted to life here at Dulles Farms.

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
On-Site Community Manager

Staying Safe On Our Playgrounds

According to the Consumer Product Safety Commission, each year more than 200,000 children ages 14 and younger go to U.S. hospital emergency departments with injuries associated with playground equipment. As the weather warms up and visits become frequent, take a moment to familiarize yourself with playground risks and how you can prevent injuries.

- ⚙ Examine playground for faulty equipment and any hazards. If present, please contact the Dulles Farms Management Office
- ⚙ Adult supervision can help prevent injuries by ensuring kids are playing on age appropriate equipment, monitoring for unsafe behaviors and administering any first aid promptly if needed
- ⚙ Watch out for strangulation hazards that could be present with anything that could get caught on equipment - necklaces, clothing with drawstrings, and bike helmets
- ⚙ Be cautious of excessive sun exposure to avoid burns; if playground equipment is hot to the touch, it is too hot for your child's bare skin

Have a Wonderful and Safe Summer!!



What it Takes to be Successful on a Board of Directors

The responsibility of a Homeowners Association (HOA) Board of Directors should not be understated. The role requires a fair amount of work and can be a thankless job. There are also legal and ethical standards that you must comply with in making decisions on behalf of the community while serving on the Board. The best way to quickly learn how the Dulles Farms Community Association works is to read your covenants, by-laws, and other governing documents. You'll quickly find out the things you're required to do, and where you have some flexibility. It's also easier to communicate with neighbors when you know the facts.

One of the many questions that Board members receive on a regular basis is "what are the common traits of a successful Board member"? After thinking about it, the following characteristics are key to serving the Dulles Farms community well.

1) **Experience** working on an existing Dulles Farms Committee, a similar Community Association or comparable experience in a working capacity. Some of the current Board members served as a Board member for another HOA or actively served on a Committee within Dulles Farms prior to their term on the Board. Serving on a Committee allows the individual to provide an immediate impact and obtain a first-hand account of how the community operates from a governance perspective.

2) **Time.** Although it is true that Board meetings are held only once a month, there are many time commitments outside of that 3-hour monthly Board meeting. Each Board member serves as a liaison to at least two committees, each meeting at least once a month. This is in addition to reviewing all the Board's packet materials, monthly/annual financial statements, regular e-mails during the week and phone calls with management, attending community events, and other duties as assigned. Estimated commitment 10 hours/mo.

*Joining the Board
is a great way to
shape the future
of Dulles Farms!*

3) **Desire to See Dulles Farms Thrive.** There is an old adage that states "Leave this world a little better than how you found it". It goes without saying that the primary reason a Board member will volunteer his or her time to the Dulles Farms Community is to see the Community grow and thrive. A Board position is unpaid, demands valuable time, and involves tough decision-making. The desire to improve our beloved community is paramount when considering becoming a member of the Board.

4) **Ability to Have an Unbiased Perspective.** The end goal for any decision that the Board makes is for the benefit of the entire Dulles Farms Community. Personal agendas and any preconceived notions must be left at the door. Board members must take the time to review and understand the Dulles Farms governing documents, which must be adhered to per the Code of Virginia. Since community management is a regulated industry, there are numerous laws and covenants to follow that make it difficult to pursue personal agendas. Community benefit, improvement and enhancement are always prioritized!

5) **Transparency in Communication.** Transparency is critical to maintaining a positive relationship between the board and the community. Unless required by law (such as communicating about employee performance), the community should be informed about issues, opportunities, ideas, financial results, etc. As a Board Member, you'll most likely encounter challenges with neighbors, contractors, and sometimes even other Board Members due to reasonable (sometimes unreasonable) differences of opinion.

Even though you're a volunteer, remember that agreeing to serve on the Board means that you take on some level of accountability for the management of the Dulles Farms Community and its assets. When you make decisions you must make them in the best interest of the association, even if those decisions are not in your personal best interest. It's important that you take your time to work through issues and remember that no party is ever 100% satisfied in a compromise.

As a member of the Board, you are doing the community a great service by volunteering. **The Dulles Farms Board of Directors will have 3 seats opening for positions this Fall. Take the time now to consider running for one of these impactful positions in our community.** This is a great way to help

Dulles Farms Community Landscape Enhancements

So you think taking care of your yard is challenging, try overseeing the community's 347 acres of common area. Several volunteers on the Dulles Farms' Open Space Committee are tasked with that very mission. Some activities that are underway:

The Irrigation System Update: The irrigation system continues to be a challenge. The Board and committee have spent an enormous amount of time and resources bringing our systems on line. A new irrigation contractor has been recently hired with greater expertise. Our new contractor is assessing the existing system and making necessary repairs to return operation to Westridge and Virginia Manor—Seven Hills area.

Tree Replacement: We started last year in evaluating and replacing over 300 dead or dying ornamental trees in our common areas. The bulk of the trees were installed late last year. While you may still see some stumps especially in Westridge, the contract has been awarded and we anticipate a fall install when we will have the best chance for success.

The Open Space Committee's commitment to Dulles Farms homeowners is to research, review, and solicit proposals for board approval that will prudently use Association funds for the upkeep and improvement of our common area assets. These recommendations are evaluated and ranked on the basis of what will reflect in the highest return on investment in property values for all of our homeowners.

In a little over two years from when we took over from developer control, the Committee has made great strides and are firmly positioned to take Dulles Farms to the next level. Here are some things to look for.

Project Main Street Westridge: The entrance to Westridge through Mattingly Drive and Great Berkhamsted Drive is scheduled for a multi-year upgrade that started in early 2018. The committee worked with a landscape designer to come up with a spectacular design for what we consider "Main Street Westridge."

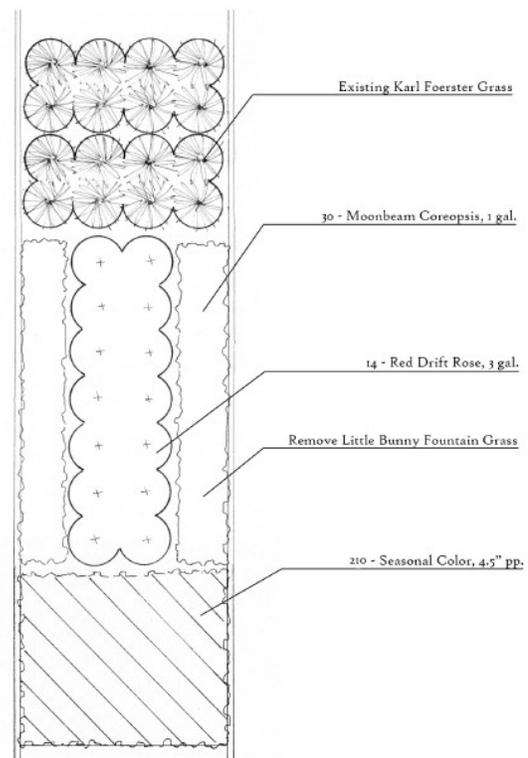
Phase One of this project was a complete success with the exception of the landscape contractors replacement of warranted plantings that did not make it through the winter.

Phase Two began early this year. The committee is currently reviewing the designer's plans that continues with a similar planting theme along both sides of Mattingly and the median. We anticipate installation to begin in early fall.

Future Phases of project "Main Street Westridge" will address the Westridge Clubhouse and the Northstar/Mattingly entrance features.

Median Notes:

1. Remove all Little Bunny Fountain Grass
2. Install Sod in place of the grasses
 - a. Area 1 - 155 sq yds
 - b. Area 2 - 95 sq yds



End of Mattingly Drive Median
@ Northstar Boulevard

Dulles Farms Community Landscape Enhancements Continued...

Project Manor House: Virginia Manor has three entrances that all converge at the Virginia Manor clubhouse. The area around Virginia Manor clubhouse was envisioned by the developer as a central park and entertainment area for the residents. The committee has designated the multi-year upgrades of the three entrances that lead to this area and the central park area around the clubhouse as “Project Manor House.”

Phase One of project “Manor House” began last year. The grand Lennox Hale Drive entrance and the Seven Hills Drive entrance were both given a facelift last fall. Also the pond across from the clubhouse was upgraded. The committee late last year selected the Seven Hills entrance for a complete overhaul.

Phase Two began by contracting with a very talented landscape designer to render a forward looking vision for a outstanding landscaping strategy for this entrance from Gum Spring Road to Winning Glory Drive. Our goal is to use the design features of this plan as the basis for concept design features throughout Virginia Manor and White Oak Crest for many years.

The design phase of this work is complete and we will soon select a portions of the work to bid out for recommendations to the Board for a fall install. The attached renderings are examples located on Seven Hills Drive across from the School and at the bottom of Winning Glory Drive that may be selected.



Phase Three and beyond. Project Manor House could take over a decade to fully complete. The committee will evaluate a strategy going forward after the installation this fall.

As you can see the activities outlined above just begin to scratch the surface of what the Open Space Committee is involved in. The Committee is working on many other concerns including geese control, erosion, and maintenance of our 30 ponds. If you are interested in contributing to the upkeep and beautification of the Dulles Farms Community, consider volunteering to support the Open Space Committee. Additionally, we welcome all residents to attend the meetings and stay informed.

Preventing Summertime Crime In Our Community— A Message From Loudoun County Sheriff's Office

Over the summer months in Loudoun County, we often see an increase in property related theft. The two most prevalent crimes include larcenies of bicycles and from unsecured vehicles.

It is important to recognize that citizens can take proactive steps to protect their property. We here at the Loudoun County Sheriff's Office encourage residents to practice the 9p.m. routine. The 9p.m. routine is a reminder to our community to secure your vehicles and your house before you go to bed every night.

Here are a few tips on how to keep your valuables safe:

Home

- Lock your exterior doors including your garage door. It is a good practice to disengage your garage door when you are not home by pulling the red emergency release cord and engaging the garage door lock. Please read your owner's manual before doing this.
- Always close your garage door when you are not at home to act as a deterrent to a potential thief. The average time it takes to burglarize a home is between 90 seconds to 12 minutes. Most burglaries occur during the hours of 6 a.m. and 6 p.m. with the highest rate being between the hours of 10 a.m. and 3 p.m.
- Always lock your home's exterior doors and windows even when you are home. If you choose to open a window to enjoy a nice summer breeze, try to make it a window that is not easily accessible, such as a second story window.
- Ensure that the shrubs around your house are trimmed below two feet from grade so that they do not act as a place of concealment for a nefarious individual.
- Trim your trees to a height of approximately 7' from grade so that the leaves and branches do not obstruct your view out of your home, or act as a climbing aide for a nefarious individual.
- Strengthen your exterior doors from being easily kicked-in by investing in a larger strike plate and at least a grade 2 deadbolt lock. Ensure that you fasten your strike plate with 3" long screws so that it attaches to your door frame rather than just to the molding.
- Ensure that any glass within 40" of any door handle is protected glass. This can be done with the proper installation of a security film.
- Create a Neighborhood Watch group and invest in your community by watching over each other's homes.
- If you find that you have been a victim of a burglary or larceny, an inventory list can be valuable. We encourage you to complete an inventory list and store a copy. A sample inventory form can be found at: <https://sheriff.loudoun.gov/operation-inventory>

Practice the 9 p.m. routine...securing your vehicles and your home at 9pm, before you go to bed.

Vehicles

- Always lock your vehicles doors and roll up the windows when you are not in it.
- Do not leave valuables in your vehicle in plain sight – not even for just a few minutes. If you must leave valuables in your vehicle, place them in the trunk or another area where they cannot be seen.
- When you are heading somewhere in your vehicle, it is important to always get in, then immediately lock the door and leave. You do not want to get in and out of your vehicle especially when it is running.

For more safety and security tips ask your community resource officer, your crime prevention specialist, or follow us on the following social media platforms at: @loudounsheriff



Pondering our Ponds ...

Stormwater management facilities are an integral part of most communities. During rain events, stormwater runoff cannot soak into impervious surfaces such as pavement and rooftops, so the speed and quantity of water flowing through our communities is greater than what would have been there in pre-development conditions. Stormwater Best Management Practices (BMPs) are structural and vegetative features that are designed to slow, absorb, and trap pollutants such as sediment, oil and grease, nutrients, trash and other pollutants, so that they do not negatively impact downstream water resources. These stormwater facilities may be easily recognizable, such as wet ponds and dry detention basins, or they may be less obvious, like rain gardens and permeable pavement. Like all physical features of our communities, stormwater management facilities require ongoing maintenance to preserve their structural, functional, ecological and aesthetic integrity.

The Dulles Farms Community has 25 wet and dry stormwater ponds (SP) that are currently under management by SOLitude Lake Management. Together with the landscaping company and working under the direction of the Open Space Committee and the Board, they ensure that the ponds and surrounding common areas of the community are attractive and in good physical condition. Every month, SOLitude staff members inspect each of the SP's in order to determine what maintenance activities may be required. Based on observations, they may perform treatments for algae or aquatic weeds that are unsightly or are interfering with the flow of water through the facilities. They remove inorganic trash from the water's edge and from the vegetative buffers around the ponds. Maintenance checks are also performed on the fountain at the Westridge Clubhouse pond to keep it running optimally, which may include unclogging the debris screen to restore water flow and cleaning sediment and algae from the lenses for the lights. And most importantly, any situations or maintenance concerns that may require additional remediation or repairs are provided to the Community Manager and Open Space Committee.



Unfortunately, the very function of stormwater ponds to trap debris and pollutants contributes to their impairment as these materials build up within the basins. Even when they are well maintained and functioning properly, stormwater management facilities will require periodic restoration activities that can be extremely expensive. Concrete pipes will begin to exhibit cracking and spalling and the joints may fail. Gate valves will become rusted and corroded. Shorelines and dam embankments may become eroded and destabilized. And sediment and debris will continue to accumulate until deltas appear and flow becomes restricted. Sediment accumulation and nutrient loading also impair the ecological health of the facilities, leading to more frequent and severe blooms of algae and aquatic weeds, water quality issues, and deteriorating aesthetic conditions.

By implementing a comprehensive pond management program, SOLitude Lake Management is working with Dulles Farms to preserve and protect the aquatic resources in our community while proactively minimize future maintenance and restoration costs. When observed early, minor issues can be repaired before serious problems develop, and the eventuality of major rehabilitation projects can be prolonged.

As part of this comprehensive program, Dulles Farms is looking at enhancing our stormwater ponds to create living ecosystems that incorporate natural biological processes designed to:

- Improve watershed health
- Create attractive and inviting places that enhance local biodiversity
- Deters geese
- Provides natural mosquito control
- Increases carbon sequestration and produces less greenhouse-gas emissions
- Lower maintenance costs (e.g., no mowing of turfgrass, weed or algae control, or replacement of engineered structures).
- Increases property value

Grilling Safety Tips

Summertime is an opportune time to fire up the grill and enjoy a barbeque with family and friends. With summertime in full swing, there is never a better time to brush up on grilling safety:

- Only use your grill outside and at least 3 feet away from siding, deck rails, eaves or any structures
- Keep a 3 foot safe zone around your grill to keep kids and pets safe
- Open your gas grill before lighting
- If the flame goes out on gas grill, wait five minutes to re-light
- Be careful with charcoal starter fluid, if the fire goes out, do not add additional starter fluid or flammable liquids; consider using a charcoal chimney starter instead
- Keep an eye on your grill, fire pit, or patio torches — Don't walk away from them when lit
- Clean your grill after each use; this will remove grease that can start a fire
- Place the coals from your grill in a metal can with a lid once they have cooled
- Be prepared to put out a fire— Baking Soda to control Grease Fires and Fire Extinguisher for Other Fires



With the right grilling safety tips, you can keep yourself, your family and friends safe while enjoying all the festivities that a summer barbeque offers.



Family. Friends. Community.

Andy Macleod, Agent
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www.igotandy.com

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.®**

 **State Farm®**

Adjacent Property— Whitman South Commercial Center Common Sense Changes are Needed!

Located on the southeast corner of Gum Spring and Braddock, an application to expand the center is scheduled for a Loudoun County Board hearing on July 10, 2019. **The Dulles Farms Community Association opposes this application.** Here is what you need to know:

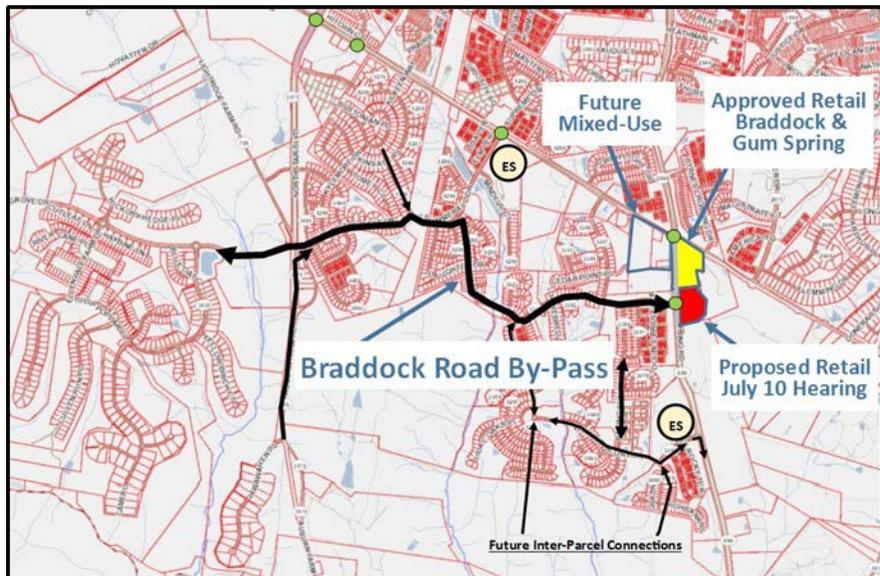
Already Approved	Proposed Changes
<ul style="list-style-type: none"> • 23,200 sf grocery store • 6,810 sf of retail/sit-down restaurant • 5,000 sf gas station/ convenience store • 12,800 sf child care 	<ul style="list-style-type: none"> • Increase the Grocery Store by 6,200 sf (29,500 sf total) • Add a 2,400 sf fast-food with drive-thru • Add 13,000 sf Automotive Repair Center across from Lennox Hale entrance • Move the 6,810 sf retail/sit-down restaurant space from next to the grocery store to adjacent the telecommunications tower. • Add a car wash to the 5,000 sf gas station/convenience store

Why Virginia Manor Residents Deserve Better!

An automotive repair facility located across from our Lennox Hale entrance reflects poorly on our community. Although an occasional convenience for some, many residents and their guests will experience the noise and unattractive view of an auto repair center daily.

Space for a much-needed sit-down restaurant is already approved on this site. The proposal moves the space from next to the grocery store on Braddock, to adjacent the telecommunications tower across from the auto repair center. Instead of gazing up at the stars on the proposed patio, residents can stare up at the telecommunications tower and listen to the sound of air ratchets and impact wrenches.

While some in Virginia Manor would welcome the convenience of a fast-food nearby, so would residents living in Kirkpatrick Farms, Loudoun Crossing, and Willowsford. The fastest way to the center for these folks is through back streets leading out to Lennox Hale.



We recognize that Loudoun County has designated this site for commercial in their recently passed plan.

However, Van Meter needs to make **common-sense changes** to comply with the County's new commercial guidelines. This application relies on regulations not even applicable to this area that required minimal open space, landscaping, buffering and pedestrian-friendly requirements.

With a **few common-sense changes**, this center could be an asset to our community. We have only one opportunity. Please contact me at g123.info@gmail.com and see how you can help. Thank you! Giovanni Coratolo, Chair, Dulles Farms Community Association, Adjacent Property Task Force.

Sign Me Up...

While serving on the Dulles Farms Board of Directors is probably the most visible example of volunteerism in our association, there are many other ways that you can contribute your time and talents to improving our community. Your participation in the community is beneficial to you, your neighbors and the association. Some benefits gained by volunteering include:

- Making a positive difference in other peoples' lives
- Sharing or learning new skills
- Boosting your resume—volunteer jobs are fair game
- Meeting new people
- Having fun
- Getting an invitation to the annual volunteer appreciation event



Don't let our community suffer from lack of enthusiasm.

Even a few hours of your time can make a big difference in the culture of the community. Help us generate goodwill, encourage "paying it forward" and strengthen our Dulles Farms community. Contact assitant@dullesfarms.com if you would like more information or are interested in volunteering on our committees:

- **Communications** — Improving information flow to homeowners and residents
- **Covenants** — Advise, monitor and enforce in compliance with Association Governing Documents to increase property value.
- **Facilities**— Assist in managing the wide range of facilities throughout the community
- **Finance**— Understand the association finances, and assist with financial oversight and budget formulation
- **Open Space**—Advise on enhancements to common areas and propose solutions to open space concerns
- **Social**— Plan, schedule and manage all aspects of Dulles Farms special events / activities
- **Traffic Calming**— Evaluate options to address traffic safety concerns in targeted areas in community
- **Adjacent Property**— Stay current on proposed changes to surrounding property, assess impacts and provide recommendations

Dulles Farms Neighborhood Roundup Advertising Information

Dulles Farms Community Association is selling advertisement space in our Neighborhood Roundup to offset the cost of newsletter 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 1,786 households in Loudoun County. Rates for the 2020 Year will be published in our next issue.

For more information about advertising contact: Newsletter@DullesFarms.com

Ad Size	1 Issue
Full Page	\$375
Half Page	\$220
Quarter Page	\$140

Issue	Booking	Material
Oct	Sept 2	Sept 13

Curb Appeal

As homeowners within Dulles Farms, we all want to ensure that we live in an aesthetically pleasing community while maximizing property values. To assist us in this endeavor is the Covenants Committee which assists the Board in regulating the external appearance, use, and upkeep of our properties.

Do you want to build a fence or design a patio? Plant shrubs and trees? Install solar panels on your roof? Any exterior modification that you plan to make to your property should first be consulted with management to determine whether or not approval is required by the Covenants Committee in the form of an application. It is understood that we're all busy and browsing through the unified standards isn't a high priority. However, understanding what is and what is not allowed will only serve to expedite the review process.

Before submitting an application, reference the unified standards to determine whether or not the proposed modification is allowed along with any specific stipulations. Additionally, carefully read what information is needed to successfully prepare your application for Committee review. If you plan on building a deck, for example, have ready your property's plat, existing and proposed photographs, dimensions, materials to be used, etc. During the application process, the Covenants Committee (which meets twice a month from April - August) will do everything in its power to approve your application, so long as the proposed modification meets the regulations set forth in the unified standards.



Home Maintenance Checklist

Clean *(free of mildew / dirt)*

- Siding
- Basement walkups and surrounds
- Front stairs, walkway and sidewalks
- Decks & Fences

Wooden Structures / Trim *(repair wood rot)*

- Around doors, windows, and garage doors
- Bay windows and Dormer windows
- Bump out areas
- Roof line
- Porches
- Wooden stairs

Stain *(uniform, neutral and consistent appearance)*

- Decks & Fences

Miscellaneous

- Store mulch, dirt, sand and other landscaping materials in garages and out of view
- Light post is straight up and down and contains working light

Landscaping

- Overgrowth of bushes, shrubs, trees
- Attractive landscape beds
- New mulch
- Clean, tidy appearance (remove weeds)
- Remove tree stakes

Paint *(exterior trim should be same color on whole house)*

- Trim and Columns
- Shutters
- Front doors
- Railings

Mailboxes and Posts

- Mailbox has no visible rust
- Mailbox is black and conforms to community unified standards
- All five (5) house numbers are present and legible
- Post and mailbox are straight up and down
- Post is clean, free of mildew and debris

Little Free Library— How Does It Work?



LITTLE FREE LIBRARY.ORG®
TAKE A BOOK • SHARE A BOOK

The Dulles Farms Little Free Library offers a way to share good things to read—favorite books from your childhood, or books that you would recommend to friends, books that teach, intrigue and engage you. Everyone in our community can help, by keeping this collection stocked with good reading material.

Whose Library Is It? The Library belongs to everybody—neighbors, friends, and people we don’t even know yet. Anyone can use it, and it’s why Dulles Farms strives to take care of it.

Take A Book. If you see something that you would like to read, take it. Look inside and see who gave it and who has read it.

Share It. When you are done reading, return it to any Little Free Library, or pass it on to a friend to read.

Give Books. Donate books that you no longer have a need for, or perhaps your kids have outgrown.. Leave friendly notes in them. Be a friend of all libraries by helping any way you can. Pay it forward.

Little Free Library supports reading for children, literacy for adults and libraries around the world.

The Dulles Farms Little Free Library is located near the Westridge Clubhouse by the pond and pergola, Seating is available to enjoy a book while you relax near the pond, or to take with you. Come enjoy one of the many benefits of the Dulles Farms Community!



Sharon Mastrianna, REALTOR®

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- Virginia Manor Resident
- Loudoun Crossing
- Westridge
- Stratshire Crossing



*Not a solicitation for recipients
in a brokerage relationship*





Dulles Farm Swim Team

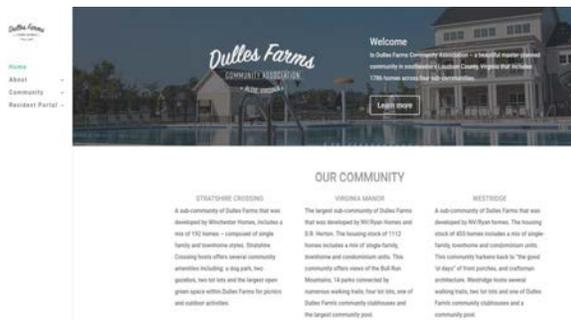
The Dulles Farms Devil Rays are celebrating their second successful year as an integral part of our community. The Devil Rays have had a strong start to their 2019 summer swim season! They've completed four meets so far and have three regular season meets to go, as well as post-season Old Dominion Swim League (ODSL) Divisionals and All Stars. Swimmers from ages 5-18 have competed against local pools and have been bringing home lots of winner ribbons! We are so proud of all of our swimmers, and are extremely grateful to our parents and community for all of their continued support. Our last home meet was Saturday June 29th, but you can also catch us at Kirkpatrick Farms pool on Saturday July 6th if you'd like to come cheer us on!

Sign up for email Community Notifications

Through support of CAMP, members of our community receive weekly email updates. If you are not on the distribution list:

1. Go to <https://www.dullesfarms.com>
2. Click **Resident Portal** (on left of screen)
3. Click **Update your Info**
4. Click **Setup Account**
5. Complete registration and provide email

Alternatively, you can contact the management office directly to be added to the distribution list!



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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.

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- 3. **DESIGN**
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What's Happening in Blue Ridge District— An Update from Supervisor Buffington

Since my last Dulles Farms update, I've focused on the County's Comprehensive Plan update with the goal of reducing the amount of new residential planned for the Transition Policy Area (TPA) - where most of the Dulles Farms HOA is located - from the 16,080 new homes recommended by the Planning Commission, to as close to zero as possible. Why? Because we need to focus on improving our roads, schools, parks and trails, and other county services to ensure a high quality of life for current residents, before considering the addition of new housing for future residents.

On June 20, 2019, the Board passed the updated Plan having reduced the recommended housing increase in the TPA from 16,080 to 2,180. I had attempted to reduce that number further; however, a majority of the Board was not comfortable doing so. My team worked very hard to reduce the Planning Commission's recommended increase, and we were very successful in doing so. I'd like to thank your Dulles Farms HOA representatives for actively working with my office to ensure your wishes were met regarding parcels adjacent to your community.

In addition to the Comprehensive Plan, my staff and I are working with your HOA representatives, along with VDOT, County staff, and LCPS to find solutions to speed and cut-through traffic concerns within your community. I'm aware this is a top concern for many of you, and we will continue to work on the issue until a solution is identified, funded, and implemented.

In some exciting news, the new Kirkpatrick Farms Fire & Rescue Station 27 is now complete and in service to help keep you and your family safe! The Station is located on a 7 acre site near the intersection of Northstar Boulevard and Gardenia Drive, and is an asset to Loudoun's emergency services system.

Other Updates:

Braddock Rd & Summerall Dr /Supreme Dr Signal: This project will construct a traffic signal and turn lanes at the intersection of Braddock Road and Supreme/Summerall Drive. The missing half-section of Braddock Road (approximately 3,500' in length) near the intersection will be widened from two lanes to four lanes. Construction is anticipated to begin around Spring of 2021, with completion by end of 2023.

Braddock Rd & Northstar Blvd Intersection: This intersection was a 2-way stop when I came into office. In working with Supervisor Letourneau's office and VDOT, we were able to have it upgraded to a 4-way stop, and have worked to upgrade it to a signal. Based on the estimated level of impact from the opening of Lightridge High School, LCPS is going to design and install the signal which will be accompanied by a new right hand turn lane for south-bound Northstar traffic wishing to turn westbound onto Braddock Rd. It will also include repaving of the intersection to fix grading issues. Completion is expected around Fall of 2020.

Braddock Rd Widening (2 lanes each way): Supervisor Letourneau and I were able to get funding to widen Braddock from Royal Hunter drive to Paul VI's eastern entrance, in fiscal years 2020, 2021, and 2022, with construction expected to begin in 2021. The project is expected to take approximately 2 years to complete. For the widening of Braddock from Paul VI's eastern entrance to Bull Run Post Office Rd, we were able to add this as a new project with funding in future fiscal years of the adopted six-year Capital Improvement Plan.

Goshen Rd No-Thru-Truck Restriction: The Board approved my initiative to recommend that VDOT implement a no-thru-truck restriction on Goshen Rd. VDOT installed the necessary signage in May of 2019.

Northstar Blvd (Rt 50 to Tall Cedars Pkwy): This project will construct the missing segment of Northstar Blvd from Tall Cedars Pkwy to Rt 50. Construction is expected to begin in 2020 and end in late 2021, or early 2022.

I know this is information overload, but I want you to keep abreast of what's happening in and around your community. I remain honored to serve the interests of Blue Ridge District residents and businesses. Have a great summer, and please feel free to contact my office if there's ever anything you feel I can do for you. If you'd like to begin receiving my email updates directly, please let me know at Tony.Buffington@Loudoun.gov

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



One of the primary responsibilities of the Board of Supervisors is land use. It's a complicated and controversial subject, and there's no doubt that Loudoun's growth has outpaced our infrastructure, leading to congestion and frustration for many (including me). I wanted to share with you some background on exactly why things are the way they are.

I frequently hear the question "Why are so many houses being built?" The answer lies in land use policies that originate from both the state of Virginia and Loudoun County, starting with the very basic principle of property rights, which holds that a property owner can essentially do what they want to with the property they own. As it relates to residential development, this principle manifests itself into two main types of development - by-right and parcels that are rezoned through a legislative process by the Board of Supervisors.

By-right development occurs when a developer builds at the existing base zoning on a property without seeking or needing approval from the Board of Supervisors. Locally, Willowsford and Lenah Mill are examples of by-right development. While the County can try to shape the type of development that occurs by right through high level policies, we have little control over timing and we do not have the ability to request proffers from developers. Proffers are contributions such as road construction and school sites that developers agree to build in exchange for approval of their proposed projects. Proffers can speed up projects by several years and save us millions of dollars. Without them, the County is on the hook to pay for all the needed improvements, and waves of students can hit us that weren't planned for, which is exactly what happened over the past 5-7 years in the Champe/Mercer cluster. However, because there is not a zoning change sought, by-right development is typically lower density (fewer units).

A rezoning goes through a legislative process with County Staff, the Planning Commission, and the Board of Supervisors generally to seek more density than what is allowed by-right. As part of the process, a negotiation takes place on a proffer package and timing. The communities that make up Dulles Farms are examples of rezoned developments. The benefit of rezoned parcels is that we receive funding to help offset development impacts. The downside is that more density means more people, which of course taxes schools and roads.

A result of this system, land use cases are not black and white, and I must decide them on a case by case basis. Sometimes, legal precedent for surrounding properties ties the Board's hands, which means we pretty much have to approve a rezoning. In other cases, I'd rather see a property develop with less density, even without proffers.

The County has just finished a revision of our Comprehensive Land Use plan for the first time in 18 years. The plan is a state mandated document that contains our vision for land use. The next step will be to codify all the changes in the zoning ordinance, which will take about two years. The original Planning Commission draft of the new plan recommended 56,000 new homes in the County by 2040 – double the allowance under the existing plan. Nearly 8,000 of those units would have been proposed for the Transition Policy Area south of Braddock Road (that currently could develop approximately 800 units by-right). I opposed this change. While there were some requirements that specific infrastructure improvements be completed prior to approving these higher densities, I worked with my colleagues on the Board to keep the existing density for those properties because our traffic analysis showed that no level of proffers would mitigate the impact to Braddock Road and Route 50.

As part of this review process, the Board created a new Urban Policy Area. The UPA is located around future Silver Line Metro stations and will mix high density housing with transit options and commercial development. While not everyone wishes to live in a more urban setting, the areas around our Metro stations are the priority locations for future growth, and mixed use environments are key to attracting new businesses and jobs, which ultimately will give commuters throughout Loudoun more options for employment. The Board also directed that an Unmet Housing Needs Strategic Plan be developed to address our growing concerns about housing affordability and limited supply.

Land use and development is a challenging subject. Many projects in our area were approved decades ago by other Boards, and much of the development you see occurring to our west is by-right. However, I am committed to using discretion when it comes to rezonings and continuing to fund much needed infrastructure improvements. If you'd like more information, please contact me at at matt.letourneau@loudoun.gov.

Showdown: Homemade Sunscreens Versus Commercial



All over social media this summer (as last), homemade sunscreens are being promoted by friends and family.

Here's the good news: they do work. Here's the bad news: They don't work much.

Researchers at the Center for Injury Research and Policy at Nationwide Children's Hospital and the Brooks College of Health at University of North Florida concluded that most homemade sunblock recipes on Pinterest make unsubstantiated claims about their efficacy. The study was published in May 2019.

Searching Pinterest for the phrases "homemade sunscreen" and "natural sunscreen," researchers sampled every fifth pin to collect 189 relevant pins. Of those, 68.3 percent used ingredients that offered low UV radiation protection. Meanwhile, a third of the pins made SPF claims ranging from SPF 2 to SPF 50. In other words, a lot of big claims, but how much truth?

Sunscreens involving coconut oil, shea butter, lavender oil, essential oils, and other ingredients provide an SPF range of 1 to 7 -- far below the SPF 30 recommended by The American Academy of Dermatology.

Instead, you can find an FDA-approved sunscreen in store or online to meet your needs whether it's traditional or labeled as natural. The Center

recommends finding one that is water resistant and is broad spectrum (protects against UVA and UVB rays) as well as SPF 30 or above.

If you don't want to use sunblock, you can always cover up. Consider a lightweight fabric to cover arms and legs and a large-brimmed hat to shade the face. Next, head for the shade and avoid those prime blistering hours from 10 a.m.- 2 p.m.

What's in commercial sunscreen?

Two main ingredients are FDA-approved for sunscreen, both of which are very common, but have chemical names that can seem strange.

Titanium dioxide could be called 'Brightener.' It has the unusual quality of being opaque but enhancing brightness. That's why it is found in makeup, for example. For sunscreen, titanium dioxide is made ultra-fine so it is transparent, yet absorbs bad UV light, protecting skin.

Another approved sunscreen is familiar: Zinc Oxide, which could be called 'Reflector.' Naturally occurring in minerals, zinc oxide has been used by humans since about 500 BC. The mineral remains on top of the skin, scattering and reflecting UVA and UVB rays.

Easy on the Back and Knees

Stay fit this summer with pool exercises

Pool time is a great way to both relax and raise your activity level.

According to Shape magazine, pool exercises are good for everyone -- and great for those with back or knee pain.

Cardio

For cardio and total body exercise, nothing beats laps across the pool. You can use a variety of styles and work on both speed and distance.

Other options to get your heart pumping include water jogging, bicycling, sculling, and jumping jacks. For bicycling, prop yourself up on the side of the pool and move your legs like you are pedaling a bicycle. Sculling involves curling your legs up into a ball and keeping yourself afloat on your back as long as possible by paddling with your arms.

Pool weights for resistance

To get the most out of upper body resistance movements, you'll want to have access to pool weights or at least some pool noodles which can be purchased in a sporting goods store or found at some public pools. As long as you keep the weights underwater, you can do most traditional gym moves: bicep curls, lateral raises, tricep extensions, and even pushing and pulling to work out your back and chest.

With a pool noodle, do press-down work for your chest and triceps as well as underwater planks.

Lower body workouts

Lower body resistance work such as jumping or running is easier on the back and joints when you are in the water. Experiment with jumping out of the water as high as possible in a variety of stances to get a feel for what works. The wider your legs, the more you will engage your glutes and hamstrings, while narrower positions will work your quads. For inner and outer leg work, stand near the wall with your hand out to keep steady and then extend one leg at a time out to the side and back again as quickly as possible to maximize resistance.



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 Bechtle
assistant@dullesfarms.com

Maintenance Technician /
Covenants Administrator – Joe
Curcio

Hours:

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

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



Summer & Early Fall Upcoming Events...

Bingo	July 26th	VA Manor Clubhouse
Margaritaville Adult Pool Party <i>Full ID check (over 21) to participate</i>	August 3rd	Westridge Pool
National Night Out <i>and backpack drive for needy</i>	August 6th	VA Manor Clubhouse
Bingo	August 30	Westridge Clubhouse
Teddy Bear Picnic	September 21	Westridge Clubhouse
Bingo	September 27	Westridge Clubhouse
Fall Fest <i>and food drive for needy</i>	October 12 <i>Raindate 19th</i>	Westridge Clubhouse
Bingo	October 25	VA Manor Clubhouse

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