

Neighborhood Roundup

Volume II, Issue II

Summer 2020

Highlights Inside:

- ◆ Community Reopening Update
- ◆ Drive 25—What's the Impact
- ◆ New Neighborhood Coming
- ◆ Community Forum
- ◆ Changes Ahead Trash & Recycle
- ◆ County Supervisor Updates
- ◆ And Much More...

Dulles Farms Community Leaders

ONSITE MANAGEMENT TEAM

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

Tracey Hallebach, 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

Open Space— Craig Fletcher

Covenants— Chris Mooney

Social— Mikki Ward

Facilities—TBD

Adjacent Property Task Force— Giovanni Coratolo

Finance— Barbara Labuskes

Traffic Calming Task Force— Bruce Green & Kati Posey

Upcoming Board Meetings*

- July 14, 2020
- August 13, 2020
- September 10, 2020
- October 8, 2020
- November 12, 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



July 1, 2020

Dear Dulles Farms Residents,

Thank you for your patience as the Board of Directors weighed all options very carefully in connection to the Governor's Phase 3 plans for facility reopenings. In addition to considering the Governor's orders, the Board has also taken into account all information available from the CDC and is following guidance from the Association's Attorney and Insurance Agent.

After careful consideration, the Board made the difficult decision that it is in the best interest and well-being of the community and its residents that the clubhouses and fitness centers remain closed until further notice and to keep the community pools closed through the 2020 pool season. This decision was deemed necessary due to an impasse with contractual obligations, the added costs and legal concerns connected to opening these facilities to include mandatory, rigorous cleaning and social distancing protocols, additional pool staffing, limited pool capacity, and uninsured liability risks.

The Board has however approved a temporary exception to the rules for the use of inflatable/above ground pools. As of today, the following rules for inflatable/above grounds pools are in effect until September 28, 2020.

- Homeowners are required to comply with all Loudoun County codes that may require fencing.
- After a pool is removed, the homeowner must replace or repair any dead and damaged sod during the fall season.
- Above ground pools of 12 feet or less in diameter or length and 36" or less in depth will be permitted in all home types.
- Temporary pool types do not require filtration or the use of chemicals. Pools requiring such equipment are not temporary and thus are subject to the Association's guidelines for permanent pools and require an application.
- Water should be emptied when not in use for extended periods of time and refilled when cleaning is needed. Draining of the pool should be done away from the home and homes of adjacent properties.
- Pools must be located in the rear yard and within the side plans of the home.
- If the above requirements are met, an application is not needed.
- As of September 28th, 2020, this exception expires and the current guidelines restricting the use of above-ground inflatable pools will continue.

We are glad to announce that the Playgrounds along with the Westridge Basketball Court are open as of today. We ask that you please make sure to adhere to posted notices which outline requirements for using these amenities.

As a reminder, our walking trails are also open at this time. Please make sure to maintain proper social distancing and we always recommend wearing masks as an added precaution when feasible. Along with the trails, the Tennis Courts are open for play on a first come, first serve basis. As with the Playgrounds and Basketball Court, you are required to adhere to posted signage.

Lastly, while the onsite management offices are closed to walk-in traffic, you may still contact the management team at 703-542-7555 during business hours or by email at dulfarm@ciramail.com.

Thank you and stay safe!

Warm regards,

Dulles Farms Board of Directors

President's Page

We have all experienced a lot of change since our last newsletter...given Covid-19, stay-at-home orders that are now safer-at home orders from Governor Northam and combining telecommuting with schooling from home. On behalf of your Board of Directors and in the spirit of transparency, I want to share some insights and perspective on the challenges and impacts of change in these unprecedented times.

First, please note — Dulles Farms is financially strong with fully funded repair-and-replacement reserves, and a healthy “rainy-day” fund (operating reserves), if needed. This provides a sound financial footing for these unprecedented times...where our 2020 plans, budget and execution have been turned a bit... “upside down.”

While the Board of Directors remains committed to fulfill all the duties entrusted to us by you, the members of Dulles Farms, this “new normal” created by the unprecedented pandemic, dictates a need for greater agility and communication that was NOT anticipated by the Community Association laws of Virginia and Dulles Farms’ governing documents. Further, our existing vendor services (management team, landscaping, pool operations) have all been impacted in some way by the pandemic. For context — let me share several examples of recent challenges:

- **Timing:** Decision-making is more challenging complying with the law while adapting to the pace of change. Per the laws of Virginia, the Board can only conduct the “business” of Dulles Farms in open, public forums. Since the clubhouse is closed for now (we have moved to Webex) and we cannot formally discuss and render decisions with 3 or more Board members (...a quorum), without publishing a time and place for the meeting. The law does have ONE exception- the Board can render decisions outside of Board meetings IF the vote is unanimous by all five Board members! .
- “New” processes are becoming the norm:
 - ✓ Dulles Farms management has onboarded and is training a new employee during te pandemic. And they are training our new landscaping contractor without being in the office.
 - ✓ Our Committees have had to adjust to conducting online meetings only, to conduct business.
 - ✓ We have created an exception for residential above-ground pools under our Covenants, Restrictions and By-Laws in record time!
- Agility is becoming both a mantra and an operating principle and presents two challenges — determining what is needed to comply and, timely acquisition of the supplies and equipment that are needed.

Financially, the 2020 budget has been impacted by a loss of revenue from clubhouse rental fees, unbudgeted expenses for additional cleaning supplies and equipment related to the pandemic, an unanticipated contract with Webex for supporting online Board meetings, increased postage expenses for mailings/communications, our existing contract costs e.g. Landscaping and additional legal fees for pandemic-related contract negotiations and consultations. With the decision to keep the pools closed for the 2020 season, there will be some “savings” (contractual credits) for pool operations that will offset pandemic-related (unbudgeted) expenses. However, we did incur all planned expenses in the Spring for repairing and preparing both pools in anticipation of being able to open them.

Please know the Board of Directors and Finance Committee carefully monitor our finances monthly. We have heard your inquiries regarding any potential credits, reductions or refunds of monthly dues assessments — fair questions, and collectively we are actively evaluating options but it is premature to definitively respond. Stay tuned!

In the spirit of keeping you posted, I wanted to affirm that the Board has also heard your demands for more timely information. While our relatively young community has been able to rely upon “public” meetings, periodic newsletters and weekly email blasts, in the midst of a pandemic that requires greater situational awareness for the ever changing dynamics in today’s new normal, the Board and management needs to communicate MORE!

I want to close by noting that the Board is busy looking ahead at more potential change that may be needed to provide Dulles Farms services in the future . It is reasonable for all of us to anticipate that the pandemic may not be “cured” in the coming few months, and without proper precautions there is a possibility of slipping back to Phase 2. As we learn more about our collective “new normal,” we will look for ways to work with our vendors and adapt to insure Dulles Farms remains a premier community in Loudoun County. Thanks for making Dulles Farms home!

Tom Ward, President, Dulles Farms Community Association

Memo From Management

I make it a habit of always reading my last article before writing my next, and as I reflect back to the beginning of the year, I continue to be amazed at how much our world has changed in such a short amount of time. As a result of the COVID-19 pandemic, we had to close our offices at the Westridge Clubhouse and begin working remotely. While we are utilizing online virtual platforms such as Webex and MS Teams, we miss interacting face-to-face with all the Residents, Committees, and the Board of Directors very much. Virtual interactions are just not the same, and we hope to be back very soon to serve Dulles Farms in person! Fortunately, we are still able to safely perform various essential operations on-site, such as annual property, facility, and re-sale inspections. It makes me smile to see everyone enjoying outdoor time with family while walking, jogging, bike riding, and helping neighbors during these trying times. I am very proud to be part of such a wonderful Community!

The Committees and Board have adjusted well to conducting “virtual meetings” and have continued to conduct Association business. The June Board Meeting was hosted via Webex and was well received by the participants. Webex is expected to be the format for the next few Board and Committee Meetings. As you will notice in our weekly e-blast, these meetings require use of a dedicated URL and password to join (which is listed in the e-blast). If you do not receive our weekly e-blast, please reach out to us at dulfabs@ciramail.com to be added to our distro list. If you choose not to receive these e-blast emails, you can also access our weekly information blast via the official Dulles Farms Facebook page. Just search “Dulles Farms” on Facebook to find us!

As we manage through the effects of the COVID-19 pandemic, please remember that we are all in this together. Our combined cooperation, determination, and faith will move us through and beyond these difficult times. Wash your hands, use hand sanitizer, sanitize surfaces, maintain social distancing, and stay healthy!

While the office is closed to foot traffic, we continue to serve you via phone at 703-542-7555 and via email at dulfabs@ciramail.com from 9 AM to 5 PM Mon through Wed, 9 AM to 7 PM Thurs, and 9 AM to 3 PM on Fri. Our Customer Service Department is also available 24/7 at 855-477-CAMP (2267). As always, we are happy to help answer any questions or address any issues that you may have.

Rachel Mancinelli, CMCA®, AMS
Onsite Community Manager



Welcome to Our Newest Staff Member Tracey Hallebach!

Please help us welcome Tracey Hallebach to the CAMP management team here at Dulles Farms as the new Administrative Assistant. Tracey joined us in April and comes to us from both the Land Development and HOA Management fields and brings a wealth of related knowledge. We are very happy to have Tracey on our Dulles Farms team!



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New Neighborhood Adjacent to Virginia Manor

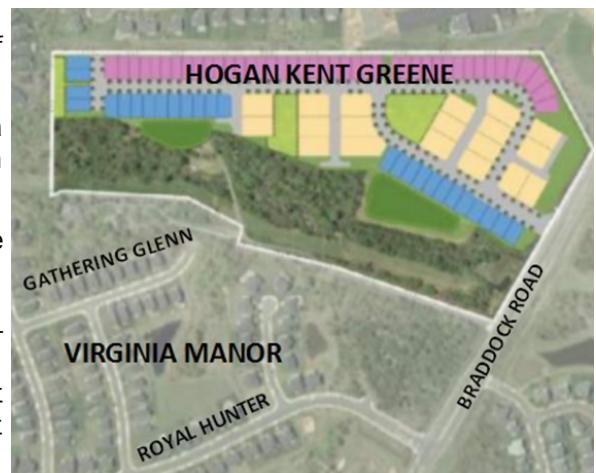
An application to build a 144 home neighborhood west of Virginia Manor is under review by the County. The Dulles Farms Adjacent Property Task Force has followed this project known as Hogan Kent Greene and has spoken extensively with the developer.

Simply put – we are excited over the quality of the project and are hopeful that the residents will share in our enthusiasm for passage.

Here's why:

- The County has insisted that the developer connect their proposed neighborhood streets to Virginia Manor's Gathering Glenn as per the existing County transportation plan. The developer refuses, in part, due to our community's sensitivity to cut-through traffic.
- The Hogan Kent Greene Plan maintains a large section of flood plain between Virginia Manor and their homes.
- The new Comprehensive Plan for this parcel allows for a higher density so many more homes could be built than this application proposes.
- The project appears to be first-class and it will enhance the surrounding property values.

While the Task Force is convinced that this application deserves our endorsement and support, we will have a Town Hall meeting to answer any questions and understand any resident concerns. More information can be found at www.openspacecommittee.com/



Lowering Speed Limits—Drive 25 Campaign

Drive 25 is Moving Forward— Loudoun County set to mail out ballots to all residents after Labor Day

Following a three month delay due to complications involving Covid-19, Dulles Farm's Plan to reduce speeding and cut-through traffic within our neighborhood (Drive 25) is now back on track. Loudoun County's Department of Transportation and Capital Infrastructure (DTCI) is prepared to mail out ballots on September 7th.

In order to be adopted, 51% of all residents must return a yes vote. Residents have 30 days to vote to approve the plan. Furthermore, any resident failing to mail back the Ballot response within the 30 day window will be considered against the Plan.

Timeline of Events – Beginning mid-July through August, the Dulles Farms Traffic Calming Task Force will provide a number of opportunities for residents to review the Plan and ask questions. The Plan will be readily available online at www.openspacecommittee.com starting on July 21st. Also, email links will be sent out in the Dulles Farms weekly email news.



The Task Force is planning a virtual Town Hall meeting in August to answer any questions. Additionally, there will be short informational videos available in order for residents to better understand the two year process the volunteer members of the Task Force had to navigate in order to develop a Plan that was acceptable to the appropriate state and local government officials.

Dulles Farm's Residents Need to:

- **Understanding the Plan** – www.openspacecommittee.com/ Plan Available July 21. Contact the Task Force with questions at dullesfarmstrafficcalming@gmail.com. Check Dulles Farms Community Updates and Reminders weekly email. Look for information on Dulles Farms Community Facebook. Attend the upcoming Virtual Town Hall Meeting (Date TBD).
- **Help Spread the Word** - Discuss it with your friends and neighbors.
- **Vote** – Ballots will be mailed by the County in September. Fill it out and send it back. ***Not voting is counted as a NO vote.***

Remember, as the economy recovers, road congestion will come back with a vengeance. Adopting this Plan is the best hope for residents to contain the growing problem of cut-through traffic and excessive speeding now or in the near future. Development in our area continues to outpace road improvements and 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.

As information becomes available, spread the word about the Plan and ballot process. We will happily take volunteers to help ensure this process runs as smoothly as possible. If you would like to help us out, please send your contact information to dullesfarmstrafficcalming@gmail.com. In the meantime, model safe driving, please continue to be cognizant of your own speed, come to a complete stop at stop signs and put away cell phones while driving.

The Safety of our Children and Residents is Utmost Priority!

Community Forum—Share Your Thoughts with the Board

In an effort to increase communication with our residents the Board has instituted monthly Community Forums as a mechanism to understand opinions, ideas, concerns or priorities are on the minds of our residents. The community forum is not a formal business meeting and provides an open dialogue between the Board and Residents within Dulles Farms. Here are few tips for participating:

- ✓ **Plan your remarks to last no longer than five minutes.** Board members enjoy hearing from residents; however, there are typically many participants that want to engage in discussion, and the five-minute limit ensures that all residents have an opportunity to be heard. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the board will add it to the agenda for an upcoming board meeting.
- ✓ **Don't expect an immediate response.** Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
- ✓ **If you need information, call the manager.** The purpose of the Community Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project under Covenant's review or the board's position on an issue) can get a more immediate answer from the manager at manager@dullesfarms.com
- ✓ Upcoming Online Community Forums are scheduled for: **July 21st, August 25th, September 22nd** watch for the weekly email blast for participation details.





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

As your unofficial curator of Dulles Farms history this month we'll turn our spotlight on our sub-communities/neighborhoods that comprise the eastern portion of Dulles Farms: **Virginia Manor** and **White Oak Crest**.

For background, remember from our first spotlight article:

- Dulles Farms Community Association, Inc. was chartered in the Commonwealth of Virginia on March 31, 2008. 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.
- Notwithstanding 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, plus 2 commercial lots (zoned for daycare and business offices respectively), 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.

Let's turn our spotlight first, on **Virginia Manor**. Development of Virginia Manor was done by Woodlawn Development with two builders: NV homes and Ryan Homes. Virginia Manor is the largest sub-community (62% of total homes) and includes:

- Virginia Manor Condominiums – a community of 212 condominium homes. Condominium owners are members of the Virginia Manor Condominium Association that administers their community pursuant to the Virginia Manor Condominium Declaration – an additional set of "CCRs" unique to this Virginia Manor community. Condominium homeowners are also members of Dulles Farms Community Association the "master association" for the entire community.
- 624 single-family homes
- 276 townhomes
- Two commercial lots (one zoned for daycare – adjacent to the clubhouse parking lot, and one zoned for six offices at the corner of Royal Hunter and Braddock Road)

Dulles Farms amenities located in Virginia Manor includes:

- 6 Playgrounds
- 14 walking trails, many with pocket parks at the end of the walking trail
- Our largest community pool
- Two tennis courts
- A clubhouse with locker room and fitness center

Let's look at **White Oak Crest**: this sub-community is 26 single-family homes. Developed by D.R. Horton, White Oak Crest joined our Dulles Farms community in January 28, 2014. What's unique about this neighborhood is that it is entirely defined by one street, Oak Crest Circle (off Racing Sun Drive), that encircles a community green space that includes a playground. Residents in this neighborhood can easily access all the additional amenities located throughout Virginia Manor.

Fun Fact: As you may or may not know, Braddock Road is the dividing line for two legislative districts in Loudoun County. Dulles Farms is somewhat unique in that our community is represented by two different Supervisors on the Loudoun County Board. Tony Buffington represents both Virginia Manor and White Oak Crest, while Matt Letourneau represents the western portion of Dulles Farms (Stratshire Crossing and Westridge).

One of the strengths of Dulles Farms for our residents, is the diversity of housing styles and architecture provided by the various builders. Also, for Virginia Manor and White Oak Crest, the beautiful westerly views of the mountains is an added benefit for their neighborhoods! As you enjoy the outdoors this summer and consider biking or hiking, I invite you to check out the Virginia Manor trails...they offer great nature hikes in rustic settings – and many of the trails let you forget you're in the middle of a large Eastern-Loudoun community

Watch this space in our next newsletter, when we'll point our spotlight on our last next neighborhood, Westridge, and our management office in the other clubhouse!



Important Service Notice

Dulles Farms was recently notified that Patriot Disposal, our trash contractor, is in the process of using their new ASL (Automatic Side Loader) in communities that they service. The ASL truck has a single driver who controls a mechanical arm to pick up toter cans, versus the standard truck with a two or three person team. ASL is a practice that has been adopted by most disposal contractors in the area. Using ASL results in less noise than standard rear load trucks, reduces the time required to collect trash and recycling, and increases efficiency. **Beginning July 1, 2020**, Patriot will be utilizing an ASL for trash and recycling within Dulles Farms.

Hearing resident concerns, our President and Management team met with the Patriot owner and Operations Manager to discuss the community's concerns. While Patriot is continuing with the use of ASL for trash and recycling pickup, they are making the following options available:

- For the trash and recycling for the first two weeks of July, the driver will pick up any excess material left at the side that usually would be collected in the container. This will be the transition period to slow the initial change.
- All residents are offered a larger recycling container **at no additional expense**. Currently, single family homes have 64 gallon carts and Patriot could upgrade to a 96 gallon recycling carts. The same size as the trash containers.
- For townhouse units that have the 18 gallon bin, we will extend the same offer and swap them out with 32 gallon, or 64 gallon size recycling carts.

If you are interested in a different size recycling container, please email dulfabs@ciramail.com before **Wednesday, July 15th with your Name, Address and Container Size**. Our Management team will coordinate a day to have bins swapped out for interested homeowners in July. After mid-July, Patriot will enforce pickup from toters in our community. **Any trash or recycling outside of the containers will not be picked up**.

- All trash and recycling pickup must be inside their toters - trash outside will not be collected.
- All toters must be placed at the curb, unobstructed, with the handle facing the house (3 feet from all other toters, cars or mailboxes)
- Large bulk items will need to be called in for pickup and may incur a fee for pickup. Please call the main number at 703-257-7100 to schedule a pickup day. Please do not leave them out on a trash day unless instructed to do so.
- Yard Waste Policy remains unchanged. Grass clippings and leaves must be set out for pickup in bio-degradable paper bags or in a personal trash container clearly marked "yard waste" on both sides. Tree limbs and brush must be tied in bundles no longer than 4 feet in length and 6 inches in diameter. Bundles or items that are bagged cannot exceed 50 pounds. Yard waste does not include stumps, rocks, dirt, sod, gravel, mulch whole trees, or clean-up from storm damage. Collection of these items may be provided for an additional charge.

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

Online Monthly Board Meetings — What to Expect...

With the continued pandemic and social distancing requirements in place, the Dulles Farms Homeowners Association Board meetings have moved online using Webex. All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the open forum conducted at the beginning of each business meeting. The remainder of the meeting is to conduct association business by the Board. With the online format, we wanted to update residents on the structure and format for the Board meetings:

- Meetings are scheduled on the 2nd Thursday of each month beginning promptly at 6:30 p.m.
- Webex meeting details are distributed the first Friday of the month via weekly email blast
- All residents are encouraged to attend, even if you can only join for a short time

The agenda for the monthly board meeting is finalized a week in advance. This is shared with residents on the resident portal (CIRANet), community bulletin boards and through the weekly email blast the Friday before the Board Meeting.

Meeting Start: the meeting is called to order and approval of the meeting agenda along with the minutes of the prior month's meeting are presented.

Open Forum: begins shortly after the meeting starts. This is where residents can ask questions or bring up points of concern about the neighborhood to the Board's attention. Residents interested in speaking

during open forum add their name to the Chat window, and we will call residents to briefly address topics to the Board. Open Forum is the only portion of the meeting that is open for resident participation.

Committee Updates: provided by committee chairs to share information that relates to committee progress and obtain guidance where needed.

Misc Agenda Topics: During this part of the agenda, a variety of topics are reviewed, discussed along with deliberation and voting on business at hand. If more information is needed on any agenda item, it will be placed on the next months agenda.

Private Executive Session: at the end of each meeting, the board hears updates from management on individual account delinquencies, any legal matters, and appeals, personnel matter, contracts and pending or probable litigation. This session is not open to residents so as to maintain everyone's privacy.

Adjourn Meeting: following the short executive session, the board comes back into regular session captures decisions made and concludes the meeting.

Keep in mind, community dialogue starts at 6:40 p.m. and time is set aside for residents to have a voice in what is happening within our community. In addition to the Board meeting, come join our Community Forum which is an opportunity for open dialog with the Board..

Residents can communicate with the board anytime between meetings by emailing:

Board@DullesFarms.com.



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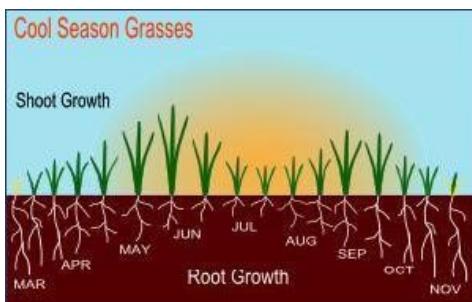
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Summer Lawn Care

Summer lawns tend to see a lot of action. People venture outside for sporting events, social gatherings, and a whole host of other activities. As a homeowner, you want to see a healthy lawn all year long, but the additional use coupled with the high heat and low rainfall characteristics of summer can really sideline even the best summer lawn maintenance plans. The best summer lawn care plans take into consideration the type of lawn you have and work to minimize additional stress and damage with good management practices.

What Type of Lawn Do You Have?

Cool Season Lawns – these types of lawns are common in the Mid-Atlantic region and are made up of seed varieties like Fescue and Rye. These lawns will perform best in the cool temperatures of spring and fall but go dormant in summer without LOTS of extra water.



Warm Season Lawns – these lawns are common in warmer climates like the Southern US. Zoysia and Bermuda Grass are examples of warm season lawns and they tend to thrive in hot, dry summer temperatures but look to be dead in spring and fall.



Summer Lawn Care Do's & Don'ts

- ✿ Mow Higher – Lawns should be mowed at no less than 3" during the summer. The taller height helps to shade out competition weeds and encourages deeper root growth. This may mean that you mow less frequently, but mowing too often or cutting the grass too short will result in the turf burning up from lack of water and high heat.
- ✿ Easy on the Food – Avoid fertilizing in the hot sum-

mer months. Unless your property's lawn is watered using an automatic irrigation system, fertilizers can burn a summer lawn. Excess Nitrogen coupled with little to no natural rain results in a dry lawn.

- ✿ Lawns are Thirsty – Water is key if you want a lush green lawn all summer long. Established lawns need at least 1.5" of water per week (20-30 minutes of water three times weekly). If you have an irrigation system, make sure your service provider adjusts the zones covering the lawn to accommodate the increased water needs. If you don't have irrigation, you will likely have to add supplemental water.
- ✿ People can wreak havoc on lawns. Foot traffic will trample the already heat and drought-stressed blades of grass and can result in heavily used areas showing signs of dieback in fall. Keep in mind that heavily used areas should be on the schedule for fall aeration and overseeding treatment that helps to increase turf density, reduce weeds and re-establish grass in areas that may have suffered damage during summer.
- ✿ Put Pups in a Park – Pet waste also contains a high concentration of ammonia which is the equivalent of lighting the lawn on fire. Brown patches that result from pets will not cure themselves. If you have four-legged family members, consider dedicating a space for them that is away from the common lawn areas.
- ✿ Leave the Weeds (sort of) – Forego most weed control measures. Many of the most troublesome weeds (crabgrass and goosegrass) are annual weeds and will die at the first frost. It is best to attack those the following spring with aggressive pre-emergent treatments to keep them from invading your lawn next season. Perennial weeds like Clover, Nutsedge, and Plantain can be effectively spot treated during summer. Be aware – any weed control that occurs in summer will leave open spaces in the lawn that will require reseeding during the fall season to re-establish desired groundcover.

Summer lawn care programs should aim to supplement water when feasible, reduce chemical and mechanical damage by cutting back on mowing and weed control, and minimizing the damage that can be caused by heavy use by making sure aeration and overseeding are on the horizon. A well-maintained lawn can increase property values by as much as 15% so summer lawn maintenance is an important part of a successful year-round turf program. Happy Summer!!

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Heading Off Burnout

Burnout is more than just stress—it's how your mind and your body tell you a change is needed. Do you find yourself withdrawing from work and caring less about results? Are you working harder, often mechanically or to the point of exhaustion—especially during the Pandemic when working from home? Just going through the motions? Try a few tips for keeping burnout at bay.

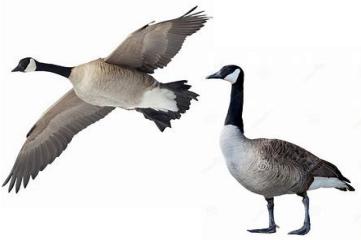
- **Exercise at least three times a week.** Running, weight lifting, bike riding—anything that gets your heart and lungs working burns off stress. Exercise releases endorphins that boost your mood and it dissipates built-up stress that otherwise leads to burnout.
- **Make time for a hobby.** An art class, cooking, reading, sewing—anything that's not part of the regular grind and that helps you relax will balance the things that wear you down.
- **Practice breathing exercises.** “Just breathe!” Yes, it’s an old cliche, but there is a grain of truth behind every cliché. Deep breathing gives your body a boost of oxygen and it releases tension in your abdomen around your heart.
- **Get away.** Take a walk at lunch. At home, find a time and place where you can relax and unwind. Even 15 minutes of relaxation can relieve stress.
- **Laugh.** Sometimes it helps to look at a situation and just laugh. If that fails, read the jokes that your uncle’s cousin’s best friend is e-mailing you three times a week. Pick a comedy next time you watch a movie.
- **Take up yoga or tai chi.** These disciplines have a restorative effect and are sure burnout busters.

Burnout can creep up on you slowly. Watch for the warning signs and stay ahead of it. Your heart, family and employer will thank you.



Flying Through a Fowl Situation

Birds are beautiful, graceful and melodic. They give a sense of being close to nature and add to the feel of our community. But too much of any one thing is never good. Whether it's a trail of droppings, territorial aggression or destructive nesting and feeding patterns, birds can make life more expensive and a little more difficult or unpleasant for our community, maintenance crews and managers.



With plenty of open space, feeding areas and comfortable nesting sites free from natural predators, our community creates a haven for an avian population. Geese and ducks—attracted to the lakes and ponds and relative safety of the surroundings—tend to be the worst culprit.

There's an environmentally safe and effective way of living with the winged visitors and decreasing a nuisance in our community. One of the most important steps is a no-feeding policy. According to GeesePeace (www.geesepeace.org), a nationally-recognized non-profit dedicated to growing geese education and outreach programs, geese come to an area for two reasons: the safety provided by a lake/pond and the abundance of planted grass kept short for them by frequent mowing. Dulles Farms is working to build a natural habitat around our ponds as a deterrent.

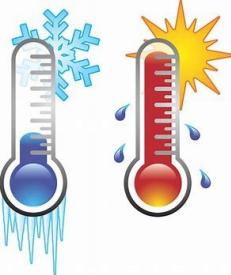
Geese are encouraged to stay in our community or visit—often congregating in the common areas—when they are fed popcorn or bread. Once geese become accustomed to obtaining food in an area they have a tendency to return. In addition, feeding geese human food is unhealthy and causes them to be aggressive.

During the winters, geese have plenty of resources to find food. They don't need large amounts of corn or other feed when the ground is covered with snow. They'll fly to warmer areas to find more suitable feeding grounds. We don't want to remove all of the birds in our community; we simply want to make the numbers more manageable. A no-feeding policy is an important first step.

With your cooperation, we'll be able to fly through this fowl situation.

Saving Energy to Stay Cool

Energy bills—like the temperature—always rise in the summer. But don't fret: there are also many inexpensive energy solutions, as well as some simple and free steps that you can take to cut down on costs and save money.



Turn it up. Set your thermostat as high as possible. Start with 77 degrees when at home and 82 degrees when away. For each degree above 72 you set the thermostat, you save between 1-3 percent. Be sure to take into consideration your health and comfort, and drink plenty of fluids to stay hydrated.

Circulate air. Use fans to create cool breezes and keep the air moving in your home. Ceiling fans, in particular, can create enough air movement to make it cooler by at least four degrees. This could translate into a significantly lower monthly electric bill, as ceiling fans only use about as much energy as a 100-watt light bulb.

Shut the shades. Windows allow a lot of heat into your home. Keep drapes and shades closed during the day to keep the temperature down.

Open nights. At night, if it's cooler outside than in, open your windows! Not only will this bring some fresh air into your home, it will give you a chance to turn off that AC. Also, be sure to close your windows in the morning to keep the cooler air in longer.

Wash and dry wisely. Run only full loads when using your dishwasher or washing machine. Whenever possible, run those appliances during off-peak hours or when your air conditioner is turned off or barely running, which typically is during the evening, to save energy. Use the clothes dryers' moisture-sensing automatic drying setting if it has one, and clean your clothes dryers' lint trap after each use.

Unplug. Electronics—such as TVs, DVDs, chargers, computers, printers and other devices—use electricity even when they are turned off. By unplugging these devices when you're not using them, you only save a few watts, but they quickly add up to bigger savings over time. Use a power strip for multiple devices, and switch it off before you go to bed. Also, turn off lights in unoccupied rooms.



What's Happening in Dulles District

Usually in this space, I give you an update on current happenings in the County - land use, the budget, etc. However, at press time, we're still in the midst of the COVID-19 pandemic, and everything is changing rapidly. Whatever I wrote now would be out of date by the time you read this.

In light of that, I thought I'd do something a little different this time and also give our minds a break by talking about our history instead. There's a lot of history in Loudoun, but most of the focus tends to be on Leesburg and other parts of the County. We have some interesting things that have happened in the Dulles South area too, so here are a few of my favorites.

Settle-Dean Cabin & Conklin Village - I'm sure many of us pass the intersection of Loudoun County Parkway and Braddock Road every day and have noticed a few older structures there. Those structures have a lot of history. Reuben Settle Jr. started clearing land in 1810 for what would later become Conklin Village along Braddock Road. Throughout most of its history, it was a small local hub of agriculture, focused on producing both animals and crops. Today, the last remaining structure is the Settle-Dean Cabin.

The Settle-Dean Cabin is notable because it was originally owned and built by Thomas Settle in the Village of Conklin. The structure was essentially two cabins joined together, and it was inhabited by the Settles and the family of Charles Dean, a slave owned by Settle. In 1886, Settle willed the entire 142-acre property to Charles Dean and his descendants.

One of those relatives was Jane "Jennie" Dean (the exact relationship isn't clear). She was born into slavery but was freed as a result of the Civil War and went on to become a famous Christian evangelist in the area, establishing churches and Sunday Schools wherever she went. This included the Prosperity Baptist Church in Conklin Village. Sadly, the original church burned down in 1951 but was revitalized into the current building and cemetery that is still open and operating today.

In the 1990s, local developer Toll Brothers bought the property. Area residents petitioned the Board of Supervisors to save the cabin building, which had fallen into a state of disrepair. The County reached a proffer agreement with Toll Brothers to save the log house and relocate it to its current location on the west side of Loudoun County Parkway (there was concern that the build-out of Braddock would result in its demolition). The cabin is open for tours and events by request to the County's Parks, Recreation and Community Services Department.

Glascock Field—As an aviation enthusiast, when I first moved to Loudoun County in 2006 I was fascinated by the Cessna that was sitting in an open field at the corner of what was then Gum Spring Road and Route 50. I'm sure many of you that have lived here for a while remember it!

That Cessna was sitting at Glascock Airfield, which was the last closed-in private airfield in Northern Virginia. It was developed by and named after Mr. Delmas Glascock, who was born in 1908 and whose ancestors in Virginia date back to 1643. Delmas was an airplane aficionado who grew up idolizing World War I flying aces.

By 1941, Delmas had enough money to purchase a parcel for his airfield – 22.6 acres in all. In 1946, World War II had ceased and Delmas was able to buy the adjacent property as well. Members of his family helped him remove rock and other debris to form a grass runway.

Delmas became the proud owner of a Piper J-3 Club airplane when in his early 40s. He later purchased a Fairchild PT-19 and a Stearman Bi-plane, as well as a Stinson 108 Detroiter. He enjoyed flying these planes and teaching others to fly – including retired Lieutenant Colonel Forest "Buddy" Thompson, who would eventually perform aerial acrobatics for crowds parked on the shoulder off Route 50.

Over a dozen planes were stationed at Glascock during the 1940s and 50s. During the 1980s, it became a popular landing spot for ultra-light aircraft, which are the airplane equivalents of hang gliders. Delmas' son, Thomas Glascock, operated the airfield until it was purchased by Van Metre, and redeveloped as part of the StoneSprings Hospital project. For a while, a Van Metre executive was officially the "airport manager"! The legacy of Glascock Field lives on with a historical display at the hospital, and the name has been used for some of the developments nearby.

Dulles Farms

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Hours:

Monday - Wednesday | 9:00 - 5:00

Thursday | 9:00 - 7:00

Friday | 9:00 - 3:00

VA Manor Clubhouse
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DullesFarms.com

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