

*Dulles Farms*

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

# Neighborhood Roundup

Volume II, Issue III

Fall 2020

## Highlights Inside:

- ◆ Drive 25—Need Everyone's Vote!
- ◆ Upcoming Board Elections
- ◆ Open Space Enhancements
- ◆ Home Safety Tips
- ◆ County Supervisor Updates
- ◆ And Much More...



## Dulles Farms Community Leaders

### ONSITE MANAGEMENT TEAM

Rachel Mancinelli, On-Site Manager

[manager@dullesfarms.com](mailto:manager@dullesfarms.com)

Tracey Hallebach, On-Site Assistant

[assistant@dullesfarms.com](mailto: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](mailto:Board@Dullesfarms.com)

### COMMITTEE CHAIRS

**Communications**— Petina Mooney

**Covenants**— Chris Mooney

**Facilities**—TBD

**Finance**— Barbara Labuskes

**Open Space**— Craig Fletcher

**Social**— Mikki Ward

**Adjacent Property Task Force**— Giovanni Coratolo

**Traffic Calming Task Force**— Bruce Green & Kati Posey

## Upcoming Board Meetings\*

- September 10, 2020
- October 8, 2020
- November 12, 2020—ANNUAL MEETING

*\*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](mailto: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

# DRIVE 25

Vote **YES** to  
Reduce Speeding  
& Cut Through  
Traffic



Failure to Mail In Your  
Ballots **BEFORE**  
**October 5th** Counts  
Against the Plan

*Dulles Farms*

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •



## President's Page

**2020 has brought many changes**, some unwelcome (e.g. COVID-19, home-based school curriculum, closure of Dulles Farms' community pools) and others that will benefit all of us as members of Dulles Farms. Based on some recent and on-going conversations in social media, I wanted to focus my comments on some benefits...and clarify some items that may be viewed by some as "concerns" or "surprises" — specifically, **Dulles Farms' maintenance vehicle (a white Ford F-150) and our new maintenance facility** located just east of the Royal Hunter entrance to Virginia Manor (adjacent to Chesterbrook Academy). I also want to highlight necessary changes to our upcoming **annual meeting and elections in November**.

In January of 2020 (pre-pandemic closures), the Board of Directors started a discussion on the merits of purchasing **Dulles Farms' first maintenance vehicle**. For awareness, Dulles Farms reimburses CAMP staff per our contract, for mileage regarding community travel. We also budget thousands of dollars for hand-watering services for recent and planned community landscape enhancements, that could be handled in-house with appropriate equipment. The Board was also sensitive to the undue "wear and tear" from continued use of our maintenance technician's personal truck for Dulles Farms activities that the mileage stipend did not adequately address. After thoughtful discussions with Dulles Farms' Finance Committee, including a budget impact analysis for future costs, the Finance Committee voted to support the Board's recommendation to purchase a community vehicle. The Board approved the purchase of our maintenance vehicle at the June 11, 2020 Board meeting at a cost not-to-exceed \$25,000. Our "new" maintenance vehicle is actually a low-mileage 2019 Ford F-150, 2WD work vehicle equipped with a hitch for towing. The final acquisition came in under planned cost! This vehicle will enable our community to manage maintenance costs.

**Maintenance Facility:** In 2018, Woodlawn Development, who held a seat on the Dulles Farms Board of Directors, approached Dulles Farms to assess interest in purchasing the 2.7 acres of land that includes the trailer from which they managed all the development work for Dulles Farms. After careful consideration and discussions with our attorney, Dulles Farms informed Woodlawn that we would not purchase the plot at any price. In 2019, Woodlawn approached Dulles Farms with an offer to gift the land and the trailer to Dulles Farms. Subsequent discussions with their legal representative and ours, hammered-out the paperwork needed to insure the additional 2.7 acres is deemed additional common area for Dulles Farms and is tax exempt.

The Board of Directors executed the Deed of Gift in early August, 2020 and Dulles Farms now enjoys 2.7 acres of land that includes a storm water pond that services our community and a trailer that will become our maintenance facility. In my experience, it is somewhat unique for a community our size (as opposed to Brambleton or South Riding) to be able to acquire adjacent land that is not a buildable lot and can support normal maintenance activities.

Bottom line — while this "common area" is open to all Dulles Farms members, it is more of an industrial site. Our landscaping company is already staging equipment there, and will use this site for delivery of mulch and other supplies. The acreage has been used commercially by Woodlawn for years and the gravel parking lot and grounds need a lot of general clean-up. However, going forward — the ability of Dulles Farms to manage maintenance "behind the scenes" and not from the parking lots of our clubhouses, is big step forward for the community and more than worth the incremental expenses to run an additional office site (e.g. water, electric, and telephone/internet).

Two final comments:

- As a result of the ongoing pandemic, 2020 will be Dulles Farms first "**virtual annual meeting and elections.**" Therefore, review the related article in this newsletter and watch your mailbox for the call for candidates and special instructions on how to vote and participate in the meeting "virtually."
- **Community Pools Update:** I know the closure of our community pools for the 2020 season has been a source of disappointment for many, especially when some pools in our region were able to open. Please remember that our pools are closed because our pool vendor was unable to sufficiently staff the pools and come to terms with the Board regarding liability. Therefore, the Board is working with CAMP to invite pool companies who were able to manage through the pandemic crisis to bid on services for Dulles Farms .

Thanks for making Dulles Farms home!

Tom Ward, President,  
Dulles Farms Community Association

## Memo From Management

I hope that this article finds you and your family well and safe during these trying times. It always amazes me how quickly Summer comes to an end and Autumn begins. It may not feel like it now but, the cooler weather will be upon us before you know it! While the Fall season always brings the return of such events as “Back to School”, Sports and Trick-or-Treating, this year will certainly have a different feel from years past. Regardless of these crazy times, we hope that you make many heartfelt memories!

Another activity this time of year brings is the preparation of the 2021 Budget. Your Finance Committee is already working hard on the Association’s 2021 Budget which will be approved at the October Board meeting. We encourage you to attend Board and Committee meetings to learn more about this process, get the facts and ask questions during any Open Forum. Do not forget about the Board’s recently added Community Forums which are held monthly, in addition to the regular Board meetings. Please stay informed and involved by attending these virtual meetings. There is no need to leave your home to stay “in the know”. Please check out our weekly emails and the Resident Portal calendar for dates and log-in instructions for these meetings.

Over the coming weeks, please make sure to take care of things you can do to protect your investment and property value. Some items you may want to consider are cleaning out gutters, turf renovation, weed control, mowing, mulching, power-washing, and tree pruning. Oh, and do not forget to dust off those rakes! Please remember that wet leaves on a turf area during winter can kill it. Rake leaves or mulch them with a mower so they break down and can help return nutrients to the soil more quickly.

Many of you have been busy with exterior modifications which has been evident by the hundreds of applications we have received over the past months. For all those who are planning to submit an application, we ask that you please review the Dulles Farms Unified Standards, in its entirety, for submission requirements prior to sending us your application. Some projects may require that you include detailed plans, marked house location surveys, sample photos and drainage plans. Without these required documents, your application approval may be delayed. One important note is that if you are sending your documents via email, please send all pages in one pdf document. This will help avoid delays when uploading your application for Committee review.

The CAMP Staff continues to do our very best to serve the community and to answer any questions you may have. We hope you have a wonderful rest of the year and can’t wait to see you all in person again. As always, please do not hesitate to contact us via email or by phone

Rachel Mancinelli, CMCA®, AMS  
Onsite Community Manager

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## Dulles Farms Ponds Habitat Preservation

Pretty soon you will notice the signs popping up around the Stormwater Management Ponds within the Dulles Farms Community. Our ponds play an important role in protecting the Potomac River Watershed by controlling flooding, reducing erosion, and improving water quality. The areas around the ponds which are left in a natural state are vegetative buffers which provide wildlife habitat, reduce the flow of runoff, and help absorb nutrients that contribute to poor water quality. The signs are being placed in the effort to define these buffers and to ensure they are not mowed or disturbed. Dulles Farms is doing its part to protect the Potomac River Watershed!



## Rock the Vote —Let Your Voice Be Heard at Annual Elections

**Annual Meeting / Election** - As a homeowner in the Dulles Farms Community Association (DFCA), you have a right to participate in electing Association Board members. This year, we have 2 Board seats open to be filled and nominations for Board Candidates is open until October 1<sup>st</sup>. Information about candidate nominations was shared with all residents in both email and postal service.

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

**November 12<sup>th</sup> at 7pm (Registration begins at 6:30p)**  
**Webex Virtual Meeting (In Accordance with Admin. Res. No. 20-08**  
**- Procedures Relating to Virtual Annual Meetings)**

The Board has decided to host a virtual Annual Meeting via the Webex platform and to facilitate an online Election using VoteHOANow. More information about these very important events will be forthcoming.

If you are unable to attend the Annual Meeting, you still can vote. Simply cast your vote using VoteHOANow or by Proxy. Your vote in the selection of Board Members shapes the direction of the community.

**Quorum** – A quorum is the minimum number of homeowners who must be at the annual meeting before business can be transacted. Our bylaws tell us what that minimum number is 5% of members in good standing for our association.

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

So, why bother to try again? It is an important part of conducting association business. During the annual meeting, Board Members are elected, and the coming year's budget, which was approved in October, is presented to the homeowners. No quorum—no election, no decisions. This means the current Board of Directors may have to continue serving until an election can be conducted or a new Board Member is appointed.

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

**Proxies** – We have an election coming up, and even if you're unable to attend the membership meeting and election, you can still vote by instructed proxy. Instructed proxy voting is a form of voting where you are casting your vote as an absentee for particular candidates running for the Board. In this case, the proxy directly controls the outcome of the vote.

Because proxies are so important to achieving a quorum, you may receive multiple email reminders from Management to submit your vote prior to the deadline We will go to great lengths to achieve a quorum. Without it, we can't do business, and eventually that affects you. Check with our community manager at [manager@dullesfarms.com](mailto:manager@dullesfarms.com), or give them a call at 703-542-7555 if you have questions on how to cast a proxy ballot.

**It's time to**  
**VOTE**

## What it Takes to Be An Effective Board Member...

To provide some perspective to homeowners thinking about running for the Dulles Farms Community Association Board of Directors, each of our current Board members shared some of their thoughts on what it takes to be effective on the Board:

Being a board member is not just a way of contributing to the community that we live in, but it is also a great way to understand how the HOA functions while maintaining its fiduciary responsibilities. Being able to listen, understand and sympathize with concerns within the community is just as important as being able to express one's own, while mutual respect and trust are traits essential to working as a team with fellow board members.  
—Anurag Biswas, Director at Large

To be an effective board member it is important to be able to view situations from various perspectives outside of your own, to listen to others, and strive to understand. Communication is extremely important as well. Sharing your own thoughts, feelings, and perspectives can open other's eyes on new views. Working well within a team and respecting each others thoughts are important traits for a board member.  
—Andy Macleod, Secretary

Once you're a part of the Dulles Farms Board, you become part of a team, and no one Board member trumps another. Decisions must be made on facts, not on emotion or personal agendas. Also, Board members must be able to promote a culture of volunteerism within Dulles Farms to strengthen our already stellar Committees.  
—Brian Reagan, Treasurer

Serving on the Board requires a focus on the greater good across our community and our diverse neighborhoods. We face complex decisions, and at times differing opinions, and that is what make organizations powerful. Even when Board members disagree, we discuss the merits of every situation and remember we are all on the same team working together to do what is right for Dulles Farms. We all have busy schedules, so it is important to ensure you have the time to invest in the betterment of the community every week.  
- June Roman, Vice President

Serving on the Board of Directors for Dulles Farms demands a "business perspective" and a commitment to focus on the community as a whole...not limiting your perspective to just the block you live on or the amenities you personally value the most. As you know, with 1785 homes plus two commercial lots, and an annual budget that approaches \$2 million, the decision-making regarding our vendor contracts, delivery of services and sound budget management, requires thoughtful deliberation across all board members, and a willingness to ask questions and at times, to lean into discomfort.  
—Tom Ward, President

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## Special Thank You to Our Covenants Committee!



The Board of Directors would like to send a special THANK YOU to all the members of the Covenants Committee and our CAMP management team supporting the architectural review process. Our Covenants Committee and CAMP have been working tirelessly to approve the flood of exterior improvement requests that have been coming in. With many residents spending more time at home due to the Pandemic, we have been seeing a significant increase in requests for home improvements throughout the community.

In September 2020, our Covenants Committee has reviewed 344 home improvement applications year to date (YTD). That is nearly a 60% increase over home improvement applications for September 2019 where applications were 205 YTD.

The Committee's hard work, perseverance and dedication to approving applications while maintaining the Community Guidelines for Exterior Modifications is greatly appreciated. Thank You!

## Homeowners Association Board of Director Responsibilities

As a community homeowners association, established under the Property Owner's Association Act and the Virginia Non-Stock Corporation Act, the residents/members of Dulles Farms elect a Board of Directors to manage the business and affairs of our community.

The Board consists of volunteers that administer and execute community association duties including: preparing and adopting an annual budget; collecting monthly assessments based on that budget; adopt, amend, and enforce reasonable rules and regulations (e.g., Covenants & Bylaws, Unified Standards), build financial reserves for the ongoing repair and replacement of Dulles Farms amenities, hire managers, attorneys, accounting professionals, and contractors as needed to support the business and affairs of Dulles Farms. The Board is also responsible for issuing an Association Disclosure Packet, including a Common Expense Statement (aka: Property Owner's Disclosure Packet), to a prospective purchaser of a home within Dulles Farms.

The Board relies upon the work, input, and recommendations from each of our volunteer standing committees including Communications, Covenants, Facilities, Finance, Open Space, Social and the Traffic Calming and Adjacent Property Task Forces to inform their business decisions. In administering and enforcing Dulles Farms' budget, rules and restrictions, the Board is responsible to do its best to keep property values rising and reduce conflicts. Since the Board wants to ensure that rules and restrictions benefit all, you are always welcome to raise concerns about the rules at open Board meetings and Community Forums.

While it is a big job, our Board members are happy to serve the residents and with them, make the community a great place to live and call home. So why not learn more about what these volunteers do by talking to your Board members, attending a Board or Committee meeting, or even considering running for a seat on the Board during our upcoming election? The more people we have looking out for our association, either on the board or volunteering on our committees the stronger it will be.



# Family. Friends. Community.

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

**We're all in this together.**

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

This month, your unofficial curator will cast the spotlight back on the western half of Dulles Farms, and our fourth and final sub-community/neighborhood: Westridge.

For background, remember from our previous spotlight articles:

- 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 in the public record on March 19, 2009, provides the framework for community governance.
- 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 (both located in Virginia Manor and 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.
- Dulles Farms includes two condominium communities (Virginia Manor & Westridge). Each condominium community was developed separately from the other homes throughout Dulles Farms:
  - Each condominium community has their own individual Board of Directors and their own CCRs that provide additional guidance for residents within each respective condominium community.
  - The residents of each condominium community are full-fledged, dues-paying members of Dulles Farms Community Association and enjoy full access to all of our amenities.
- The developer, Woodlawn Development, turned over control of the Community Association to homeowners in November, 2016.

As a sub-community or neighborhood, **Westridge**, including the Westridge Condominiums) was built over 3-4 years solely by Ryan Homes. Construction began with the recording of the first Supplemental Declaration for Section One, dated December 3, 2012 and recorded in the public record on January 10 2013. Westridge includes 455 homes composed of 153 single family, 214 townhomes, and 88 condominiums (aka: Westridge Condominiums). Dulles Farms amenities located in Westridge, that can be enjoyed by all residents, include:

- One of two Dulles Farms’ Community Clubhouses...and home to our on-site management offices
- One of the two community pools
- Fitness center
- Half-basketball court
- One tennis court.
- Two tot-lots
- Four ponds
- Several walking trails

A fun-fact: An additional tot-lot, pond and walking trail located at Northstar Blvd and Conejo Way (on the west side of Northstar Blvd) was originally developed as part of Westridge but eventually sold to LC BOS by the developer and is now open to the public.

Like all of Dulles Farms’ sub-communities, Westridge was designed to be a very walk-able community – wide sidewalks and hard-surface trails that invite leisurely strolls... to perhaps catch-up with neighbors and friends, or enjoy all that Mother Nature has to offer! In Westridge, as all across Dulles Farms, you’re never more that a few blocks from your destination!

To recap...Westridge joins Stratshire Crossing, White Oak Crest and Virginia Manor in being an integral part of Dulles Farms, the place that each of us calls home! As you reflect on what you’ve learned about our community, remember that one of the strengths of Dulles Farms, is the diversity of housing styles and architecture provided by the various builders. Add to that our amenities that post-2020 pandemic will once again be fully available, and you have a somewhat unique and very well designed community that will served our residents for many years! As residents, I encourage you to hike, bike, or drive through the different neighborhoods. Familiarize yourself with all of our amenities and enjoy the “views” – be it architecture, westerly views of mountains, wildlife surrounding our ponds, or the quiet rustic settings of our trails that are located in the middle a large Eastern-Loudoun Community.

Now that we’ve introduced all the neighborhoods across Dulles Farms....watch this space in future newsletters for additional insights on Dulles Farms.

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## A Common Household Product is Magic...

Most of us already know that a teaspoon of baking soda in the batter will make the muffins rise, but who knew that a pinch of it mixed with scrambled eggs will make them fluffier or added to water will make steamed vegetables stay green?

Aside from cooking, however, everyone knows that an open box of baking soda in the fridge will absorb strong odors. But did you also know that baking soda in the bath water can relieve itchy skin caused by bug bites or poison ivy? And that pouring a cup of baking soda followed by a cup of hot vinegar down a stopped up drain will unclog it? Baking soda also can be used to polish

tarnished silver, remove rust stains, extinguish a grease fire, freshen toothbrushes and clean dishwashers and coffee makers. Add it to the laundry to help freshen and deodorize. Sprinkle baking soda on a wet sponge to scrub residue off a cast-iron skillet. Or use it on sidewalk and driveway cracks as a non-toxic weed killer. A dusting of it around pet food bowls will keep ants away.

A couple of cautions about baking soda, though: Its magic powers fade with time, so check the expiration date on the box. Most important, don't mix it with other cleaning products. The chemical reaction could be toxic.

## Dulles Farms Neighborhood Roundup—2021 Advertising Information

This newsletter will be produced three times annually. In an effort to offset production and printing costs, we are looking for businesses interested in advertising in the *Dulles Farms Neighborhood Roundup Newsletter*. Advertising in the *Neighborhood Roundup* is a cost-effective way to reach 1785 households. The more you advertise, the less you pay. For more information about advertising contact: [Newsletter@DullesFarms.com](mailto:Newsletter@DullesFarms.com)

Ad Size	1 Issue	2 Issues	3 Issues
Full Page	\$385	\$685	\$967
Half Page	\$230	\$410	\$570
Quarter Page	\$150	\$260	\$367

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

## Community Enhancements— Lennox Hale Entrance Makeover

The Dulles Farms Open Space Committee has finalized plans for a major overhaul of the landscape and lighting for the Lennox Hale entrance at Gum Springs Road. Work is scheduled to begin this fall and will be finished prior to the opening of the new shopping center across the street.



The plan includes revitalization of the large, black planters that flank either side of Lennox Hale with down lights and a variety of beautiful seasonal plants. As you proceed further into the community, there will be two pollinator flower gardens that explode with an array of colorful perennials that stagger their bloom times from early spring through late summer. Boulders are strategically placed throughout the entrance to provide additional visual interest.

These design features will be modeled in future upgrades at the other three Virginia Manor/White Oak Crest entrances. One additional benefit of this design is the visibility for non-residents using our neighborhood streets as a short-cut to shop at the new center opening on Gum Springs — they will know they are driving through a first-class community.”



Note for residents located in the western half of Dulles Farms — even though installation of enhancements for Westridge and Stratshire Crossing are pushed to next year, many hours of work have gone into developing an overall Master Plan with some very exciting new features. This blueprint for the future expands on the “Main Street” concept for Mattingly and Great Berkhamsted that began last year, and establishes a new “Central Park” theme around the Clubhouse and pond. The committee’s goal is to create an extraordinary walkable experience through the western side of our community that extends to both ends of the neighborhoods. Detailed shovel-ready drawings are currently being developed. Stay tuned for future updates as these plans progress!

## Fall Gardening and Maintenance

Get your gloves ready because fall is coming and growers argue it is the best time to plant almost any kind of plant. After a long, hot, humid, and wet summer, the earth is warm and filled with moisture, making it the perfect environment for root growth.

So why is planting in fall arguably superior when spring is synonymous with growth? In early spring, the soil is still cold from winter and your plant is focusing its growth above the ground, rather than below. Warm spring temperatures leading to summer cause the plant to shift its focus from dormancy to branch, leaf, and flower growth.

Alternatively, as the air temperature begins to cool in the fall, plants start to slow growth above ground and shift their focus to below ground where it's still warm. This is the time for substantial root growth. Additionally, the heat of summer can be stressful to plants, especially during their establishment period. There are a few differences between planting in the spring and fall so take note before you get started.

### GROUND RULES FOR FALL PLANTING

Don't forget to water your plants regularly. Late fall and early winter is typically much drier than spring and summer so you will need to monitor watering carefully well into fall. Make sure your plants get enough water all the way until the first frost.

Don't prune your plants too early. If you start pruning before the growth season ends, your plants could flush with fresh growth that might not survive winter. Be careful not to prune certain plants until after their bloom season has ended because you could unintentionally trim off next season's buds.

Don't fertilize outdoor plants in the fall. You don't want to encourage top growth that can't harden before the first frost, which makes the plant vulnerable to disease.

Make sure you plant as soon as the temperatures dip in September or early October, well before the first frost, to give your plants time to become established.

Remember to continue to mulch your plant bed after the first frost to preserve the warmth of the soil for as long as possible.

### BENEFITS OF FALL PLANTING

Warm soil creates an ideal environment for root establishment and creates a strong foundation for plants, especially trees and shrubs.

The shock of transplanting is lessened since your plant is preparing for dormancy and shifting its focus from

top growth to root growth.

Weeds are less of a nuisance in the fall allowing plants an opportunity to grow without competing with the extensive root system of weeds.

What to Plant in the Fall

You can plant almost anything in the fall. Many vegetables, perennials, bulbs, trees, and shrubs can thrive in the fall when the air is warm during the day and cool at night. In many regions, the ground does not freeze well into winter, if at all, giving your plants plenty of time to establish roots if planted early enough. Late August and early September are the times to start writing your list and preparing because you want to give your garden the best chance for winter survival.

### PERENNIALS AND BULBS TO PLANT IN FALL

Plant new winter hardy perennials in the early fall so they have plenty of time to establish their roots before winter. Late fall is the perfect time to dig up and divide your existing perennial plants. Be sure not to divide any plant until it is finished blooming for the season. Bulbs can be planted any time before the ground freezes in winter.

- Dianthus
- Black-Eyed Susan
- Russian Sage



### TREES AND SHRUBS WITH FALL / WINTER INTEREST

- Euonymus Burning Bush
- Ruby Slippers Oakleaf Hydrangea
- Red Twig Dogwood
- Red Sprite Winterberry
- Black Lace Elderberry Shrubs



## In Case of Emergency - Home Safety Tips

Did you know that if a fire starts in your home **you may have as little as two minutes to escape?** During a fire, early warning from a working smoke alarm plus a fire escape plan that has been practiced regularly can save lives. Learn what else to do to keep your loved ones safe!

- ✓ A working smoke alarm significantly increases your chances of surviving a home fire. Ensure you have working smoke alarms on every level of your home, inside bedrooms and outside sleeping areas. Test them once a month and replace the batteries at least once a year. Fall is a great time to do this!
- ✓ Teach children what smoke alarms sound like and what to do if they hear one.
- ✓ Ensure that all family members know two ways to escape from any room in your home and identify a meeting place outside your home if needed.
- ✓ Establish a family emergency communications plan and ensure that all household members know who to contact if they cannot find one another.
- ✓ Practice escaping from your home at least twice a year. Press the smoke alarm test button or yell "Fire" to alert everyone that they must get out.
- ✓ Make sure everyone knows how to call 9-1-1.
- ✓ Teach household members to STOP, DROP and ROLL if their clothes should catch on fire.



For more details about fire safety and emergency preparedness planning and checklists go to Ready.gov <https://www.ready.gov/home-fires> or the Red Cross <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/fire/home-fire-preparedness.html>,

## Updates Coming to Dulles Farms Unified Standards

The Covenants Committee working in conjunction with our management company CAMP and the Board of Directors has invested a great deal of time over this past year revising the Unified Standards Design Guidelines. The intent is to provide a document that is more complete, while also being more concise and easy to use for community use. The document is going through some final reviews, to include legal counsel. After obtaining these inputs, we will be providing the standards to the residents of the Dulles Farms Community for review and comment. The review period will be 3-weeks in duration. Upon receipt of feedback from the community, the Covenants Committee will review inputs and meet with the Board to make final adjustments and obtain formal approval. At which time, the residents within Dulles Farms will be notified of the updated Unified Standards Design Guidelines and the need to comply with the updates for any future exterior modifications to homes within our community. Stay tuned to the weekly community email blast and mailings for more information about the review period.





**Sharon Mastrianna**

*Realtor, ABR, MRP*

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SharonM@PearsonSmithRealty.com



## What's Happening in Dulles District



The COVID-19 pandemic has impacted all of us in many ways. Fortunately, Loudoun County had an existing pandemic response plan in place and an experienced professional staff that has been working non-stop since March on the County's response. There are many aspects of these challenges that are obvious – like the need for our first responders to have proper equipment and safeguards – and also many that are not, from our “maintain our landfill” operations to our group homes and social safety net programs.

It would be impossible for me to give you an accurate statistical update on COVID-19 given publication deadlines, but I did want to walk you through some of the things that the Board of Supervisors and County staff have been working on to try to help get the community through the pandemic.

I know that for parents, Loudoun County Public Schools' decisions have probably made the most impact. The decision to ultimately have 100% distance learning to start the year was made by the Superintendent and the School Board (not the Board of Supervisors). The Loudoun County Health Department is in regular consultation with LCPS, and the County is actively working with LCPS to address both financial implications of the pandemic and the community impacts of the decision to not have in-person schooling. With so many children now home during the day, there is a significant void in childcare services, and as I write this, the County is planning to allocate over \$6 million of CARES Act Funding to provide child care for County / LCPS employees at schools, existing daycare facilities, the Ashburn and Rust Libraries, as well as at some private facilities that have gone out of business. The County's priority must be to ensure that we can maintain our workforce, because we provide essential services across the spectrum. If there is space left, the public will have the chance to use this child care as well – likely through a lottery system.

## What's Happening in Dulles District continued

Overall, the County has fared well compared to many. County government moved to telework to the greatest extent possible, and facilities were closed during the first phases of the Governor's recovery plan. As you know, most have reopened, many with limited capacity due to social distancing requirements. Some of our services had to continue, such as Fire/EMS, law enforcement, health and safety inspections, food inspections, group home care, child protective services, and many others. In fact, the work that our mental health team does has never been more important. In those circumstances, the County worked on a department by department basis to provide personal protective equipment and updated protocols to serve the public. Many of those continue to this day. I am proud of the way that employees responded. As the virus accelerated, our EMS providers for instance were called to transport COVID 19 patients every day, and did so carefully and safely. We also worked closely with our two hospitals to ensure they had enough equipment and space to handle patients.

The County worked hard to acquire as much PPE as possible. For the first few months, we had to rely entirely on our existing stockpiles, which were part of the pandemic plan. Over the course of the summer we have been able to acquire more protective equipment, and also provide assistance to medical providers in the community who had their own supply issues.

Another big issue has been testing. The state held several large testing events in the County under their own contract. Testing availability has improved significantly, and the County has been engaged in discussion about rapid testing equipment and processes which are being acquired by the state. While many private providers now provide testing, we are focusing on communities where individuals may lack private access to healthcare and insurance.

The Board of Supervisors took as much immediate action as possible to provide resources to impacted individuals. We reallocated \$200,000 from a home revitalization program to provide rental assistance for financially strained households and added \$680,000 in grants to organizations that aid those in need, including \$150,000 in immediate funding to food pantries.

We also recognized that many businesses were hurting from lost revenue. We created a Business Interruption Fund, initially by reallocating commercial business development fund and later with a portion of CARES Act funding to provide grants to qualifying businesses. To date, more than \$7 million total has been provided to over 1,000 businesses across all rounds of funding. Although the discussion had not yet happened when I wrote this article, the Board talked at our first September meeting about the allocation of an additional \$36 million of CARES Act funding – including funding for businesses that did not receive BIF money from the previous rounds of funding.

The real economic impact of COVID-19 on the County has not been felt yet. The Board of Supervisors withheld \$100 million in FY2021 appropriations to help adjust for an anticipated downturn in revenue. The biggest risk will be retail/commercial real estate, which will receive new assessments in January. Higher vacancy rates typically drive property values down. While the residential real estate market has been very tight and prices are still rising, there still will be an uptick in foreclosures and non-payment of taxes. Some of our retail and consumer tax revenue will be reduced since citizens are spending less money on things like gasoline and clothing. Also, some of our County programs are fee-offset, but with limited availability, those fees will not materialize. As Chairman of the Board's Finance Committee, I am in contact every week with the County staff as we discuss scenarios and begin planning for the next budget.

As some of you know, I also am one of Virginia's two representatives on the Metro Board of Directors. Metro is losing over \$2 million per day due to lost ridership. Much of our loss has been covered by federal funding, but that will run out at some point this year, and we may be faced with extreme budget shortfalls. We are working now to receive additional federal assistance to cover these losses, and tough choices will have to be made about levels of service.

I continue to believe that Loudoun County is as well positioned to weather this pandemic as any locality in the country, but it will still be a challenge. It is important that we all continue to do our part by wearing a face mask and engaging in smart behavior to ensure that the virus does not regain strength in our community.

*Dulles Farms*

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

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**Hours:**

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

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