

Neighborhood Roundup

Volume III, Issue I

Spring 2021



Highlights Inside:

- ◆ **Adjacent Property Updates**
- ◆ **Community Enhancements**
- ◆ **Facility & Pool Update**
- ◆ **Insights from Our President**
- ◆ **County Supervisor Updates**
- ◆ **And Much More...**

*Photo Courtesy of Michael A. Pico
Virginia Manor Resident*

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
Anurag Biswas Secretary
Andy McLeod, Assistant Secretary
Board@Dullesfarms.com

COMMITTEE CHAIRS

Communications— Petina Mooney

Covenants— Chris Mooney

Facilities—TBD

Finance— Barbara Labuskes

Open Space— Matheus Piedade

Social— Mikki Ward

Adjacent Property Task Force— Giovanni Coratolo

Traffic Calming Task Force— Bruce Green & Kati Posey

Upcoming Board Meetings*

- April 8, 2021
- May 13, 2021
- June 10, 2021
- July 8, 2021
- August 12, 2021
- September 9, 2021
- October 14, 2021
- November 11, 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

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

Cable—Comcast—800-934-6489

Cable—Verizon—800-837-4966

Water—Loudoun Water—571-291-7880

Miss Utility – Dial 811 in Virginia

President's Page

With our first newsletter of this new year, I wanted to re-state and reinforce your Board of Directors' commitment to timely communications and transparency for all of the residents that make Dulles Farms home. Given our ongoing challenges of the pandemic, I also hope everyone is enjoying a safe and healthy new year!

Board Updates / Standing Meetings Schedule: In November, our Dulles Farms community re-elected two incumbent Directors to the Board for three-year terms. In December, the Board created an additional corporate officer position of Assistant Secretary, to replace our Director At Large position and provide additional focus and resources for record-keeping, finalizing our updates to design guidelines, business continuity, and contract administration. We welcome Anurag Biswas to his new role as Secretary and Andy McLeod for taking on the new role of Assistant Secretary.

This year, the Board will continue to conduct their monthly public business meetings on the second Thursday of each month. We will also continue to hold a community-wide open forum online, as we did last year, but it will be scheduled bi-monthly in 2021. We hope to you can join us at an upcoming meeting. In the meantime, if you have a question or need assistance, please don't hesitate to reach-out to our on-site team at the Westridge Clubhouse.

Covid-Times: The pandemic continues to challenge all of us, as we look forward to the new vaccines and an eventual return to a new "normal". So...you might be wondering, when might our community amenities be reopened?

Community Pools: As you may have heard if you attended a recent Board meeting, Dulles Farms replaced our pool vendor/operator for 2021. You may recall, we were forced to keep our pools closed last pool season due to our pool vendor breaching their contractual obligations and refusing to operate our pools. The new vendor is a larger company and was able to operate other community pools across Loudoun County in 2020.

Should the Governor of Virginia allow community pools to open for the 2021 season, Dulles Farms stands ready to coordinate any additional safety protocols that may be required by State and Local health directives to operate our pools (e.g., scheduled swimming appointment times, no guest passes, daily health screenings at the clubhouses). As Spring approaches more information should be available to base decisions. The Board plans to discuss 2021 pool operations at our April Board meeting.

Clubhouse Rental: Current state-mandated limits on public gatherings continue to impact our ability to safely reopen our clubhouses for rental. While the Board has updated our rental agreements to add required pandemic language/lease clauses, we await further guidance and authorization from the Governor's office.

Fitness Centers: The legal requirements for public gatherings and mandated cleaning for use of any of our equipment, continues to force our fitness centers to remain closed. While the Board continues to research potential HVAC enhancements to improve air quality in our fitness centers, the cleaning requirements and social-distancing guidelines remain a challenge. We continue to await further guidance and authorization from the Governor's office.

Additional Amenities? The Board is working with the Facilities, Open Space and the Finance Committees to assess the feasibility of purchasing some outdoor fitness equipment for installation at select locations across the community. We will keep our community apprised of changes as decisions are made. Interested in joining the Facilities Committee to help with this decision? Contact manager@dullesfarms.com.

Commitment: Let me wrap-up with one additional insight. One of the principal owners of our management company (CAMP), recently shared with me "**how responsive the Dulles Farms Board has been to the various needs and issues of the Community.**" For context, CAMP manages thousands of homes throughout the Virginia, Washington DC and Maryland and works with hundreds of Boards. From their broader perspective, they would like each of our residents to "understand and recognize that their voice is heard – as evidenced by this Board's efforts to make adjustments to the regular operations and be accommodating as the needs arise." CAMP has done an outstanding job supporting Dulles Farms and the Board is excited that they are part of our Team!

On behalf of my fellow Board members, please know that you have our commitment to always, seriously consider your issues and concerns, and make the best decisions for our community, neighbors and friends!

Stay safe, stay healthy, and Thank-you for making Dulles Farms, Home!

Tom Ward, President,

Memo From Management

Welcome 2021! Spring is right around the corner which means that we will be getting back outdoors for some fresh air, going on walks through all our wonderful trails, bringing the kiddos to the playground and getting ready for gardening, to spruce up properties, mowing and home improvements. If you haven't visited our playgrounds lately, you will see that we have added hand sanitizing stations! Don't forget about safety! Please make it a priority to be aware and control your speed on our roads and mind the stop signs and lights at intersections. Remember to abide by posted traffic signs and speed limits to help keep our community safe for pedestrians enjoying the outdoors.

If you are planning on adding any exterior modifications such as a deck, patio, vegetable garden or even a play-set, be sure to reference the Dulles Farms Unified Standards before beginning your project. If you are planning to sell your home and have not obtained the proper approvals, please be sure to submit your application right away. This will typically be cited on a resale inspection and will need to be addressed. Better to start this process sooner rather than later! Not sure if you need to submit an application for a particular project...just give us a call or send us an email for more information. We are happy to answer any questions you may have.

You will notice in the coming months that CAMP Staff will be out performing annual property inspections for maintenance and compliance with your community covenants. Inspectors will be wearing bright color vests with the Dulles Farms Logo. During these inspections, we will be looking for compliance with items such as removal of holiday decorations, dirty siding, garbage can storage on non-trash days, overgrown grass (most common) and improper installation of basketball hoops to name a few. Please take the time over the next few weeks to inspect your home and take care of any items that may need attention.

It continues to be our delight to serve all of you and we hope you have a wonderful and safe Spring season. As always, we are happy to answer any questions or address issues that arise. Please feel free or give us a call!

Rachel Mancinelli, CMCA®, AMS

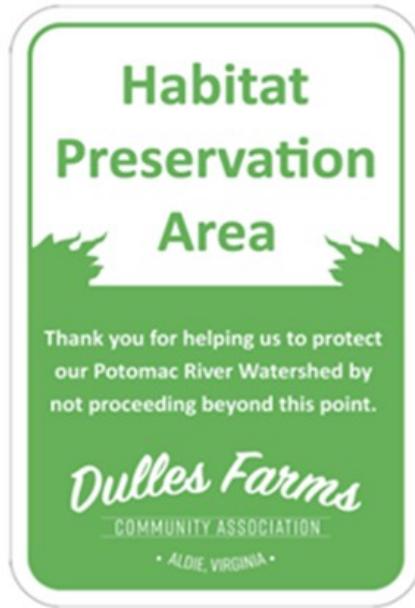
Revised Design Guidelines for Review and Comment

We are looking for your review and feedback on the revised Design Guidelines which will be released in Draft form for resident review and input. The intent of the revisions is to provide a document that is more complete and easier to reference, when residents are considering home improvements. The revised document is anticipated to be released early April for Dulles Farms Community residents for review and comment. Stay tuned for additional information about a feedback session with residents scheduled for April 20th at 7pm in an online webex meeting. Upon receipt of feedback from the community, the Covenants Committee along with CAMP 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 Design Guidelines and the need to comply with the updates for any future exterior modifications to homes. Stay tuned to the weekly community email blast and for more information about the review period.



Dulles Farms Ponds Are Habitat Preservation Areas

Very soon you will notice the Habitat Preservation 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 collecting water, 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. In addition to leaving the perimeter of the ponds in their natural state, the additional vegetation helps to deter geese from making the ponds "home" by providing a buffer. Landscaping with natural meadow will deter geese as they prefer a clear line of site at the waters edge to avoid predators. The additional vegetation and shrubbery buffer makes exiting from the ponds challenging without an easy path to exit. These 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!



Sharon Mastrianna, Realtor, ABR, MRP

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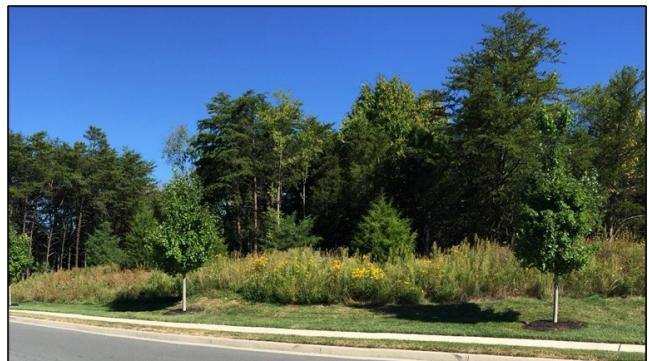
A Virginia Manor Resident



Fulfilling the Vision—From Good to Great

Dulles Farms residents have been known to compare our common area landscaping with that of other communities in Loudoun in hopes that we too will “be like them”. For some, “the grass is always greener”. The Open Space Committee since 2013, with strong support from the Dulles Farms Board, has taken action to make our four sub-communities the gold standard of common area landscaping for all associations. Change does not occur overnight and upgrades are constrained by the limitations of time and budget. Even so, Dulles Farms residents are reaping real rewards for these efforts.

It is unquestionable that many factors go into what someone is willing to pay for a house. However, some studies have shown that community entrances, gardens and park-like enhancements in proximity to homes can increase their value by as much as 9% over 5 years.



*September 2016 Virginia Manor Entrance at Lennox Hale
Note overgrown weeds*

Recent area sales seem to support this premise. Townhomes in our Virginia Manor sub-community sold for approximately 8% more than the very same model townhome with the same square footage located next door in a neighboring community. Simply put, Dulles Farms is a sought after community that home buyers are willing to pay a premium to move to.

A yearly program of landscaping enhancements has other positive effects. Upgrades to the community's common area grounds inspire homeowners to improve their own yards, which in turn support increases in home values. A beautiful community gives us character and distinguishes us from the rest-of-the-pack. Dulles Farms offers our residents a charming, walkable community, that not only improves the mental and physical well-being of our residents, it is also good for the environment and is an indication that your Community is financially stable.



December 2020. Weed beds converted to rolling grass hills. New entrance enhancements and plantings installed.

Curb appeal is important. For that reason, the Open Space Committee has focused on the entrances to all of our sub-communities over the years with major improvements taking place recently at Lennox Hale in Virginia Manor. One only need to look at pictures in this article to see the stunning transformation that has taken place since 2016. Last year's upgrades punctuated a gradual process that brought this entrance from average to magnificent.

Incredibly, the amount of a homeowners monthly dues that pay for our enhancement program that yields thousands of dollars in home value returns is just \$3.28/month. This is supported by the hundreds of volunteer hours that also go into planning and installation oversight. Little is left for chance.



January 2021 Lennox Hale entrance with new landscape lighting installed. Fence scheduled for black paint this spring.

Dulles Farms Facility and Pool Update

The Dulles Farms Board of Directors would like to take this opportunity to provide you with a status of plans to safely reopen our facilities. We are working diligently with the goal of re-opening as soon as it's safe and viable to do so in accordance with CDC guidelines and Governor's orders.

As you know, pandemic conditions are ever changing and we would like you to know that we continue to be engaged with our Management Company, our Pool Company and our Legal Counsel to advise and provide guidance on how recent developments pertaining to COVID, have effects on the Association's ability to re-open amenities.

Over the coming weeks, you may notice that the pools are being prepped with the goal of an on-time and successful opening however please understand that the official decision will not be made until the April 8th Board meeting. As soon as this decision is made, you will be notified by email/mail.

Homeowners are encouraged to attend our next Community Forum to ask questions and to find out more about plans for a safe reopening if possible. This Forum will be held virtually on March 23rd at 7 pm. Information for logging in will be distributed in the weekly e-blast.

We appreciate everyone's patience and understanding as we work through this challenging and unprecedented time.



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

2021 Advertising Rate Table

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

Advertising Deadline Dates

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

Illegal Dumping at Clubhouse Trash Enclosures



As part of your association dues, Dulles Farms in conjunction with Patriot Disposal services provides curbside trash and recycling collection services. On Monday trash removal and yard waste is picked up, and on Thursday trash removal and recycling is collected.

We continue to see illegal dumping at the clubhouse trash enclosures with items like furniture, tires and even a dishwasher. This is illegal, and can result in hefty fines.

We ask that you **DO NOT** use the community trash enclosures to discard household items. **These enclosures are for Clubhouse use only**, and cameras are present around the clubhouse to monitor activity. **If you have any items that require special pick up, please contact Patriot Disposal directly at 703-257-7100**. You can also bring your special items directly to the Loudoun County Landfill located at 21101 Evergreen Mills Road, Leesburg.

For the People...By the Homeowners

Community associations like ours have a lot in common with municipal governments. As members of a governing body, our board members meet regularly to discuss and vote on important community issues, like paying the association's bills, funding our reserves and contracting with vendors to keep our community amenities in good repair. The board makes decisions about these and other important topics using a democratic process.

Also like a government, our association board has the legal authority to enforce rules and regulations—somewhat like laws—and to collect assessments, like a government collects taxes, to pay to maintain shared amenities like parking lots, general landscaping and street lights, and to pay the association's bills.

Our association also has the authority to take legal action, if necessary, if a homeowner fails to meet his or her obligations that we all agreed to when we purchased in this community. These obligations include paying regular assessments on time, abiding by architectural or design policies, and observing community rules.

Cooking Corner—Cauliflower Casserole

Recipe from: Healthy Recipes Blog (healthyrrecipesblogs.com)

1 Large head Cauliflower (cut into small florets) - approx. 1 1/2 lbs

Olive oil spray

1 tsp. Kosher Salt (not fine salt)

1/4 tsp Black Pepper

1/2 cup Sour Cream

2 Tbl Whole Milk

1 tsp Dijon Mustard

1 tsp Fresh Minced Garlic

Pinch of Cayenne Pepper

1 cup Shredded Sharp Cheddar Cheese

Garnish—

2 Tbl Bacon Bits

2 Tbl Thinly Sliced Scallions

Instructions:

- 1) Preheat Oven to 425 degrees, line baking sheet with parchment paper
- 2) Arrange Cauliflower on baking sheet, spray liberally with olive oil, sprinkle with salt and pepper. Roast 12 min.
- 3) Meanwhile, in a large bowl, mix the sour cream, milk, Dijon, garlic, cayenne and 1/2 cup cheddar.
- 4) When cauliflower is done, add it to the sour cream sauce and mix to combine.
- 5) Transfer the mixture to a greased 1.5-quart baking dish. Top with the remaining shredded cheddar. Return to the oven and bake just until cheese is melted, about 10 minutes.
- 6) Sprinkle the cauliflower casserole with the bacon bits and the scallions and serve. Enjoy!



The Development Next Door... The Long Game

Here's a question you may ponder from time-to-time: "What's going on with that vacant property over there" (... property that adjoins our community)? To learn more, keep reading below!

For background: the Loudoun County Board of Supervisors updates their Comprehensive Plan (aka: long-term development plans that drive zoning decisions) periodically. Developers in the county also take years to obtain the necessary approvals to realize the potential return needed to justify building on the vacant property surrounding our neighborhoods. This may include seeking zoning variances from the Comprehensive plan. Land development experts will line-up to address any and all County and VDOT requirements for building and development, but **no one advocates for** the existing development, Dulles Farms, and any potential negative or unintended consequences the proposed development will bring to our community! Therefore, Dulles Farms created our **Adjacent Property Task Force (APTF)** several years ago, and they have, and continue to significantly impact, adjoining property development plans for the betterment of Dulles Farms!

Below is a brief recap of five important accomplishments to-date – presented in the format of "what-if... alternative scenarios. *Imagine waking up one morning to find that:*

1. Braddock and Northstar Intersection: The approved shopping center across the street was expanded to allow for three fast food drive-thru windows directly across from your home?
 - *APTF negotiated solution:* no drive-thru windows, increased earthen berms along Braddock Rd., redesigned (shorter) light poles in the parking lot to reduce negative impacts on our community, reduced hours of operation for the proposed gas station, and a 300% increase in the developer's proposed cash contribution to Dulles Farms to fund construction of additional sound and sight-line barriers for the residents on Hitchin Court.
2. Royal Hunter and Cedar Point Pl. Intersection: A road is being built beside your home for access to the rear of a shopping center, approved on land **re-zoned** from residential to commercial use.
 - *APTF negotiated solution:* Developer completely re-designed project for mixed-use to include 76 luxury townhomes that would face Virginia Manor residences and an adjacent, walkable commercial services parcel (e.g., restaurant, gas station) that would front on Gum Springs Road. (Editor's note: this developer elected to shut down this project when the Loudoun County Board of Supervisors adopted the new Comprehensive Plan. However, the land parcel was re-classified as a *mixed-use place type instead of commercial for future development.*)
3. Gathering Glen St. (land parcel west of Braddock Rd and Royal Hunter intersection): Your quiet cul-du-sac is being connected with a road leading to a new subdivision of 144 homes.
 - *APTF negotiated solution:* APTF successfully negotiated to maintain 50% open space as provided under the Comprehensive plan. All ingress and egress to the new community will be from Braddock Rd. Access (an extended driveway) for the original residential home (farm house) only, will connect to Gathering Glen.
4. Braddock and Gum Springs Intersection: New multi-building commercial development that would negatively impact residents abutting Gum Springs.
 - *APTF negotiated solution:* Relocating gas station on parcel away from the entrance to Virginia Manor, increased height of earthen berthing and fencing to enhance aesthetic sight-lines, light pole heights were reduced and the "pad-site" for a drive-thru establishment was relocated closer to Braddock Rd. and Paul VI school.

Additional Fun Facts (...key APTF insights):

1. **Comprehensive Plan:** Dulles Farms, supported by our APTF, was one of the few HOA's that participated in the re-write of Loudoun's new Comprehensive Plan (aka: long-term development plans that drive zoning decisions). As a result, we were able to obtain key provisions in this blueprint for Loudoun's future that will help protect the interests of our residents. These included:
 - Retention of low-density housing and the 50% open space requirement on parcels south of Braddock with a housing density of 1 home per 3 acres.

The Development Next Door... continued

- As noted above (see Royal Hunter & Cedar Place) – designation of the southwest corner of Braddock and Gum Springs as mixed use rather than 100% retail (a key provision of the plan!) despite the strong recommendation of County Staff to the contrary.
 - As a follow-up to our comment above, Dulles Farm's active participation in the two year effort by the county to rewrite the comprehensive plan, was instrumental in setting the stage for Gathering Glenn to NOT be connected to the new subdivision to our west.
2. *Utility Easement Request:* Finally – when the Dulles Farms Board of Directors received a request to grant a permanent easement to adjacent property owners, to remove trees on our common area and allow a water and sewer hookup at the end of Highbank Place (Virginia Manor), we leveraged the expertise of our APTF. Their analysis discovered that this land (Dulles Farms common area, known as Parcel A), includes 1.67 acres of property that is subject to a Deed of Dedication dated April 1, 2014 and recorded on May 7, 2014 (by Woodlawn Development, the developer for Dulles Farms). This Deed of Dedication established a right-of-way reservation by Loudoun County for a future street over and across DFCA's Parcel A and... has a **sunset date** that provides for the right-of-way reservation to expire in 2029, after which Dulles Farms (all members) will have sole control of Parcel A. (*Editor's Note: the Dulles Farms Board of Directors determined that the request for granting easement rights to the adjacent property owner should be denied, given the reasonable likelihood that the property rights currently proffered to Loudoun County (the right-of-way reservation), will be returned to DFCA in the future, when the right-of-way reservation expires.*)

In addition to our fully-engaged volunteer committees and strong management team, our Adjacent Property Task Force has been a strong advocate for Dulles Farms and created a respectful relationship with County officials, staff, and the surrounding land developers considering future projects. Dulles Farms is a better community for all of us, because of their efforts.



Family. Friends. Community.

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2020 Holiday Recap

Despite this oft times spirit crushingly unprecedeted time, the Dulles Farms community was able to come together to celebrate the most light-hearted and heart-lightening aspects of the season: Santa Clause and extravagant exterior holiday decorations with our first annual holiday decorating contest.

Santa Drive by Parade—Santa came to Dulles Farms on Sunday, December 13th! Our wonderful Social Committee worked with the Arcola Volunteer Fire Department (VFD) to drive St. Nick along the main streets of our community, providing a chance for the kids to say hello to Santa and for residents to donate to Toys for Tots and the Dulles South Food Pantry.* With any luck, we'll see the Arcola VFD and Kris Kringle again next year.

Holiday Decorating Contest—We held our first annual holiday decorating contest with theme, traditional holiday, and Griswold decoration categories for each of the three home types in our community. Despite the short notice, a large swathe of the community entered their homes for consideration, each of which were featured on the Dulles Farms website. A special thank you to Paul Cress, Michelle Interiano, Petina Mooney and June Roman, for their hard work in helping to make the contest a reality. Dulles Farms would like to thank the Loudoun County Sheriff's department, especially Captain T.J. DeLitta (#2058) and his colleagues, the commander at our Dulles South Station, for taking the time to make the tough decisions in choosing the winners. Winners were announced on December 20th, and while the real prize was bragging rights and a sign in front of their homes, first place received a Yeti Tumbler, and runners-up received a portable charger, along with additional Dulles Farms swag. A final congratulations to each of the winners and runners-up:

| | | Traditional | Theme | Griswold |
|--------------------|-----------|-------------------|---------------|---------------|
| Single Family | 1st Place | The Macleod's | The Vita's | The Vervack's |
| | Runner-up | The Messersmith's | The Fridley's | None |
| Townhomes / Villas | 1st Place | The Banks' | None | None |
| | Runner-up | The Said's | None | None |
| Condo | 1st Place | The Furlong's | The Valle's | None |
| | Runner-up | The Campbell's | None | None |

We can't wait to see what residents come up with for the 2021 holiday season.

*Check out www.dsfp.org or www.feedingamerica.org to find out how to continue your generosity to those in need during and after this unprecedeted time.



Covenants Enforcement

The Dulles Farms management staff you see occasionally walking around the community with clipboards and yellow Dulles Farms vests on, are the association's covenants enforcement team. They're inspecting the homes and property to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values or your quality of life in our community.

In short, they're making sure policies and rules are being followed—from pet behavior, parking, lamp posts that are out and unkempt lawns to improper exterior modifications, home maintenance needs and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked.



The covenants team highlight their findings to the association board and document findings with photos and detailed notes. Most violations are easily resolved. Those who continue to ignore rules may be fined, if a violation is not resolved in a timely manner, this can result in a hearing before the board. The most serious cases may end up in court, though we try very hard never to get to that point.

The association's covenants team perform a vital function; please treat them with courtesy and respect. If you have any questions about the rules, our management staff is prepared to explain them. The association manager and board members also are happy to listen and respond to your concerns.

When you purchased your home in our common-interest community, you became contractually bound to abide by the covenants that protect the association. Please review the design standards and ensure you are in compliance. You can find the covenants, regulations and design standards on our website.

Making Exceptions to the Rules

You know we have rules to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all. What you may not know is that in some rare instances, the association will waive some rules and regulations.

It's not a decision the board takes lightly. There's a fine line between upholding the rules and being flexible as times change and individual issues arise.

If an owner comes to the board and asks us to waive a rule, we consider the individual circumstances, the priorities and concerns of fellow owners, whether a precedent is being set and how we'll document the waiver. The board will carefully review how the rules and restrictions are written and whether there's any flexibility. The association has to be very careful about granting waivers so that they don't set off a domino effect.

Some things, like assessments, will never be up for negotiation. The board may approve payment plans or waive late fees and interest depending on the circumstances, but owners must always pay their share of common expenses.

In general though, we understand the need to be flexible when circumstances warrant. We all live in this living, breathing, changing Dulles Farms community, and issues aren't always black and white. If you think the association should waive or relax a rule, come chat with board members or the manager. We'll let you know whether it's something we'll consider.

Reminder—Scoop the Poop!

Our community managers have been receiving many concerns from residents that not everyone is taking the time to pick up their pet's waste throughout the neighborhood. As more households have expanded their families this past year while under Covid restrictions, the amount of debris across the neighborhood, including in homeowners yards, is increasing. Please ensure that your family members realize how important it is to be a responsible pet owner. Dog poop is not only smelly and unsightly, its not natural, especially in the quantities that are generated by pets. When left behind, it harms the environment, is washed away by rain into our waterways and threatens public health.

Forget your pet waste bag? No worries, The Dulles Farms Community has invested in providing our homeowners 24 pet waste stations throughout our community where you can find bags and trash cans. Many other neighboring communities do not have this amenity. Did you know—even if your dog poops in the woods you still need to clean it up. Not only is it unsightly, it can get into the streams and water supply.

It's the law! It is a violation of the Dulles Farms Association Declaration 8.2(q) to not pick up your pet's waste, it is also a county ordinance violation (Reference Loudoun County Ordinance Chapter 612.19, Section a(9) Dog waste). Everyone needs to do their part to make this neighborhood a sought after community!



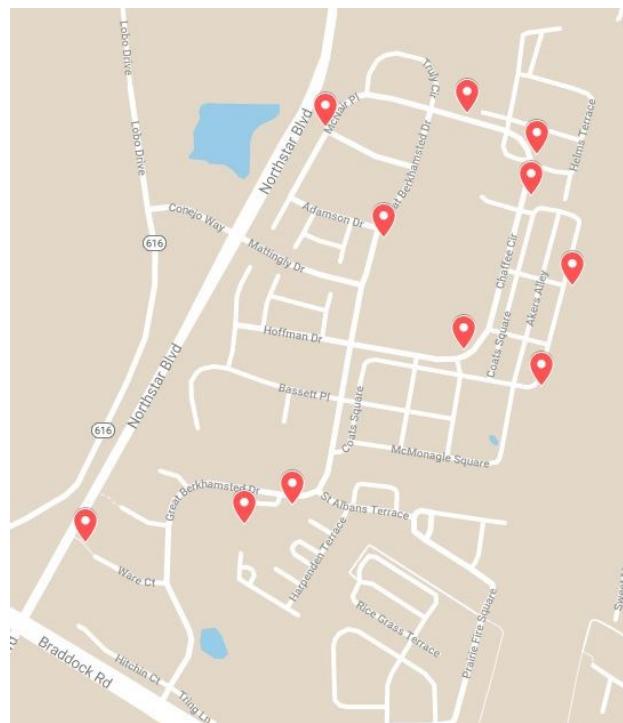
Pet Waste Stations —

Virginia Manor



Pet Waste Stations —

Westridge & Strathshire Crossing





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

I hope you and your families are healthy and safe. I know this has been a very difficult year and we are all thankful for those who are contributing to the fight against COVID-19, from our medical professionals to our very own friends and neighbors volunteering time and resources to help others in need. There is a constant flow of updated and new information related to COVID-19 and vaccinations in Loudoun County. You can always find the latest at www.loudoun.gov/Coronavirus where you can also sign up for alerts.

We are currently in the middle of budget deliberations. The County is planning and adjusting to meet the ever-evolving needs of its people but even more so after a global pandemic. I am fighting hard for the priorities of our Blue Ridge constituents and continue to push for fiscally responsible opportunities that will help us all continue to enjoy this beautiful place we call home.

One of the important responsibilities of the Loudoun Board of Supervisors (BOS) is overseeing local traffic and road issues. I was excited to announce earlier this year that the BOS passed the proposed traffic calming measures in the Virginia Manor and White Oak Crest Neighborhoods in the Dulles Farms Community Association. Supervisor Matt Letourneau has also put out information related to the area of your community located in the Dulles District.

Back in July of 2018 our office received a letter from the Dulles Farms Community Association requesting a traffic calming study to be performed by Loudoun County due to the perceived excessive speeding in the Virginia Manor and White Oak Crest neighborhoods. Over the last two years we worked closely with the community to address the concerns and identify solutions. Loudoun's Department of Transportation and Capital Infrastructure (DTCI) received a letter from the Dulles Farms HOA in October of 2020 indicating support of the proposed measures and associated placement locations. VDOT also expressed support of the proposed plan. You can find a comprehensive summary of this process on my website that was also sent to my e-newsletter subscriber list on January 27, 2021. I want to share what the BOS passed that will address the speeding problems in your neighborhood.

Loudoun's Department of Transportation and Capital Infrastructure (DTCI) proposed the following measures:

Additional \$200 Fine signs at neighborhood entry points

- On Royal Hunter Drive at Braddock Road.
- On Lennox Hale Drive at Gum Spring Road.
- On Success Drive at Laughter Drive (Route 1283).
- On Racing Sun Drive at Lennox Hale Drive and at Winning Glory Drive.

Five "Watch for Children" signs at neighborhood entry points

- On Royal Hunter Drive at Braddock Road.
- On Lennox Hale Drive at Gum Spring Road.
- On Success Drive at Laughter Drive.
- On Winning Glory Drive at Seven Hills Drive on east-bound and westbound direction.

Five Speed Humps

- On Lennox Hale Drive fronting the tot lot between Walden Knoll Court and Juniper Hill Court.
- On Royal Hunter Drive fronting 25584, 25585, 25588 and 25589 Royal Hunter Drive.
- On Racing Sun Drive fronting 25764, 25765, 25768 and 25769 Racing Sun Drive.
- On Racing Sun Drive between Oak Crest Circle and Piebald Square.
- On Success Drive between Suffolk Downs Court and Arbor Shade Path Place

One Raised Crosswalk

- On Lennox Hale Drive between Purebred Court (Route 3313) and Success Drive.

The County is currently going through the procurement process, which includes but is not limited to assigning the funding sources, getting pricing from different vendors, selecting the vendor and requesting a purchase order. I want to personally thank my colleagues, my staff, county staff, the HOA representatives and everyone else who participated in this successful traffic calming effort!

I encourage you to call or email me with any concerns you have with this specific issue as well as any other county issues. My email address is Tony.Buffington@loudoun.gov. Additionally, please let me know if you'd like to begin receiving my electronic newsletter along with updates and alerts.



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

It is no secret that Loudoun County continues to grow. With the 2020 Census complete, we'll soon have an updated population estimate, but as of 2019 we were well over 400,000. With that many people comes the opportunity for more crime and growing demands on law enforcement. I am pleased to say that Loudoun has the lowest reported crime rate in the entire D.C. area according to the Metropolitan Washington Council of Governments (COG).

Crime statistics are compiled by COG, which releases an annual report on crime in the DC region. I want to use this space to update you on regional and Loudoun-specific statistics, and discuss how the Board is evaluating the best way to structure the County government looking forward. Note that the annual report is released with numbers from the previous year. Since my article here is quarterly, I'll talk about the 2020 COG report – which came out last fall and addresses 2019 numbers.

COG splits their crime numbers into Part I and Part II offenses. Part I crimes are defined as murder and other violent acts including aggravated assault, robbery, auto theft, and rape. COG only keeps data on Part I crimes due to differences in what defines a Part II offense. Generally speaking, Part II crimes are minor property violations and drug offenses. The Board of Supervisors also receives quarterly briefings from the Sheriff's Office on both types of crimes.

Regionally, 2019 marked the seventh consecutive year with a decline in crime. Part I crimes fell from 2018 by over 1,000 total offenses. Loudoun's numbers similarly decreased. There were 0 homicides in Loudoun in 2019, the first time in several years. While no homicides occurred in 2019, domestic violence issues are unfortunately still the top call received. Loudoun also saw an increase in domestic disturbances during COVID; unfortunately, this occurred in other areas as well.

Arrests for Part I offenses were lower in Loudoun than in neighboring counties. While Prince William saw over 5,500 Part I offenses and Fairfax saw over 14,000, Loudoun's number was under 3,000. COG also compiles data on Part I crimes per 1,000 people. Loudoun reported 6.6 crimes per 1,000 people, while Prince William reported 11.9 and Fairfax reported 16.3. While comparing counties isn't an exact science due to population differences, the numbers paint the picture that Loudoun is a very safe place to live. Compared to the other 24 jurisdictions analyzed by COG, Loudoun had the lowest reported crime rate relative to its population.

While our crime numbers are low compared to neighboring localities, we need to look at how best to position Loudoun as we grow, especially with the denser growth expected in the Metro station areas. We are fortunate to have a high-quality Sheriff's Office with excellent staff that provide service to our residents day in and day out. However, the idea of a Sheriff's Office is much more suited for rural areas and as our County grows, both in population and diversity, the expectations of law enforcement change. As you are probably well aware, there are many societal changes underway that make providing law enforcement much more complex.

That is why the Board is studying the other forms of government allowed by State Code. Many of our larger neighbors have already moved to alternative forms of government and this study will look at Loudoun specifically with regards to the differences in each one and identify which would better serve us into the future. Specific to law enforcement, one change is the ability to establish a police department. If Loudoun had a police department, there would still be an elected Sheriff that provides court security and corrections services, but law enforcement would be provided under the direction of a professional Police Chief hired by the County Administrator.

I think the idea of a police department is one worth considering. There are pros and cons to both approaches, and the particular personnel involved today shouldn't be a consideration as people change over the years. The question of whether law enforcement should be elected or hired by County Administration (similar to a fire chief) is at the core of the issue. I look forward to reading the analysis on the service delivery, budgetary and accountability issues involved in this topic. There will also be ample opportunity for community discussion, and then the Board will decide whether to place this question on the ballot.

I want to end by saying that maintaining a safe community isn't only about law enforcement. That is why the Board has invested heavily in our human service departments, with over a 42% budget increase since FY2017. Programs like the newly reinstated Adult Drug Court provide alternatives to prison for non-violent offenders and

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 – Tracey Hallebach

assistant@dullesfarms.com

Hours:

Monday - Wednesday | 9:00 - 5:00

Thursday | 9:00 - 7:00

Friday | 9:00 - 3:00

*Office Closed for Walk-ins during Covid, call or email for assistance

VA Manor Clubhouse

25930 Lennox Hale Drive

Aldie, VA 20105

We're on the Web...

DullesFarms.com

Dulles Farms Drive-by Bunny

Saturday, March 20th

10a-Noon

Westridge Clubhouse

Sunday, March 21st

2p – 4p

Virginia Manor Clubhouse

Come celebrate Spring with Dulles Farms

Wave to the bunny from the safety of your car as you drive by and pick up a goodie bag

Bring a gift card or canned good for the Dulles South Food Pantry

**Be sure to register for the event! Watch weekly email and the Dulles Farms Facebook page for more information.*