

# Neighborhood Roundup

Volume III, Issue III

Fall 2021



## Highlights Inside:

- ◆ Property Inspections
- ◆ Curb Appeal & Home Value
- ◆ Winterization of Yards
- ◆ Inclimate Weather Reminder
- ◆ 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)

**Denise Sisak**, On-Site Assistant  
[assistant@dullesfarms.com](mailto:assistant@dullesfarms.com)

**Tyler Graham**, Covenants Administrator  
[covenantsadmin@dullesfarms.com](mailto:covenantsadmin@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](mailto: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\*

- December 9, 2021 — Board Planning Meeting
- January 13, 2022
- February 10, 2022
- March 10, 2022

*\*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**

**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

Happy Fall, 2021...hope you are looking forward to Halloween, Thanksgiving, Christmas and/or other family traditions that await this time year! For Dulles Farms, it's been a busy "annual budget" season, successful recruitment of a fourth member for the management staff, planning for our annual meeting of Dulles Farms residents and assessing lessons learned during our first pool season during the Covid pandemic. Let me share some insights...

**2022 Budget:** After two years of nearly flat monthly assessment rates that included a one-month waiver of monthly assessments in August, 2020, the 2022 budget, approved by the Board at their October meeting, reflects a 6.4% increase in operational expenses (year-over-year). You should have received a copy of the detailed 2022 budget in with the annual letter to membership. The letter to membership highlights several budget line-items that are being increased as well as some expense areas that are being decreased based upon current priorities. Kudos to the Finance Committee and CAMP for the hours and expertise applied to insuring our budget is once again, representative of our priorities as a community.

**New CAMP employee:** Dulles Farms was successful in hiring our 4<sup>th</sup> staff member – a Covenants Administrator! The need to hire a dedicated resource for administering our Design Guidelines, was necessary given the volume of residents that continue to invest in improving their home and our community, as well as the periodic need to inform residents when they are not in compliance with our standards. We welcome Tyler to the team .

**Annual Meeting, 2021:** We held our Annual Meeting in early November where we addressed the accomplishments over the prior year. Additionally, we recognized our Outstanding Volunteer of the Year—Chris Mooney! Chris' efforts as the Covenants Chair where he led review of 200+ applications and also modifying the Unified Standards.

**Resource Needs:** while it may be difficult to find free time in your normal schedule to volunteer with one of our standing committees, I wanted to make aware of some big NEEDS we have, in case you might be able to join a planning conversation or share some expertise that will inform decision-making going forward, or know someone who could:

- **Newsletter editor:** our publication of this newsletter (three-times per year) needs an editor. The Board is looking to have our Communications Committee take over management of this key tool for community outreach, but the committee members are already very focused on managing our social media presence and website. Do you know of someone that might be able to help?
- **Parks & trails administration:** Dulles Farms' outdoor amenities include over 5-miles of nature trails and 15 pocket-parks. To become better stewards of the land, we need to develop go-forward strategies to maintain and improve our nature trails and parks. How can our nature trails become more educational for residents regarding forest insights and animal inhabitants? Resources at both the County and State level may be available, but we need to tap into those experts and leverage best practices for our trails and parks. Do you know anyone that might be able to help?
- **Clubhouse:** our clubhouses are very popular venues for renting by residents. It is now time to begin planning for re-modeling the clubhouses to better meet the future needs of Dulles Farms. The Facilities Committee could use some thoughtful input on how best to update our clubhouses. Do you know of anyone that might be able to help?
- **Social Events:** The recent Resident Appreciation Night was a huge success and, our new Movie Nights have been well attended! What other types of events should be offered? Our Social Committee could use some thoughtful input and assistance. Do you know of anyone that might be able to help?

In closing — if you know of anyone that might be able to share some time or expertise with one of the committees, please let Rachel, our Dulles Farms Manager know. Stay safe...stay healthy...and Thanks for making Dulles Farms home!

Tom Ward, President,  
Dulles Farms Community Association

## Memo From Management

Autumn is here! October and November are two of the most fantastic months of the year. Great weather, heartfelt traditions with friends and family and let's not forget all the candy and turkey! As all of this occurs, we here at CAMP have been busy projecting how 2021 will finish while working with the Board and Finance Committee to establish your 2022 Budget. Thanks to careful planning, spending, and investing we are confident that 2021 will finish positively.

As the year winds down, don't forget to take care of all those exterior home projects, repairs and clean up. CAMP has added a staff member, Tyler Graham. Tyler is our new Covenants Administrator and will be out and about performing annual property inspections checking for property maintenance upkeep and covenants compliance. While some may hear "Inspections" and think "Violation Letters", there is more to the story. Did you know that covenants compliance is vital to maintaining property values and helps to keep our community looking great? This is key to making sure that Dulles Farms remains a wonderful place to call home!

Some of you may be busy planning your next exterior modification. If you are, please be aware that from November to March, the Covenants Committee only meets once a month (3rd Thursday). Keep this in mind when you are putting those renovations on your calendar since their approval is needed for all applications submitted. You will also want to review, in its entirety, the Dulles Farms Design Guidelines which outlines the requirements for all projects. The Design Guidelines can be found in the Resident Portal.

I'd like to take this opportunity to say a special Thank You to the Board of Directors and all of the Committee Members who volunteer so much of their time to make Dulles Farms a wonderful place to live. If you would like to become part of this fabulous group of Committee Members in 2022, please send me an email or give me a call for more info.

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 wish you all the best for a happy and healthy holiday season. 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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## Welcome to Our Newest Staff Member Tyler Graham

Please help us welcome Tyler Graham to the CAMP management team here at Dulles Farms as the new Covenants Administrator. Tyler joined us in September from the retail industry and has administrative experience at our Fairfax corporate office. We are very happy to have Tyler on our CAMP team!





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## Thank a Volunteer... Consider Volunteering

Doing good may be its own reward, but most volunteers would probably agree that it's also nice to be recognized for the time, effort, and commitment they put into serving others and our community—particularly in what can sometimes seem to be thankless roles.

Members of our community devote their energy, enthusiasm and time to making our community the very best it can be by serving on the board, a committee, and on neighborhood task forces. And, volunteers help keep assessments down—every hour of volunteer work is an hour of salary the association does not have to pay a service provider.

Below are some easy ways to show your neighbors how much you personally appreciate their hard work.

- Keep an eye open for those featured in our upcoming newsletter's Volunteer Spotlight. When you see them, introduce yourself and say Thanks!
- As volunteers you can participate in our annual volunteer appreciation celebration. Help us honor those who have donated their time throughout the year, and have some fun getting to know your neighbors.
- Send an e-mail to a volunteer explaining that he or she is valued for stepping up.

As volunteers, your neighbors invest their time in projects that benefit you. No association, including Dulles Farms, can thrive without them, so let them know you appreciate their efforts. If you have an hour a month to support the many ongoing committees and activities within Dulles Farms contact [manager@dullesfarms.com](mailto:manager@dullesfarms.com).

**VOLUNTEERS  
DO NOT  
NECESSARILY  
HAVE THE TIME;  
THEY HAVE  
THE HEART**

## Property Inspections—Why Are They Important?

External property inspections are an important part of maintaining our community's quality and living standards dictated by state and local laws and outlined in our architectural design guidelines. These inspections remain important for several reasons:

- ✓ Exterior inspections allow the Dulles Farms to maintain its community standards and property value year over year to attract new residents, keep existing residents and retain property values.
- ✓ Inspections work as a good-faith measure on behalf of the management company to ensure that, if aspects of the community are deteriorating, they have the records to prove it and subsequently request those issues be resolved.
- ✓ Inspections are also a way of enforcing standards from the residents' end and providing homeowners with a scheduled inspection to let them know where there may be violations around their house.

Our Management team, CAMP has been performing property maintenance inspections for townhomes and single-family homes in Dulles Farms this Fall, and will continue in earnest in the Spring. Please check our weekly email blast for the schedule by street name. These ongoing inspections are an essential part of keeping our community a beautiful place to live and are also important in retaining property values.

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

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

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You are encouraged to take the time to survey your property prior to the start of inspections in the Spring for any items that need attention. Doing this as early as possible, will help you to plan for any bigger projects that may involve a contractor or professional assistance. Just because you purchased your home or a neighbor's home is showing signs of wear does not mean that it is acceptable practice. Did you know – if you ignore violation notices, it could result in financial penalty and possible loss of amenity use within the community. Let's keep Dulles Farms sparkling and a community that homeowners aspire to live in!

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## Curb Appeal Equals Home Value

Any real estate agent worth his or her salt will tell you that one of the most important factors in selling your home is “curb appeal”. Moreover, the “curb appeal” for the whole community is even more important since it directly impacts the value of all homes within the neighborhood. While a potential homeowner can make changes to “fix up” a purchase to meet their expectations, only the long-term commitment by a visionary HOA Board can elevate the character of the entire community. Dulles Farms Community Association is precisely this type of forward thinking organization.

### Mounds of Weeds Transformed into Rolling Hills of Beauty

As you drive past Virginia Manor, one the four Dulles Farms sub-communities, on Gum Springs Road you can see peaceful, inviting, grassy meadows surrounded by acres of manicured lawn. That was not always the case. Eight years ago, the welcome mat encircling this neigh-

This major makeover was not an easy process and was made more difficult with the decision to change landscape vendors three times in six years. Vigilant oversight by the Open Space Committee was required in order to keep the conversion moving forward.



August 2018 – Bagworm Treatment

To prevent weeds from invading the beads of Shenandoah Switchgrass, suppressants were used in conjunction with good old-fashion, labor intensive, hand extraction several times a year.

However, eliminating the unwanted vegetation from the grassy beads was easy compared to converting the weedy growth to grass on the remainder of the berm. A multi-year strategy that included Curlex, top-dressing, overseeding and aeration was used.

The trees posed a different challenge. Many of the wire-guides installed by the developer remained embedded in the fast growing evergreens and were hidden from sight by their expanding branches. Once used to hold the trees upright, the wire collars were stunting their growth and would have eventually killed them if not addressed.

Additionally, bagworms, scale and other insect related diseases attacked the trees over the years and required remediation. After years of attention the changes are noteworthy.



September 2014 After Overgrowth was Bush-hogged

borhood was a muddy, hodge-podge of anemic trees and overgrown vegetation. Over time, a combination of persistence and funding transformed this eye soar into a visually stunning community border.



September 2018 Curlex and Top Dressing to Germinate Grass



November 2020 Same Location Six Years Later

## Curb Appeal Continued

Today, the Gum Springs and Lennox Hale berms are a vision of beauty where children play and adults stroll. The forty foot high barriers provide an attractive separation between the sights and sounds from the growing stream of nearby traffic

### Main Street Westridge Phase 3 – A Spectacular 2021 Finish

A critical factor in defining the appeal of a community is its entrances. When done right, the charm from the lighting, monuments, signage, and landscaping harmonizes to create a feeling of “welcome home” or “come back and visit”. It is the single most important statement a community can make about their neighborhood and the people living there. In contrast, an uninspiring entrance constantly in a state of disrepair is a red flag for anyone who passes.



July 2018 Prior to Upgrades

In 2018, Dulles Farms began Phase I of a major overhaul of the Westridge entrance at Mattingly Drive. This was appropriately coined “Main Street Westridge”. It was given top priority, since it is the primary means of entry to the Dulles Farms Community Association’s main offices located within the Westridge clubhouse. The entrance to an organization’s headquarters is a reflection of its values and standards. Driving down Mattingly is the first impression that all potential homeowners, vendors and visitors have of the entire community. Prior to



October 2021 After “Main Street Westridge” Project Completion

the start of the project, one saw a hodge-podge of unimpressive builder-grade plants, many dead or missing.

Phase I began in 2018 and included the corner of Great Berkhamsted Drive and Mattingly Drive. The design was contracted to Tina Woods, a premier landscape design architect whose work included notables such as the National Harbor in Maryland. Using many of the same features from this design, the following fall work was finished on phase 2 and included the median and both sides in front of the homes facing Mattingly.



March 2021 Entrance Before Phase

At this time, most of phase 3 work at the entrance at Northstar Blvd. is complete with the exception of some of landscape lighting and three accent trees. The result is a breathtaking masterpiece of beauty that will transcend the seasons.

Dulles Farms is endowed with some of the most eye-catching entrances of any of our surrounding communities. The following is the state of play of our other five entrances.

- After a major makeover in 2018, the Lennox Hale entrance completed a spectacular upgrade in 2020.
- The Seven Hills entrance had a minor makeover in 2018 and completed phase I of a multi-year project a year later.
- Our Success Drive entrance, has little identity and will require work to bring it up to a meaningful standard of excellence.
- While the Royal Hunter entrance has great potential, it will require major enhancements similar to what was done on Lennox Hale, in order to put it on equal footing.
- The Stratshire Crossing entrance underwent moderate upgrades in 2018, but still more enhancements are required especially with lighting.

## Curb Appeal Continued

**Pay now or Pay later** – The landscaping enhancement program at Dulles Farms has real tangible results. Dulles Farms is the envy of surrounding communities and a sought after place to buy a home. While a small portion of the monthly dues goes to pay for this program, a Dulles Farms home commands more money and is easier to sell than similar homes in adjacent communities.



*September, 2021 Westridge Entrance (Northstar Blvd and Mattingly Dr) After Improvements*

*Wishing You a Very Happy Holidays  
and  
A Spectacular New Year!*



## Cooking Corner—Hearty Vegetable Soup

Recipes from Food.com—[Garden Vegetable Soup Recipe - Food.com](#)

### Ingredients:

- 2/3 cup sliced carrot
- 1/2 cup diced onion
- 2 cloves garlic, minced
- 3 cups fat free broth (vegetable, beef, or chicken)
- 1 1/2 cups diced green cabbage
- 1/2 cup green beans
- 1 tablespoon tomato paste
- 1/2 teaspoon dried basil
- 1/4 teaspoon dried oregano
- 1/4 teaspoon salt
- 1/2 cup diced zucchini



### Directions

Spray a large saucepan with non-stick cooking spray. Saute the carrot, onion and garlic over low heat until softened, about 5 minutes. Add broth, cabbage, green beans, tomato paste and simmer, covered about 15 minutes or until beans are tender. Stir in zucchini and heat 3-4 minutes. Serve hot .



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## Ready Your Yard for Winter

You've probably heard that "fall is the time for planting." This is absolutely the case. Cool temperatures and natural rainfall make fall a great time to make changes and additions to the landscape. But fall is actually a perfect time for **all things** landscape.

### Tree & Shrub Pruning

Pruning is a process used to remove overgrowth, disease, and damage from trees and shrubs. There is a lot of controversy about the perfect time to prune many of the plants in the landscape, and the consensus is that fall is a little early.

Without getting into too much science, pruning encourages trees and shrubs to push out new growth. And when the plants are trying to go dormant for winter, this can be dangerous. Also, if pruning is performed too late in the fall, the new growth could suffer cold damage if it doesn't acclimate in time for cooler temperatures.

The best time to prune many of our trees and shrubs is during the dormant season. That means the plants are no longer actively growing and deciduous plants have lost their leaves for the winter. After the leaves are gone, it is easier to see damaged limbs, crossing branches, and overgrowth. And if you have fall flowering shrubs, pruning in winter can actually result in more flowers next season!

*Rule of Thumb – if it looks to be hazardous (either to the overall health of the plant or the surrounding area) remove it, regardless of the time of year. Otherwise – wait until winter or early spring!*

### Fix Up That Lawn

Fall is a great time to put some time into lawn repair and renovation. Not only will the temperatures be cooler, meaning less stress on new lawn, the need to mow is slowing down. That means new lawns have a chance to establish and store some nutrients in their roots before the onset of winter.

Bare spots – sometimes bare spots are caused by insect damage, but most times, it is just normal wear and tear. Whether it's from walking across the lawn on the same path every day or from pets, bare spots can pop up anywhere. The key is to treat these spots differently than an overall lawn renovation. Scratch the spots to loosen the soil and get better contact between the seed and the soil surface. Apply seed at a heavy rate – remember, it's on blade of grass per seed. Cover with straw or curlex and keep well-watered for at least 2 weeks.

Thinning turf – thinning turf can be caused by many things. It can be the beginning of bare spots, or it can be a result of nutrient deficiency. Now is a good time to test the soil and see what is happening below the surface. An average soil test costs only a few dollars and results can be returned in about a week. Following the recommendations of the soil test will correct nutrient-related soil issues that could be causing the grass to die off. Also, once turf starts to thin, you must add supplemental seed to re-establish the grass. It won't do it on its own and bare areas are invitations for weeds to take over.

Weeds – weeds are generally a sign of compacted soils and lack of nutrients. They thrive when conditions are less than ideal. Fall is a good time to apply weed control treatments since weeds are sending energy into their roots to prepare for winter. But the best way to reduce weeds in the lawn is to aerate, topdress, and overseed to establish thick turf. Turf that is dense and mowed high will shade out weed seeds and keep germination in spring to a minimum.

**Tip to Remember** – don't mow if you just seeded. Mowers will redistribute the seed to places you don't need it and the blades can damage newly emerging turf blades.

Fall is the perfect time to work on outdoor landscaping projects. The weather is cool and there is a sense of satisfaction seeing things get cleaned up and ready to be put to bed for winter!



Fall Landscape Tips

## Inclement Weather Reminder

While we are still mowing and watering our grass here in Aldie, Virginia, old man winter has just dumped over a foot of snow in Washington State and Montana. Before you know it, winter will be upon us on the East Coast as well. While we are all hoping that this is still several months away, we wanted to provide a reminder of what roads are covered by whom throughout the community.

- ❄ The Virginia Department of Transportation (VDOT) covers the majority of the streets throughout the Dulles Farms Community. For information about VDOT plowing see [www.VDOTplows.org](http://www.VDOTplows.org). If you are concerned about road conditions call VDOT Customer Service 1-800-FOR-ROAD (800-367-7623).
- ❄ The Following Private Roads are Maintained by the Dulles Farms Association:

### Westridge

- Culbertson Terrace
- Slayton Square
- Helms Terrace
- McDivitt Terrace
- Oswald Way
- Crippen Terrace
- Coats Square
- Bolden Terrace
- Akers Alley
- Schmitt Terrace
- McMonagle Square
- Melnick Alley
- McCulley Terrace

### Strathshire Crossing

- Radlett Lane
- Elstree Terrace
- Croxley Green Square
- St. Albans Terrace
- Pocock Terrace
- Prairie Fire Square
- Letchworth Terrace
- Harpenden Terrace
- Epping Green Square
- Waltham Cross Terrace
- Broxbourne Terrace
- Tring Lane

### Virginia Manor

- Clarimont Manor Square
- Western Spur Terrace
- Grady Terrace
- Double Bridle Terrace
- Wolf Creek Terrace
- Sandown Park Terrace
- Galloping Colt Terrace
- Victory Satin Alley
- Sassy Baby Alley
- Tackroom Terrace
- Braided Mane Terrace
- Silent Mist Alley
- Plainridge Terrace
- Saxon Rose Alley



- ❄ Private Roads maintained by the Dulles Farms Association are plowed when snow accumulates in excess of 2 inches.
- ❄ It is inevitable that plowing can cause snow to accumulate in roadside gutters and on road shoulders — sometimes even blocking the entrance to driveways. When this occurs, VDOT asks that you shovel snow to the right of your driveway as you face the road. This is to prevent snow from piling up again if your road is re-plowed.
- ❄ Residents (except for Condos) must clear their own sidewalks. Do not shovel snow into the street when clearing your sidewalks as this will block areas that have already been cleared.





## Economic Development — An Update from Supervisor Letourneau

Despite challenges around the COVID-19 pandemic, Loudoun County continues to grow our economy. As Chairman of the Board's Finance, Government Operations, and Economic Development Committee, I've known for quite a while what a great job our team does supporting businesses in Loudoun every day, but others are now taking note. For instance, on October 5, the International Economic Development Council named the Loudoun County Department of Economic Development the "Economic Development Organization of the Year" for counties of our size. I'm proud of this recognition for our team.

Economic development is central to our mission because commercial and business growth helps offset our tax rate and creates jobs for our residents, which in turn benefits our strained transportation network. Businesses around Loudoun have shown remarkable resiliency and strength in the face of adversity over the past year and a half.

The results tell the story. In Fiscal Year 2021, the Department of Economic Development (DED) launched and expanded several initiatives to assist the local business community. The "Work in Loudoun" workforce development program provided resources to businesses and employees to incentivize investment in the County. Loudoun dedicated nearly \$8 million to businesses for pandemic relief in FY21, bringing the two year total to around \$12 million for 2,000 businesses. The Business Interruption Fund utilized the majority of this grant money to aid businesses whose normal operations were severely impacted during the pandemic. The County sponsored 15 entrepreneurs for the FireUp Business Mentor and Coaching Program, which provided resources to female and minority-owned small businesses. And the Regional Minority-Owned Business Report provided data and resources for Loudoun's minority-owned business community in the wake of the pandemic.

FY21 saw continued economic success for Loudoun. 145 business opened or expanded in the County, boasting 3.7 million square feet of new commercial space and creating 4,239 total jobs, as well as over \$6.5 billion in new commercial investment. That's nearly \$1 billion more commercial investment than in FY20, signaling a clear trend away from pandemic lows and towards full economic recovery. While the County is still a very attractive place for data centers due to our wealth of fiber and proximity to major transit, the majority of our efforts are spent on diversifying our tax base with other types of businesses. This year, 28 Loudoun companies made Inc. Magazine's annual list of fastest growing companies in the nation – a sign that our diversification efforts are working.

In March, DED announced one of the largest development projects in the history of Northern Virginia – Rivana at Innovation Station, an elevated mixed use community with office, residential, and retail space. It will incorporate the CIT building in both Loudoun and Fairfax and has major financial backing and a world class team behind it. I am confident this project will be a fantastic resource for our residents and will help attract major corporate tenants and create quality jobs, which has been the goal of Metro's Silver Line extension since the concept was birthed a decade ago.

In other exciting commercial news, Raytheon Technologies renewed its lease in Dulles this year. Raytheon provides thousands of jobs in the field of technology and has been an important community partner. United Airlines is also expanding its hub at the Dulles Airport, which will provide up to 3,000 new jobs by 2026. Frontier Kitchen, which provides dozens of food startups with kitchen space and resources, relocated its main operational hub to Chantilly (representatives from Frontier Kitchen joined me at the Board earlier this year to accept my resolution for Small Business Week in Loudoun). Zasti Inc., a health IT startup, chose Loudoun as the location of its domestic headquarters. These examples and more continue to illustrate the strength and growth of the County's commercial sector in all kinds of exciting new directions.

We still have our share of challenges in Dulles South. I've written about many of those in the past, but on the bright side, we've seen continued growth in the medical office sector, and several retail spaces have also filled recently with new retailers. DED has offered assistance to developers of all the projects in our area, and I've personally met with and will continue to offer to meet with potential tenants for these projects.

As always, I encourage everyone to patronize Loudoun businesses if you can! If you have any questions, feel free to reach me at [matt.letourneau@loudoun.gov](mailto:matt.letourneau@loudoun.gov). You can also find Economic Development's FY21 Annual Report posted on their website.

## Made in Quarantine...

Something must be in the water in Dulles Farms especially around Coats Square. This particular block experienced something of a population boom this summer, and we are not just talking about the duck family that built a nest on the corner there back in April. In addition to the four ducklings that hatched this past spring, four babies made their post-quarantine arrival too. Ella and Aurelia (next door neighbors) were born just a week apart in June, followed by the boys down the block, baby Zayn in August and Myles in September. All of their siblings and very tired parents couldn't be more excited for the new additions to the families. Congratulations to all the new "Quarantine babies" in Dulles Farms!



If you have a story you would like to share about happenings in Dulles Farms, email [Newsletter@DullesFarms.com](mailto:Newsletter@DullesFarms.com)

## Dulles Farms Neighborhood Roundup—2022 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)

2022 Advertising Rate Table			
Ad Size	1 Issue	2 Issues	3 Issues
Full Page	\$415	\$722	\$1,005
Half Page	\$252	\$436	\$595
Quarter Page	\$168	\$280	\$386

Advertising Deadline Dates		
Issue	Booking	Material
<b>Feb</b>	Jan 10	Jan 24
<b>June</b>	May 8	May 22
<b>Oct</b>	Sept 11	Sept 25

# 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](mailto:manager@dullesfarms.com)

Assistant – Denise Sisa k  
[assistant@dullesfarms.com](mailto: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](http://DullesFarms.com)

**DULLES FARMS**

# WINTER BLAST

AT  
**WESTRIDGE CLUBHOUSE**

**SATURDAY | DEC. 11 | 2-4:30PM**

**MUST SIGN UP ON SIGN UP GENIUS**  
(Please check upcoming Dulles Farms Weekly email.)

**PICTURES WITH SANTA**  
(Bring your own camera.)

**WRITE LETTERS TO SANTA**  
(Drop off letters anytime Nov. 21-Dec.15.)

**GOODY BAGS & SNACKS**

**PLEASE BRING GIFT CARDS TO HELP  
FAMILIES IN NEED**