

Dulles Farms

COMMUNITY ASSOCIATION

• ALDIE, VIRGINIA •

Neighborhood Roundup

Volume IV, Issue I

Spring 2022

Highlights Inside:

- ◆ Important—Amendment Vote
- ◆ County Redistricting Update
- ◆ Get Ready for Pool Season
- ◆ Property Inspections
- ◆ County Supervisor Updates
- ◆ And Much More...

Dulles Farms Community Leaders

ONSITE MANAGEMENT TEAM

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

Denise Sisak, On-Site Assistant
assistant@dullesfarms.com

Tyler Graham, Covenants Administrator
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

COMMITTEE CHAIRS

Communications— Petina Mooney

Covenants— Chris Mooney

Facilities—TBD

Finance— Barbara Labuskes

Open Space— Ahmead Wahed

Social— Mikki Ward

Upcoming Board Meetings*

- March 10, 2022
- April 14, 2022
- May 12, 2022
- June 9, 2022
- July 14, 2022
- August 11, 2022
- September 8, 2022
- October 14, 2022
- November 10, 2022
(Annual Meeting)
- December 8, 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
855-477-2267

Emergency Fire / Rescue—911

Loudoun Co Sheriff (Non-Emergency) - 703-777-1021

Loudoun Co Animal Control - 703-777-0406

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

Since our last newsletter, the Board has remained busy with the business of Dulles Farms. Highlights include:

- Completing the annual planning meeting in December.
- Re-appointing our corporate officers for Dulles Farms Community Association, Inc.
- Replacing our pool operations vendor for this coming pool season.
- Hosting our first Community Forum of 2022 to discuss snow removal operations.
- Identifying a “gap” in our corporate by-laws and crafting an amendment that will need your input!

So, read on for more details...

December Planning Meeting and Officer Appointments: Our governing documents require that the corporate officers (i.e., President, Vice President, Secretary, Treasurer, etc.) be appointed/re-appointed each year after the Annual Meeting. Since Dulles Farms had no director positions up for election this year, the existing directors will have the opportunity to serve together for another 12 months. Based on existing synergies, the Board collectively decided to maintain the existing corporate officer assignments from 2021, for 2022. (See the inside front cover of this issue for the list of corporate officers.)

2022 Pool Operations: Based on lessons learned during the 2021 pool season, the Board re-bid our pool contract for 2022. Following the analysis and review of bids received, the Board awarded a 2-year contract to High Sierra. That name may sound familiar to some residents, as they operated our pools in 2018 & 2019. We look forward to a great pool season...ever mindful of the improving but unpredictable pandemic!

First Community Forum 2022: Mother Nature timed the first few snowstorms of 2022 relatively close to one another. While our snow removal operations are mostly unchanged from last year, some residents have asked questions regarding “who” removes the snow from walkways, school bus stops and roads. As published in January e-mail blasts to the community and discussed at our Community Forum, Dulles Farms hires the vendor for snow removal **ONLY** on private roads (including condominium parking spaces), clubhouse parking lots and selected common area sidewalks, including all school bus stops.

Most roads within Dulles Farms are dedicated to VDOT and therefore they are responsible for snow removal. Sidewalks in front of most homes are the responsibility of the homeowner to clear snow per Loudoun County statute. Should you have more questions or need further clarification regarding snow removal, please reach out to Rachel, our Dulles Farms Manager. Here's looking forward to Spring!

Recommended Amendment to Corporate By-Laws and Articles of Incorporation: In reviewing our existing standing committee charters, you would note one specific eligibility criterion for volunteers – a prohibition on multiple members of the same household serving on the same committee simultaneously. This thoughtful restriction was included in those charters to ensure diversity of opinion and representation grounding the work of each committee.

In reviewing our Articles of Incorporation and Corporate By-Laws, you would NOT find a similar restriction as the one noted above. This is due in part to the developer needing to fill multiple seats on the Board of Directors with employees until such time as the community association is turned over to the homeowners. (For reference: Dulles Farms, Inc. was fully turned over to our residents at our 2019 annual meeting.)

Now that our Board of Directors is 100% comprised of resident volunteers elected by the community, it makes sense to consider establishing the same limitation as our committees: no-more than one Board member per household can serve simultaneously. Any such amendment to our existing corporate by-laws and articles of incorporation, can only be made if a majority of votes cast approves the change. You will find a related notice in this newsletter that highlights how “the vote” will be conducted.

In closing — Dulles Farms is in search of a Newsletter Editor. If you know of anyone that might be able to share some time or expertise to publish our three-times-a-year newsletter, please contact us at newsletter@dullesfarms.com. I hope to see you at the upcoming monthly Board meeting. Stay safe...stay healthy...and Thanks for making Dulles Farms home!

IMPORTANT BYLAW AMENDMENT— UPCOMING COMMUNITY VOTE

NOTICE OF SPECIAL MEETING OF MEMBERSHIP OF DULLES FARMS COMMUNITY ASSOCIATION, INC.

Dear Owners,

Pursuant to the Dulles Farms Community Association's Bylaws, the Virginia Property Owners' Association Act and the Virginia Nonstock Corporation Act, notice is hereby provided advising that the Board of Directors has called a Special Meeting of the membership to be held virtually on April 26, 2022, at 7:00 p.m. Please use the following meeting link and information to join this virtual meeting.

Meeting link: <https://dullesfarms.webex.com/dullesfarms/j.php?MTID=md78e846c8978d64b9cc395309e8b755c>

Meeting number (access code): 2495 356 0238

Meeting password: DFCAGovDocsMtg

Join by phone: 408-418-9388

The sole purpose of the meeting is for the membership to discuss the proposed amendments to the Association's Bylaws and Articles of Incorporation for the purpose of ensuring: (1) tenants are not permitted to serve on the Board; and (2) no more than one member of a household may serve on the Board at a single time. At that meeting, the Board of Directors will be available to answer any questions you may have about the amendments to the documents.

To help the community achieve quorum, the vote will be conducted primarily online. Voting online is quick and easy. You will receive the invitation to vote email from dullesfarms@ivotehoa.com by April 26, 2022. If you do not receive the email, or you require a paper ballot, please contact manager@dullesfarms.com. The online voting process on the amendments will begin at 12:00 a.m. on April 27, 2022., and close at 12:00 p.m. on May 16, 2022. Additional information regarding the online voting process will be forthcoming. The proposed amendments are included below for your review. Please review the proposed amendments carefully and bring any questions you may have to the meeting.

Please email the Community's Property Manager, Rachel Mancinelli at manager@dullesfarms.com with any questions or concerns. We look forward to seeing you at the informational meeting on April 26, 2022.

Sincerely,
Board of Directors
Dulles Farms Community Association, Inc.

PROPOSED AMENDMENTS:

Article 4, Section 4.6 of the Bylaws is hereby created and shall read as follows:

Section 4.6. Eligibility to Serve on the Board. Notwithstanding the provisions set forth in Section 5.3 of the Articles of Incorporation, any member of an Owner's household over the age of eighteen (18) is eligible to serve on the Board of Directors. Notwithstanding the foregoing, no members of the same household shall be eligible to serve on the Board of Directors simultaneously. Tenants shall not be eligible to serve on the Board.

Article 5, Section 5.3(a) of the Articles of Incorporation is hereby amended to read as follows:

Section 5.3(a) Qualifications. (a) Qualifications. No person shall be eligible for election as a director unless such person is an Owner, an Owner's spouse, a member of an Owner's household over the age of 18, an officer, trustee, general partner (or officer or partner of the general partner) or member of an Owner, or a Mortgagee in possession (or a designee of a Mortgagee in possession). No Owner or representative of such Owner shall be elected as a director or continue to serve as a director if such Owner is more than sixty (60) days delinquent in meeting financial obligations to the Association.

Memo From Management

I hope that 2022 is off to a good start for everyone! Our Staff has been busy with back-to-back snowstorms, clubhouse rentals, preparing for Spring landscaping and annual inspections to name a few items. While Spring is just around the corner, we may still see a few snowflakes this year. If we should see another storm, we would like to remind you to please move your vehicles from streets and common area parking, if at all possible, to allow for proper snow removal on our streets. We also ask that you clear the sidewalks adjacent to your property. If you are away during inclement weather, please put a plan in place to keep these areas clear for the walkers in our community. Please see our e-blasts for more info about snow removal.

With warmer weather almost here, it may trigger exterior projects such as adding a deck, patio, landscaping or painting your front door a different color. If you are planning any exterior modifications, please be sure to reference the Dulles Farms Design Guidelines before beginning your project. This document can be found in the Resident Portal. If you have not signed up for this portal, be sure to send an email us at dulfarms@ciramail.com to find out how to sign up.

The Spring real estate market is almost underway! If you are planning to put your home on the market, resale documents can be ordered through our Closing Portal website. Please be sure your title company orders a Statement of Account for Dulles Farms prior to settlement and sends settlement documents along with payment for resale products to CAMP immediately following settlement. Please call the Resale Hotline number at 855-877-2472 option 2 for any questions about this process. If you are selling a Condo, keep in mind that resale documents are required for both the Condo Association (Westridge or Virginia Manor) and the Master Association (Dulles Farms). Please contact Cardinal Management Group for instructions on how to order Condo docs. Please remember that if you are planning to sell your home and have not obtained the proper approvals, you will be asked to submit an application. Better to start this process sooner rather than later! If after reviewing the Design Guidelines, you are still not sure if you need to submit an application for a particular project...just give us a call or send us an email. We are happy to answer any questions you may have.

Did you know that the upper level of both clubhouses is available for homeowners to rent from 9am – 11pm? Reservations are on a first come first serve basis. The leasing fee is \$300 with a required deposit of \$500. If you are interested in holding your next gathering at the Virginia Manor or Westridge Clubhouse, please do not hesitate to contact us.

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 help answer any questions or address any issues that come up. Please feel free to stop by the site office, send us an email at dulfarms@ciramail.com (include your address in subject line) or give us a call at 703-542-7555.



Rachel Mancinelli, CMCA®, AMS
Onsite Community Manager

New to Dulles Farms?



We would like to welcome you with a New Homeowner Packet. Please stop by the Management Offices at the Westridge Clubhouse during normal business hours. We look forward to meeting you!

Ready for Pool Season and Flip Flops?

Soon you will notice our pools opening back up as we prepare for the upcoming 2022 pool season... Are You Ready?

At this time, we will be reopening both the Virginia Manor and Westridge pools to Dulles Farms Residents effective Saturday, May 28th. At this time, we do not anticipate any changes with our normal pool operation, it is important to note that in the United States, we are still dealing with Coronavirus and our operations will need to be fluid as things change. Our pools will be opening in compliance with Governors orders, as well as the standards and procedures outlined in the 2022 Pool Rules and Regulations which will be provided to each resident in the coming months. As a reminder, you must have your Facilities Pass Keycard in order to use the pool. This keycard will allow you to badge into the pool area as well as the gym and other community amenities. Information is outlined below about obtaining a Facilities Pass. A few other reminders are noted below for your reference.



- ⊛ **Pool Hours:** The pool opens on Saturday, May 28, 2022 and will close on Monday, Sept. 5, 2022. The pool hours are Monday through Sunday and Holidays from 11 a.m. to 8 p.m..
- ⊛ **Pool Locations** – Westridge Pool is located at 25185 Chafee Circle
 - Virginia Manor Pool is located at 25930 Lennox Hale Drive
 -

We look forward to seeing everyone at the pool this season!

Got Your Facility Pass Key Card?



Your Facility Pass Keycard card gives you access not only to the Fitness Centers but to the Pools too!

Please be sure to contact the Management office if you do not have one or have misplaced your card(s). It's not too early to do this. In fact, you will experience delays if you wait until the last minute before the pools open as CAMP receives a higher-than-normal volume of requests for passes in May. The Facility Pass application and Pool Rules can be found in Resident Portal or by contacting CAMP at dulfarms@ciramail.com.

If you have passes from last year and your account is in good standing, no further action is required as the passes are still active.

DULLES FARMS

SPRING FLING

SATURDAY | 10:00AM
APRIL 2ND | 11:00AM

STRATSHIRE CROSSING PARK

EGG HUNT FOR AGES 1-5 BEGINS PROMPTLY AT 10AM
OLDER KIDS WILL FOLLOW DIRECTLY AFTERWARDS.

REMEMBER TO BRING YOUR OWN BASKET!

EASTER EGG HUNT GOODY BAGS | SPECIAL APPEARANCE BY THE EASTER BUNNY

RAIN DATE: APRIL 9TH



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703-622-3909

SharonM@PearsonSmithRealty.com

PROVIDING NOTARY SERVICES



A Virginia Manor Resident



Pick Up the Poop

Residents frequently express concern that not everyone is taking the time to pick up their pet's waste throughout the neighborhood. 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 23 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.



According to the EPA, dog poop is as **toxic** to the environment as **chemical and oil spills**.

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!

There is no such thing as the Dog POOP fairy



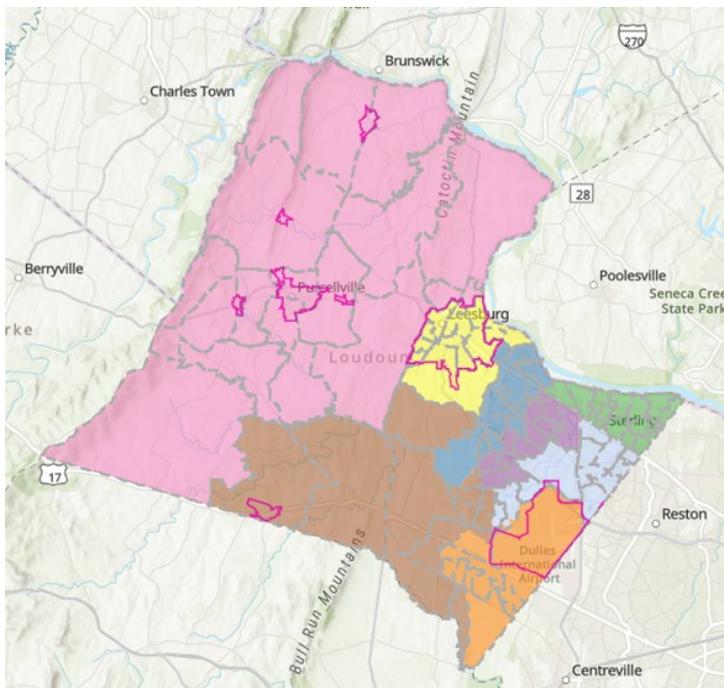
Please Pick it UP.

Loudoun County Community Redistricting

Redistricting is the process of redrawing the boundaries of districts that elect representatives who serve specific geographic areas. This process occurs every 10 years at the congressional, state, and local levels following the United States decennial census. Loudoun County underwent its last local redistricting process in 2011, in which it maintained eight magisterial districts and a chair at-large. At its June 21, 2021, meeting, the Board of Supervisors voted to maintain its current nine-member composition. By making sure Loudoun's local districts have approximately the same number of people, redistricting can help to ensure residents have equal representation on the County's Board of Supervisors and School Board. Given Loudoun's 2020 population of 421,129, the ideal district size is 52,641; since each district can be over or under the ideal size by five percent, the minimum district size is 50,009 and the maximum number of residents in a district is 55,273.

Dulles Farms is unique in that our community is represented by two different Supervisors on the Board of Supervisors. Braddock Road, between Gum Spring Road and Northstar Boulevard, is the dividing line for the Dulles and Blue Ridge magisterial districts in Loudoun County. Virginia Manor and White Oak Crest fall within the eastern extreme of the Blue Ridge district and are represented by Supervisor Tony Buffington, while a mile away, Stratshire Crossing and Westridge fall within the western extreme of the Dulles district and are represented by Supervisor Matt Letourneau.

At its recent February 15, 2022, meeting, the Board of Supervisors reviewed three draft local redistricting plans (whittled down from twenty proposals) selected by the Board on January 18 for further evaluation and refinement as part of the local redistricting process. Of these final three plans, only one included all four sub-communities of Dulles Farms into one district. The other two continued to divide Dulles Farms into two separate districts. A redistricting fun fact is that district names could change as part of this process to better align with the newly created districts, meaning that what is currently Dulles and Blue Ridge may no longer be the names moving forward! Previous Loudoun-wide district names includes Sugarland Run, Mercer, and Potomac. At the February 15 meeting, the Board of Supervisors ultimately chose the "Letourneau Turner Plan" for further refinement in preparation of a May 11 public hearing on the final proposed plan. This final plan continues the division of Dulles Farms. The proposed plan is shown below - Virginia Manor and White Oak Crest would be part of the district shaded in brown and Stratshire Crossing and Westridge would be part of the district shaded in orange.



While Dulles Farms has been extremely fortunate to maintain a strong relationship with both Supervisors over the last several years, the Dulles Farms Board of Directors felt as though condensing our community into one election district would be most beneficial to our residents. The current scenario in which Dulles Farms is included in two magisterial districts engenders the following dichotomies: two distinct points of contact; two supervisors with different sets of priorities; two chains of command; and confusion within our community regarding which supervisor to contact. Supplementing this complexity is when there is a community-wide issue that the Board of Directors needs assistance in addressing, it is a necessity to contact two offices and ensure collaboration between the two to come to a conclusion. This is not currently a major issue, but it is a potential roadblock based on who is elected into office in the future.

.... Loudoun County Community Redistricting (continued)

While the Board of Directors stopped short of endorsing a single plan, they submitted a letter to the County respectfully requesting that the Board of Supervisors consider including Dulles Farms into one single election district, if at all possible.

The redistricting process is ongoing and updates can be found at the following website: <https://www.loudoun.gov/427/Redistricting-in-Loudoun-County>.

Recipe from Delish — [Best Primavera Chicken Spaghetti Squash Recipe - How To Make Primavera Chicken Spaghetti](#)

Cooking Corner—Chicken Primavera Spaghetti Squash Boats

[Squash \(delish.com\)](#)

Ingredients:

Spaghetti Squash-

- 1 medium spaghetti squash, halved, seeds removed
- 1 tbsp. extra-virgin olive oil
- Kosher salt
- Freshly ground black pepper

Primavera Filling-

- 1 tbsp. extra-virgin olive oil
- 1/2 small red onion, chopped
- 1 orange bell pepper, chopped
- 1 c. grape tomatoes, halved
- 1 medium zucchini, cut into half moons
- 2 cloves garlic, minced
- 1 tsp. lemon zest
- Kosher salt
- Freshly ground black pepper
- 1/2 tsp. Italian seasoning
- 2 1/2 c. cooked shredded chicken
- 1 c. shredded mozzarella
- 1/4 c. freshly grated Parmesan
- Freshly chopped parsley, for garnish



Directions:

- Preheat oven to 400°. Drizzle cut sides of spaghetti squash with oil and season with salt and pepper. Place cut side down on a large, rimmed baking sheet. Roast until tender, 30 to 35 minutes. Let cool slightly. Using a fork, break up squash strands.
- Make primavera filling: In a large skillet over medium heat, heat oil. Add onion and pepper and cook until mostly tender, 3 to 4 minutes, then add tomatoes, zucchini, garlic, and lemon zest. Season with salt, pepper, and Italian seasoning and cook 3 to 4 minutes more. Stir in chicken and remove from heat.
- Divide mixture between spaghetti squash halves and stir to combine. Top each spaghetti squash with cheese and return to oven to melt, 5 minutes.
- Top with Parmesan and parsley to serve.

Happy Trails - The Dulles Farms Hidden Gem

'In every walk with nature one receives far more than he seeks', *John Muir (1838-1914), Scottish-American naturalist and father of the national parks.*

As the sweet smell of spring emerges from a bitter-cold winter, Dulles Farms residents will hang up their snow shovels and break out their walking shoes. Our community is endowed with a plethora of woodlands and meadows. We are fortunate to have an established network of trails that allow us to navigate through this wonderland of nature and enjoy its breathtaking splendor.

While Mother Nature is primarily in charge of how our parklands, meadows and ponds evolve, the Dulles Farms Board, with its Open Space Committee (OSC), spend considerable time and resources to help enhance the experience of walking through our "Communities" backyard.

Making Trails

Happy Places

Entrances to trails need to be open invitations for one to proceed further. Additionally, small pocket parks that provide travelers the opportunity to take a breather, serve to enrich the journey by affording a comfortable rest area for quiet reflection. The OSC has made it a top priority to create appealing trailheads where the network of walking paths intersect with sidewalks.

One such improvement was made at the trail entrance located at the intersection of Seven Hills and Winning Glory. The before and after pictures above and to the left show the stunning difference the upgrades made to the walking trail experience.

Another trailhead makeover was completed at Hillside Park at the intersection of Lennox Hale and Royal Hunter. The stark difference can be viewed in the photos below. Many more improvements to our gateways to nature could be made based on available future budget.



Winning Glory trail after extensive upgrades including a pocket park



Winning Glory trail prior to upgrades



Hillside Park in its original condition



Hillside Park with the trail makeover

...Happy Trails - The Dulles Farms Hidden Gem (continued)

Thirty-Two Ponds – Wow!

It's hard to talk about the walking trail experience without a discussion on the thirty-two ponds that dot the Dulles Farms common areas. The most outstanding of these ponds flanks the Dulles Farms corporate headquarters located in the sub-community of Westridge. This pond is bordered with two magnificent gazebos each with four newly installed "iconic" community lanterns. It is also accented with the only working fountain in any of our four sub-communities.

Unfortunately, the walking trail around the pond dead ends requiring travelers to double back over the same path. The ultimate vision of the Board is to complete the trail by constructing a raised boardwalk through the woodland to the two ponds located at the north end of the subdivision. While this would greatly enhance the walking experience in Westridge, it would also require considerable time and resources to complete.

Indeed, all ponds and waterways make up an important part of our ecosystem. Our existing system flows into the Lower Foley watershed and ultimately ends up in the Occoquan that connects to the Potomac River. As stewards of the environment for future generations, Dulles Farms has a commitment to the health of this watershed. In order to accomplish this, we have contracted with a professional water management company that inspects the water quality monthly and applies the appropriate algae and aquatic weed control for all of our wet ponds. Additionally, they generate a status report that allows for timely recommendations to the Board by the OSC in order to remediate the situation.



The pond adjacent the Westridge Clubhouse and



Increased buffers surrounding our ponds to help to filter harmful chemicals

Furthermore, it is important to offset the need for aesthetic beauty surrounding the pond with ecological balance. To that end, last year the Board decided to increase the buffer between the edge of the pond and common areas that are mowed. The increased natural growth around the perimeter allows for storm-water runoff entering our waterways to be filtered from pollution caused by human activity and urbanization. While chemicals and fertilizers may make our lawns green, they contain harmful nutrients that are detrimental to the aquatic ecosystem.

Ponds are an original point-of-source for phosphorus and nitrogen entering streams and rivers resulting in the decreased oxygen concentration that impacts animal life and harmful changes to water quality downstream. As you approach our ponds, look for the "Habitat Preservation Area" sign with the awareness that your Dulles Farms team is working to help promote the long term sustainability of our precious natural nature resources.

Beyond Dulles Farms

Interconnectivity of our trail system with adjacent development is also a top priority for Dulles Farms and Loudoun County. With the approval of Hogan Kent Green development to the south of Royal Hunter in Virginia Manor, the Board negotiated with its developer on a connection to our community with their system of trails and pollinator gardens.

...Happy Trails - The Dulles Farms Hidden Gem (continued)

An agreement and easement was signed that allowed them to construct, at their expense, a connection to our neighborhood at Gathering Glen. This will be accomplished with minimal impact on our existing woodlands. Moreover, recently the Loudoun County Supervisors embraced the 'Emerald Ribbons' initiative. This contiguous system of parks and trails promises to span the County in all directions and build on the existing 45-mile Washington and Old Dominion Railroad Trail which starts outside of Washington, D. C. and runs through the urban heartland and into the Virginia countryside.

Trail Emoji's!

Our digital world seems to occupy the minds of our youth at an increasing younger age. While communicating through social media may give us instantaneous gratification, treasure rocks left behind on trails can give a unique and creative opportunity for our neighborhood children to express themselves and have fun. First, find a smooth rock, then have your budding artist paint it with the intention of leaving the work-of-art somewhere along a Dulles Farms trail. If you find a rock during one of your journeys, you can either re-hide it or keep it. There are many ways you can interact with the community and make trails happy places.



A treasure rock left on one of Virginia Manor's trails

TOP 10 HEALTH BENEFITS OF WALKING 30 MINUTES A DAY



Lace up and Let's go!

Whether around the block or a hidden path through the woodland, the Dulles Farms trail system offers the perfect place to take a friend, spouse or the whole the family for a brief escape from the day-to-day stressors of today's 24-hour information overload. So turn off your phones, lace up your walking shoes, and explore the beauty of your communities 'backyard'.



Home Property Inspections—Are You Prepared?

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. Our Management team, CAMP has been performing property maintenance inspections for townhomes and single-family homes in Dulles Farms this Spring, Summer and Fall. 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



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!

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

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

2022 Advertising Deadline Dates		
Issue	Booking	Material
Feb	Jan 10	Jan 24
June	May 8	May 22
Oct	Sept 11	Sept 25



Fire and Rescue — An Update from Supervisor Letourneau

Protection of life and property is one of the most vital County services, and we are fortunate to have an excellent Fire-Rescue system in Loudoun County. Since the last time I wrote about it, a lot has happened, so in this article I thought I'd give you an update.

First and foremost, I want to thank the men and women of the department for their work during the COVID-19 pandemic over the past two years. When many of us started working from home and social distancing, our personnel continued to work hands on with people every day, risking exposure and working long hours to cover shifts of coworkers who weren't able to come in. LCFR quickly developed solid mitigation strategies to help keep personnel safe. Members of Fire-Rescue also provided a great deal of staffing at our County vaccination pod at the Dulles Town Center mall. They administered thousands of shots to residents to help protect against COVID-19.

In 2019, we celebrated the long-awaited opening of Kirkpatrick Farms Station 27, located near the Loudoun, Prince William, and Fairfax line off Northstar Boulevard south of Braddock Road. This station was strategically placed in this location to assist with heavy call volume from our South Riding Station 19, our Brambleton Station 9, and Aldie Station 27, and the members of the department working there have quickly become part of the community. Station 27 houses a fire engine, tanker, and Advanced Life Support ambulance and is staffed 24/7. With our layered approach to service, multiple units are often dispatched to calls, and units from one station often cover another's service area if they are busy. I'm pleased to report that the average response time to emergencies in the Dulles District is just five and a half minutes, which is better than the national average. The proximity of Stone Springs Hospital helps reduce the amount of time that our medic units are out of service, since it's just a quick drive there and back.

The Brambleton Fire-Rescue center is also home to the Loudoun County Bomb Squad, a joint task force between the Loudoun County Fire Marshal and the Sheriff's Office. This unit is responsible for providing rapid and technical responses to calls involving suspected explosives. Fire-Rescue has three canine teams assigned to the Fire Marshal's Office. The dogs are able to assist local, state, and federal enforcement partners across the region.

The Fire Marshal's Office (FMO) is responsible not only for determining the cause of a fire, but also for helping to prevent them in the first place. Fire Marshals are certified law enforcement officers and investigators. After a significant incident, FMO releases a report about the cause and often includes recommendations on how to prevent fires.

The Fire Marshal's Fire and Life Safety Division also conducts free and periodic presentations to the community. Many such programs are geared toward kids – and they're working. Recently, the Board of Supervisors presented a resolution for a first grader who went through one of Fire-Rescue's programs and just days later saved his apartment complex from a fire when he smelled smoke and asked his parents to call 911. The *911 Simulator* program teaches children to identify the differences between an emergency and a non-emergency, and the *Fired Up for Safety* program provides interactive lessons for first graders on important topics like smoke alarms and home escape plans. In the summer, Fire-Rescue coordinates a safety camp in Leesburg, and the *McGruff safety camp* rotates to different locations throughout the County each summer. Please visit the Fire-Rescue website for more information on how to enroll your kids in camps this summer.

There are plenty of informational and educational programs aimed at adults as well. One of them is the *Life Safety Trailer*, which is a 36 foot trailer designed as a standard residential home. The trailer serves as a mobile classroom to teach participants about what to do in case of a fire, and the importance of general home safety. The *File of Life* program serves to educate at-risk populations about having life-saving medical information available to EMS personnel. Station personnel also are available to conduct free home safety inspections for residents and help them mitigate basic safety hazards. Finally, residents are always welcome to stop by our fire stations and meet the firefighters who keep the area safe.

Despite the best preventive and educational measures, fires are a reality. In the case of damage to or loss of property, Fire-Rescue personnel can provide information to assist with recovery and connect victims with helpful organizations. For non-emergency questions about Fire-Rescue, call 703-777-0333 or email lcfpio@loudoun.gov. Also check out the Fire-Rescue website for fire prevention tips. And of course, Dial 911 in case of an emergency. Finally, if you see lights and sirens on our neighborhood streets, make sure to yield to our emergency vehicles ... as someone who has had my share of ambulance rides a few years ago when I was injured, I can assure you the folks they are trying to help appreciate it!

Dulles Farms—Let’s Expand Our Thinking

As we continue into the 2022 new year, with Dulles Farms celebrating its 13th birthday on March 19th, it is interesting to hear the variety of viewpoints regarding where each of us individually, describe where we live? We see it in questions or conversations with residents. How would you answer a question on “where” you live? Would it be Dulles Farms, or would you describe your “home base” at a more granular level, be it: Stratshire Crossing, Virginia Manor, Virginia Manor Condominiums, Westridge, Westridge Condominiums, or White Oak Crest?

Fun Fact: Per our governing legal documents, **Dulles Farms** is a community association under the code of Virginia (e.g., Virginia Condominium Act, Virginia Property Owners’ Association Act) including 1785 homes (inclusive of 300 condominium homes) and two commercial parcels.

Given our entrance-signage specific to three neighborhoods within Dulles Farms, it’s easy to think at the more granular level of neighborhood/sub-community name. **However, we would encourage everyone to expand how you think about where you live.**

Regardless of your postal address – be it in the eastern-half or western-half of our community, we all live in **Dulles Farms**. There are economies of scale, collective power and market appeal in being Dulles Farms that includes: a variety of home styles to suit individual preferences, two clubhouses, two pools, two fitness centers, over 5 miles of walking, nature trails, 15 pocket parks, designated tree-save common areas, 7 tot lots, and on-site property management and maintenance.

More Fun Facts:

Our neighboring communities of Stone Ridge and South Riding are planned communities and Census-Designated Places (CDPs) that have Wikipedia pages of their own and are a recognized neighborhood-network in Next Door.

Each of Willowsford’s 4 neighborhoods (“agri-hoods”) is recognized as a Next Door defined neighborhood network but does not currently have a Wikipedia page.

Historic Aldie is a CDP, has its own Wikipedia page and is recognized as a Next Door neighborhood-network.

Dulles Farms shares the postal code of Aldie (as does Stone Ridge), but is not included in the CDP boundaries. While we have a website, we do not currently have a Wikipedia page and Next Door bifurcates our community into two separate neighborhood networks: Dulles Farms (western portion of community) and Seven Hills (eastern portion of community). Our eastern vs. western portions of the community are also supported by two different County Board Supervisors

Perhaps for Dulles Farms, the 9-10 years of development with multiple builders and multiple marketing strategies, has contributed to creating “fog” in the collective understanding of exactly what comprises Dulles Farms? To realize the synergy from 1785 homes with the amenities package Dulles Farms provides, we need the real estate community and social media platforms like Next-Door, to have a clear understanding and recognition for “who” we are! And...creating that understanding starts with each of us...the residents that need to fully embrace their membership and official home address in...**Dulles Farms**.

As we move forward in 2022, the Board is interested in working with our management team and Communications Committee in extending the reach of Dulles Farms across Loudoun County...be it social media (Next Door), Wikipedia, or creating a Dulles Farms mobile app. If you have any interest in helping extend Dulles Farms name recognition and enhance our market presence, please contact manager@dullesfarms.com to let us know.

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 – Denise Sisak
assistant@dullesfarms.com

Hours:

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

VA Manor Clubhouse
25930 Lennox Hale Drive
Aldie, VA 20105

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



Upcoming Events...

<u>Event Name</u>	<u>Date</u>	<u>Location</u>
Bingo	April 1	Westridge Clubhouse
Spring Fling	April 2	Stratshire Crossing Park
Adult Craft Event	April 24	Westridge Clubhouse
Concert Series	April 29	Virginia Manor Clubhouse
Bingo	May 6	Virginia Manor Clubhouse
Concert Series	May 13	Virginia Manor
Concert Series	June 3	Westridge
Bingo	June 10	Westridge
Concert Series	June 24	Virginia Manor

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