

**September 2023 | Volume 35, Issue 9 | Distribution 4,400**

# **Across The Fence**

**The Ashburn Farm Community Newsletter**



**Congrats to the 1st place  
Yard of the Month!  
21138 Dray Terrace**



**Covenants Committee/ Architectural  
Review Board Appointment  
Resolution No. 08012023 is on page  
10.**



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# Across the Fence

The Ashburn Farm Community Newsletter

## Ashburn Farm Contacts

**Maintenance:** maintenance@afhoa.net  
**Architectural Review Board:** arb@afhoa.net  
**Covenants:** covenants@afhoa.net  
**Disclosures:** disclosures@afhoa.net  
**Finance:** dues@afhoa.net  
**Questions:** info@afhoa.net  
**Administrative Help:** admin@afhoa.net  
**Events:** events@afhoa.net

## Important Contacts

**LCSO Emergency:** Dial 911  
**LCSO Non Emergency:** 703-777-1021  
**Ashburn Fire:** 703-729-0006  
**Patriot Disposal:** 703-257-7100  
**Washington Gas:** 703-750-9500  
**Dominion Energy:** 888-667-3000  
**LAWS:** 703-777-6552  
**Loudoun Water:** 571-291-7880

## Ashburn Farm Association

**Hours: Monday– Friday 9am-5pm**  
**21400 Windmill Drive—703-729-6680**

## FEATURES ....

Pool News .....	9
K9 Kool Off.....	9
Townhome Asphalt Street Maintenance.....	9
Community Updates .....	10
Middle School Swim Night .....	10
Yard of the Month .....	12
Trunk or Treat.....	14
Fall Yard Sale.....	16

## IN THIS ISSUE

General Association Information .....	4
2023 Assessments .....	4
Board of Trustees Board Briefs .....	5-9
Association Committee Dates .....	10
Upcoming Events .....	12
Budget & Finance .....	13
Annual Property Survey .....	14
Odd Job Squad List .....	16
Ashburn Volunteer Fire and Rescue Newsletter .....	17
Library Corner .....	17
Association Advertising Information .....	18
Classifieds and How to Place Classifieds .....	19

**LAST MONTH**

## THIS MONTH:

**Board of Trustees Meeting – 09/05**  
**Architectural Review Board Meeting – 09/14**  
**The Budget & Finance Meeting – 09/28**  
**The Architectural Review Board Meeting and Hearing – 09/28**



This is a monthly community publication for the residents of Ashburn Farm. Published by Ashburn Farm Association.

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#### DEADLINES:

**Display Advertising – 10<sup>th</sup> of the preceding month**

**Classified Advertising – 10<sup>th</sup> of the preceding month**

**Committee Reports/Community News – 15<sup>th</sup> of the preceding month**

For more information on Advertising Specifications and Guidelines, please see the back pages of the newsletter.

*Neither the Ashburn Farm Association, its Members, or the Board of Trustees recommends or endorses any advertiser. The Ashburn Farm Association reserves the right to decline any advertisement for any reason deemed appropriate. Submitted materials are the author's opinion and do not reflect the views of Ashburn Farm Association, its Members, or the Board of Trustees. For the sake of clarity or length, the Editor or General Manager may edit articles.*

## Ashburn Farm Association Staff

The Association Staff is responsible for enforcing the Covenants and Bylaws of the Association. The staff cannot make or change the policies, nor can they make arbitrary exceptions to existing policies. We are happy to assist you with any questions you may have or provide information. The Association Office is open 9 a.m. to 5 p.m. Monday through Friday.

## Ashburn Farm

## Assessments & General Information

### Collection Policy

Assessments are due on the first day of each month. Any installment of the annual assessment not paid to the Association within thirty (30) days after the due date shall be considered delinquent and a late charge of \$25.00 shall be assessed to the Owner and posted to the Owner's account every thirty (30) days delinquent.

### Home Sales

Effective July 1, 1989, the Virginia General Assembly enacted a new law entitles the "Virginia Property Owner's Association Act". This act required the seller of a home to make certain disclosures to the intended purchaser of their lot. All home sales in Ashburn Farm are subject to the Virginia Property Owner's Association Act. A written request of the Association Disclosure Package and a check in the amount of: \$225.00 for an electronic disclosure (via email) for townhome/single family; \$250.00 for a paper disclosure for townhome/single family; \$100.00 for electronic or paper disclosure for condo; are required to begin processing. A rush fee of \$50.00 may be paid to receive your disclosure within three (3) business days. Checks should be made payable to the Ashburn Farm Association. A form is available on the website or at the Association office. The completed package will be issued within 14 calendar days to the requesting party or agent. For further information, please contact the Association office.

## 2023 HOMEOWNER ASSESSMENTS

Assessments	2023 Monthly Fee
<b>Public Street Homes</b> (Single-Family and VDOT Maintained)	\$93.36
<b>Private Street Homes</b> (Townhomes and Association Maintained)	\$108.17
<b>Condo and Apartments</b> (Privately Maintained)	\$74.12

Please remember that Homeowners Association assessments are due on the 1st of each month.

**Automatic Payment / Direct Debit (ACH)** - Automatic payments are processed once the homeowner has submitted an ACH form to the Association or Summit Management. Automatic payments are not set up if you have not submitted a form. This payment option updates dues to the new amount yearly; no further action is necessary.

**Recurring Payment** - Recurring payments are set up and processed through Summit Management via the account created on their website. If you have set up payments through the website, you must log in to the link below and update your payment amount yearly (<https://onlinepay.allianceassociationbank.com/Login.aspx>). You may also call Alliance Association Bank at (844) 739-2331 to update the new amount.

**Automatic Bill Payment** – The homeowner makes automatic bill payments directly through their bank account. Homeowners must personally update the dues amount through their bank each year.

**Be sure to contact Summit Management if you have any questions concerning your account or payment options:**

**Summit Management Services, Inc.**

[www.summitmanage.com](http://www.summitmanage.com) • Phone: 301-495-0146

• [accounting@summitmanage.com](mailto:accounting@summitmanage.com)

# Upcoming Fall Events

## Thanksgiving Food Drive

Date TBD

Join us in donating to the Thanksgiving Food Drive.

Non-perishables are welcomed.

Questions: [Events@afhoa.net](mailto:Events@afhoa.net)

More details to come!



## FALL YARD SALE

September 9th

Location: Participating Houses

7 AM- 3 PM

Register: [Events@afhoa.net](mailto:Events@afhoa.net)



## Trunk or Treat

October 30th

6:15-7 PM

Ashburn Farm invites you and your children to our annual Trunk or Treat, being held at the Windmill Community Pool parking lot.

If you would like to participate in passing out candy please email [Events@afhoa.net](mailto:Events@afhoa.net).

\*This is not a drop off event, you children must be accompanied by an adult at all times.\*



## Pumpkin Contest

October 1st-15th

Submit photos of your painted or carved pumpkins to [Events@afhoa.net](mailto:Events@afhoa.net) for your chance to be in the newsletter! Voting begins October 16th.

More details to come!



## Committee Dates:

### Budget and Finance:

*The meeting dates are as follows*

September 28<sup>th</sup>, October 26<sup>th</sup>, November 30<sup>th</sup> and December 21<sup>st</sup>.

### Townhome Neighborhood:

Meets on the third Thursday of every month. If you have questions or concerns about your townhome neighborhood, please direct your emails to [townhomecommittee@afhoa.net](mailto:townhomecommittee@afhoa.net).

*The meeting dates are as follows:*

September 21<sup>st</sup>, October 19<sup>th</sup>, November 16<sup>th</sup> and December 21<sup>st</sup>.

### Board of Trustees:

Meets on the first Tuesday of every month. The Association sends a reminder via our community notification system of the meeting date, a link to the meeting agenda, and a link to join the Board meeting remotely.

*The meeting dates are as follows:*

September 5<sup>th</sup>, October 3<sup>rd</sup>, November 7<sup>th</sup> and December 5<sup>th</sup>

### Architectural Review Board:

Meets on the second and last Thursday of each month, except for November and December, when they only meet once. Additional information can be found on the Association website in the "For Homeowners" tab, under "Covenants and Restrictions" and then "Architectural Review Board," located at the top of the homepage. If you have questions about exterior modifications, please direct your emails to [arb@afhoa.net](mailto:arb@afhoa.net).

*The meeting dates are as follows:*

September 14<sup>th</sup> and 28<sup>th</sup>, October 12<sup>th</sup> and 26<sup>th</sup>, November 9<sup>th</sup> and December 14<sup>th</sup>.



## BOT Corner

As summer comes to another close, I hope you will continue to enjoy the many other amenities Ashburn Farm has to offer, such as the many miles of paved trails, playgrounds, basketball, and tennis courts as we enter the cooler weather of fall and look forward beautiful fall colors coming next month.

These excellent amenities are made possible by the workers that maintain them, paid for by our monthly dues.

However, I have some concerns regarding the items out of our direct control: the neighborhood streets and sidewalks. Your association has taken notice of the degrading conditions of these Virginia Department of Transportation (VDOT) maintained items.

Due to uplifting/cracking pavement, some sidewalks have become hazardous, and streets with unsightly potholes and cracks with weeds. Prior calls to VDOT and Loudoun County government have gone without action, so we are taking a new approach.

This fall, we invite the current Loudoun County Board member representing Ashburn Farm and our Virginia State representatives to a special board meeting scheduled in September-October. In fairness, and realizing that an election is upcoming this November, we will also invite the challengers for these seats to a separate meeting, guaranteeing them equal time. Ashburn Farm Association remains non-partisan. Therefore, we will conduct these two town-hall-styled events by sending a few questions to both parties in advance and giving residents in-person and teleconference participation to ask questions live through a moderator team. Yes, you can ask the incumbent and challengers your questions regarding how they manage or plan to manage your tax dollars. We ask that all questions be polite and focused only on issues that involve our neighborhood.

- Scott Batchelder, Ashburn Farm President

## BOARD BRIEFS

A complete draft of the Board Meeting Minutes will be reviewed and approved at the next Board Meeting, which is held the first Tuesday of each month. A complete set of approved minutes is available on the Association's website, Board of Trustees page: <https://ashburnfarmassociation.org/board-of-trustees/>.

The following Meeting was held on August 1, 2023. Mr. Scott Batchelder, President, called the meeting to order at 7:00PM.

**Members Present:** Mr. Batchelder, Mr. Rees, Mr. Colclough, Dr. Lubore, Mr. Fedak, Dr. Boyce (virtual)

**Members Absent:** Mr. Oakley

### APPROVAL OF MINUTES

**Motion to approve the July 11, 2023, Board meeting minutes; passed, (5/0/0/2), Dr. Boyce and Mr. Oakley, absent.**

### BOARD MEMBER COMMENTS

Mr. Colclough commented about the recent storm and damage in the community.

### PUBLIC FORUM

A homeowner addressed the Board with a request for a temporary fence on his townhome property through December. Board members asked questions about neighbor concerns, type, and color of the temporary fencing, and whether other means for controlling his dogs might be feasible. Mr. Cushman provided details about the previously approved temporary fencing, and the homeowner gave a brief medical justification for the temporary fencing preference option.

**Motion to allow the temporary fence until December 2023; passed; (6/0/0/1), Mr. Oakley, absent.**

There were no more homeowners present or online wishing to make comments.

### FLOOR CLOSED TO PUBLIC COMMENTS

### REPORTS TO THE BOARD OF TRUSTEES MANAGER'S REPORT – Mr. Cushman

**Association Database** – We have removed all connection with Vantaca, except for the financials, which have been retained for finance and financial coordinator duties. AFIMS is back in action and working well.

**Annual Off-Property, Property Surveys** – The annual surveys are going well, and should be completed within the next two weeks. Mr. Cushman provided details and statistics as of July 21st: 1264 inspections completed with 888 properties being 100% ok. 1254 properties were reported as being maintained; 10 not being maintained.

Postcards will be printed up for Priority 2 properties/homeowners to alert them to the survey outcome and provide instructions for obtaining a copy of their survey. Priority 1 properties/homeowners will receive a letter with a 90-day correction notice. Priority 3 properties/homeowners will be notified through Constant Contact; instructions will be included for how to request a copy of survey. A draft of the postcard and letter be provided to the Board for review and approval.

Ballpark labor costs for this year's survey versus previous year's inspections was requested. Mr. Cushman stated that this year would be approximately \$30-40K; figures for previous years were not available at the time of the request.

Mr. Batchelder commented that the survey process is working, and raised the possibility of staff approval of some items to further streamline process for homeowners.

**New Shopping Center Marquee & Association Message Board** - Mr. Cushman reported he has not heard anything back yet about the message board location swap; Ashburn Farm Village Shopping Center is seeking Loudoun County approval.

**Article VI Enforcement –**

Two issues were raised: one associated with a Priority 1 property on Southwind Terrace noted in property surveys in the past and which includes rundown vehicles stored in the driveway. Staff are seeking Board direction whether to follow through on removal of the vehicles at the owner's expense. **Motion to remove the vehicles at the owner's expense; passed; (6/0/0/1).**

The other issue: a bridge constructed by a homeowner but erected in the common area behind his home. Background information about the bridge, Association action taken toward its removal, as well as concerns received from neighbors was discussed. A final letter from the Association attorney citing a removal date received no response. Staff are seeking direction from the Board to remove and dispose of the bridge.

A motion to schedule a 55-515 Hearing was proposed; there was discussion about the purpose for the bridge, providing due diligence and instruction to the homeowner. Mr. Cushman provided details as well as guidance and a timetable for the scheduling of the 55-515 Hearing.

**Parking Enforcement** - Mr. Cushman followed up with the Sheriff's Department about vehicles parked along Summerwood Circle and the RV parked on Golden Meadow Circle. Vehicles were towed/ticketed, and they also contacted the RV owners who attended a 55-513 Hearing at which the ARB reached an agreement to allow them to park twice monthly for less than 72-hours.

**DPOR – VA Legal Update of Resale Disclosure Package** – July 1 updates were incorporated into the Resale Disclosure form as required by the State for all Virginia Resale Disclosure Certificates. The updates are intended to provide potential/prospective homeowners with information about the community they are buying into.

**Brick Path Fundraising** – Resources and links to fundraising and marketing strategies for generating income while commemorating milestones, special events, etc. were provided for review. There was discussion about potential projects. No strategy or project has been defined or is being developed at this time.

**Association General Liability Insurance Renewal** – The Association's General Liability Insurance expires soon and must be renewed. Mr. Cushman is still awaiting quotes and plans to present them at the September Board meeting. The current deductible is \$10,000 to reduce premiums.

**Architectural Review Board Chairman's Report –**

Chairman Chris DeCre reported that there was not a quorum at the last meeting; approvals for all applications on the agenda were made via email consent. There was a tremendous response to the email blast for new volunteers for the Board; a resolution to approve the new members is on the agenda.

**Budget & Finance Meeting Minutes, Bank Balances & Financials –**

**Chairman's Report** - Mr. Hancock reported that the special assessment and trash expenses seems to have stabilized and noted that the shortfall is driven by trash surcharges. There was discussion about various administrative "pass-through" or "add on" fees from Patriot Disposal as well as other haulers. Questions were raised about Patriot's contractual stipulations for toters and toter maintenance and how this compared to the other bid proposals. Mr. Cushman stated they were comparable and that other contractors also lump things into administrative pass-through fees; Patriot was the lowest among them.

Mr. Hancock reported the overall negative variance was estimated at \$136,210.72. He called attention to the Private

Street Concrete work recommended for approval by Budget & Finance and that to fully fund the project \$1,570 was needed from the Operational Budget. He pointed out that the Committee is seeing cases where some of the Reserve projects are not fully funded; the Level III Reserve Study Update indicates that the 2024 Reserve is underfunded by approximately \$157K.

Mr. Hancock stated that the Community Associations Institute (CAI) recommends a minimum balance of 20% of the operating fund be held as an undesignated reserve (Members Equity) for an organization of our size. The 2024 budget is estimated at \$2.7M; utilizing the minimum recommended level of 20%, undesignated reserves would need to be approximately \$546K.

Mr. Hancock commented on the Financial Statements, specifically related to cash balance limits, methodology of estimates for future major repairs and replacements, and irregularities in the schedule of revenues and expenses, which are primarily related to Summit Management's accounting of contracts and accruals. The Budget & Finance Committee recommends approval of the financial statement.

The 2024 Budget Plan applies the 3% CPI to most operational areas. Reviews were conducted and reworked to ensure all items synched up. The estimated budget shortfall for 2024 will be about \$61K; trash will be \$19K and additional reserve funding \$42K.

Mr. Hancock stated the Committee did not have time to look at capital planning this month; the goal is to get something drafted and out to the Board by the end of the year.

**Association Bank Balances** - As of July 25, 2023, The Association reports the following balances on hand: Alliance

continued on page 8

**Board of Trustee's Contact Information:**

bot@afhoa.net—Goes to all board members

**President: Scott Batchelder—**

sbatchelder@afhoa.net

**Vice President: Mark Fedak—**

mfedak@afhoa.net

**Secretary: Cody Rees—**

crees@afhoa.net

**Treasurer: Steve Lubore—**

slubore@afhoa.net

**Trustee: Stephen Boyce—**

sboyce@afhoa.net

**Trustee: Jeff Colclough—**

jcolclough@afhoa.net

**Trustee: Richard Oakley—**

roakley@afhoa.net

**The meeting dates are as follows:**

September 5<sup>th</sup>, October 3<sup>rd</sup>, November 7<sup>th</sup> and

December 5<sup>th</sup>

continued from page 7

Bank of Arizona has a balance of \$172,899. Apple Federal Credit Union has \$10 in checking and \$5 in savings, which the Committee voted to move to Alliance Bank. The Atlantic Union Bank has \$6,388 in checking and \$149,111 in Money Market Account. The Morgan Stanley Designated Reserve has a Cash balance of \$608,704 and a total balance of \$3,997,471 as of June 30, 2023. The Morgan Stanley Members Equity/Undesignated Reserve has a cash balance of \$8,401 and a total balance of \$554,737 as of June 30, 2023. Dr. Lubore stated he moved \$10,500 into the Atlantic Union Money Market account.

**Townhome Committee** – Tricia Devine, Secretary, made the following report: The Block party on Winding Brook Square went well. 14 residents attended including a few children. There were discussions about the joint efforts of the Committee and the Association to mitigate issues of trash/recycling, and noted that unlidged trash on Winding Brook Square remained an issue and that communication from Association about the trash policies should continue and requested that blue signs to address recurring trash piles once again be placed.

#### OLD BUSINESS

**Breezyhill Recreational Area Tennis Bubble** – Mr. Batchelder discussed the term sheet for presentation to potential investors. The project was sent out for bid but had not received any quotes or interest. Mr. Batchelder clarified that the term sheet is not a contract but could provide a basic framework for contract development. There was discussion about investor qualifications/experience, flushing out the legalities, concern that there were no bidders, and requests to fully vet legal and financial reviews prior to the contract stage. Dr. Lubore expressed concern that the Association hasn't recovered from the financial issues with the trash contract, and stated for the record that he is not in favor of the Tennis Bubble. Attorney Joe Shannon was asked for and provided general input regarding the legal path forward; he stated that the one-page term sheet is the beginning and suggested that the investor propose the contract, which would then be followed by a thorough review for items omitted, included, etc., that would provide discussion points for the Board, legal/financial review and involvement, and a path forward. Mr. Batchelder asked the Board whether they want to move forward with the concept.

The term sheet is to be amended to include a full legal and county review at investor's expense and a construction bond. Mr. Rees indicated he would not support a term sheet that included court rental fees for HOA members. **Motion to present the deal sheet as amended to TGA; passed, (5/1/0/1), Mr. Rees, opposed.**

**Level III Update of Reserve Study** – This was covered in the Budget & Finance Report, Chairman's Report.

#### NEW BUSINESS

**Attorney Joe Shannon Introduction** – Mr. Batchelder introduced Joe Shannon, an attorney he has worked with regarding various properties and Commercial Association issues. Mr. Shannon shared that the bulk of his experience has been in Homeowner Associations. The Board asked questions about his experience with delinquent accounts, collections, contracts, and non-real estate legal issues. In addition to speaking about his collections and contracts experience. Mr. Shannon spoke to those questions and thanked the Board and provided a fee schedule.

#### **Draft of 2024 Annual Operating Budget Review** –

Mr. Cushman provided a snapshot of the 2024 draft operating budget and spoke of the possibility of a special assessment trash surcharge, which is not reflected in the 2024 draft Operating Budget. Mr. Hancock confirmed things have been

tightened things up as much as they can already, and prices are continually going up. The 2024 draft Operating Budget summary will be published in the September issue of the newsletter.

**Private Street and Association Concrete Maintenance** – Mr. Cushman provided background details about the scope of the project, specifications for ADA compliance regarding what constitutes a trip hazard, and alternative options that the project might have come in at or under budget. The concrete recommended for maintenance/replacement is either creating a trip hazard, is broken or deteriorating, or is holding water longer than acceptable, which creates hazardous conditions in the colder months. **Motion to approve the Private Street Concrete Maintenance to be completed by Dominion Paving & Sealing at a cost not to exceed \$27,000; passed, (6/0/0/1).**

**Architectural Review Board appointments** – The ARB has vacancies needing to be filled. Four people have volunteered and have been vetted for nomination: He Liu, Linda Horrigan, Robert Horrigan, and Kaveh Sadeghzadeh. **Motion to approve the four nominees for appointment to the Covenants Committee/Architectural Review Board; passed, (6/0/0/1).**

**Architectural Review Board Administrative Approval Recommendations** – This was taken up after the Board returned from Executive Session. Mr. Cushman read through the list of included items developed and approved by the ARB to allow for review and approval by Covenants Staff at their weekly meetings. Mr. Cushman clarified that the Covenants Department would never deny an application but would rather move it forward for ARB review. **Motion to approve Resolution Number 08012023, Administrative Architectural Review Process for Specific Modifications; passed, (6/0/0/1).**

**Invasive Plant Eradication County/State Funding Request** – Mr. Cushman provided background and details regarding the efforts of neighboring homeowners associations in Loudoun County who are petitioning the Loudoun County Board of Supervisors to establish and fund a program to facilitate the removal of invasive plants within common areas

**Motion to support the state and county effort to establish a program; passed, (6/0/0/1).**

**Draft 2022 Financial Audit** – This was covered in the Finance Chairman's report. **Motion to approve the draft 2022 Financial Audit; passed, (6/0/0/1).**

**General Manager Employment Contract Renewal** – this item was moved for discussion during the Executive Session. **Motion to move into Executive Session; passed, (6/0/0/1). Adjourned to executive session at 9:31pm.**

**Return to session at 10:00pm.** During the Executive Session there was contract discussion.

**Motion to approve the General Manager employment contract renewal as written; passed, (6/0/0/1).**

#### INFORMATIONAL

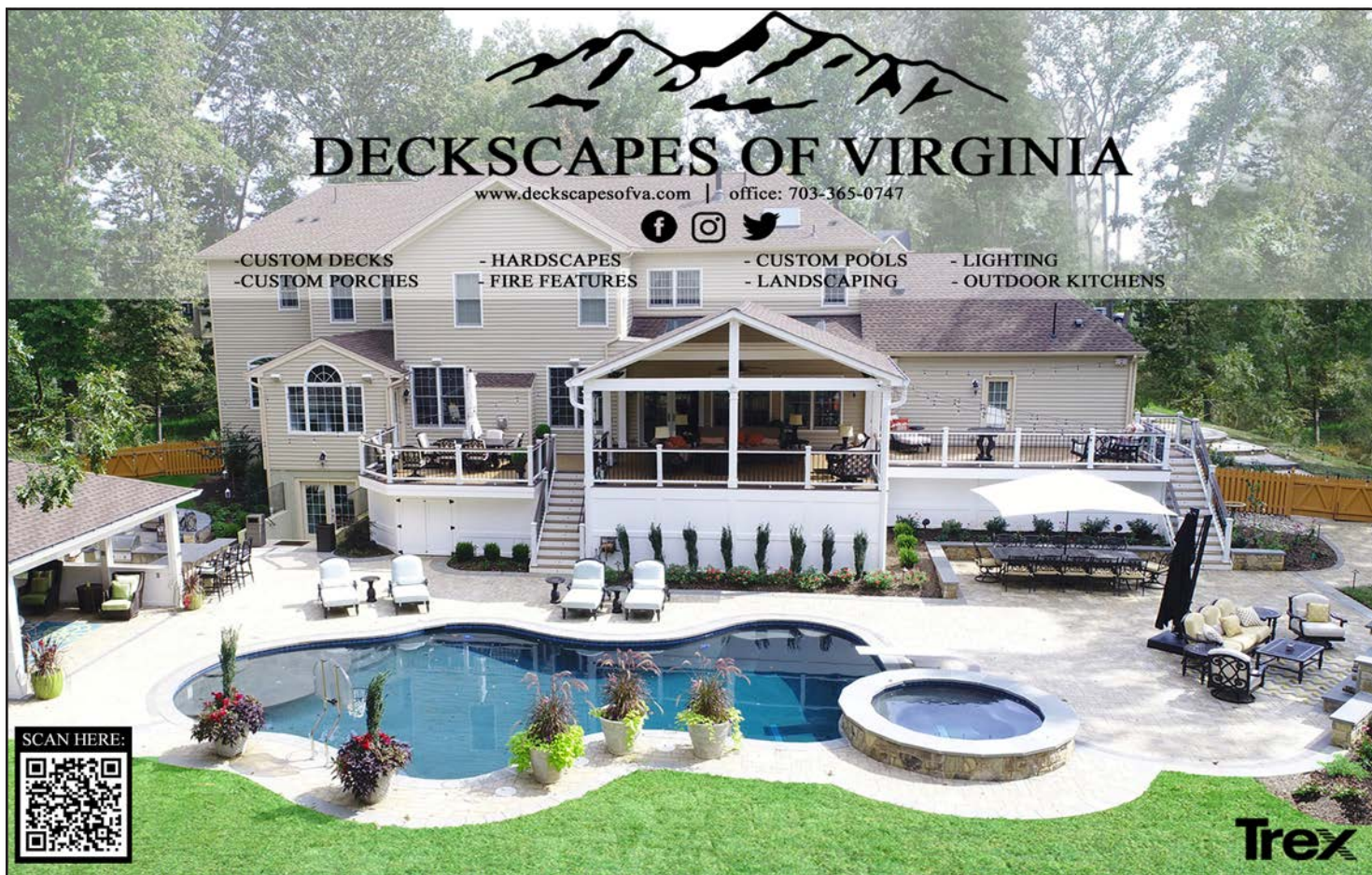
**Association Member Delinquent Status Report** – A copy of the Attorney's report is included in the Board packet. A hard copy of the Bylaws for review and discussion at the September meeting was requested.

#### ADJOURNMENT

**Motion to adjourn; passed, (6/0/0/1). Adjourned at 10:19PM.**

*Minutes for the Ashburn Farm Board of Trustees (BOT) Meeting are developed from meeting recordings and BOT member input by the Recording Secretary.*






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**Ashburn Farm Association presents:**

**THE ANNUAL FALL  
YARD SALE**



**September 9th 7 am—3 pm  
At participating houses**

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### Architectural Review Board:

The following individuals were appointed to the Architectural Review Board:

He Liu, Kaveh Sadeghzadeh, Robert Horrigan, Linda Horrigan.

Click the QR code below for the complete resolution.



## Trail Safety

Ashburn Farm is home to families of all ages and the trails and sidewalks are for the enjoyment of the community and all the various patrons. Here are some helpful reminders to make everyone's experience on the trails safe and enjoyable.

**Be Courteous and Share the Trails** - Trail patrons must respect others also using the trails or sidewalks regardless of their mode of travel, ability, or speed. Exercise caution in dimly lit areas, and near curves and intersections.

**Maintain A Safe Speed** - Maintain a safe, controllable speed when using community sidewalks and trails. Slow down when rounding curves, passing other trail users, traveling downhill, when trails narrow, when approaching intersections, and when conditions dictate. Cyclists tend to be the fastest traffic on trails and are less able to stop or turn suddenly. If your typical riding speed prevents quick direction changes or sudden stops, check for alternative routes of travel that utilize streets, where these speeds are acceptable.

**Keep Right, Pass Left** - Walk and bike on the right side of the trail to facilitate two-way traffic, and use caution when passing other trail users. Pass others going in your direction on their left. Look ahead and back to make sure the lane is clear before you pass. Pass with ample separation - do not move back to the right until safely past.

**Communicate** - Ensure that trail patrons ahead of you are aware of your presence before passing. A signal can be produced by a voice, bell, or horn. Cyclists must alert those in front of them, and pedestrians should be aware of what is behind them. Be aware that others may want to pass you, and listen for their signals. Avoid headphones so you can hear signals from those that may be passing.

**Standing Still? Stand Aside** - Taking a break, or admiring the view? Take it off the trail, so you do not block the path. Similarly, be aware when walking 2 or 3 abreast, as it tends to block the entire trail and limits where passersby can divert to when trying to avoid a collision.

**Mind Your Pets** - Keep your pets on short leashes and remove all pet waste. Dogs are welcome on the trails, but they must be leashed in order to keep all users safe. Pick up after your pet, and deposit used dog bags in trash receptacles.

**Be Alert** - Stay aware of your surroundings on the trails at all times!



## 2024 Draft Budget

The goal of the Association's 2024 Operating Budget is to maintain the facilities and amenities in accordance with the community expectations while providing common services to the community.

In 2023 the Association experienced trash and recycling surcharges, primarily driven by higher fuel costs and landfill fees, which exceeded the planned budget, requiring the Association to consider alternative funding solutions. Without a special assessment the trash and recycling services are consuming annual operational savings and leading the Association to utilize undesignated reserve funding, impacting capital improvement plans. The cost of service with the additional fuel surcharge and landfill fees, etc. is projected to be an additional \$236,000 from what was budgeted by the Association for the service in 2023.

The Association continues to work on minimizing the funding gap as quickly and painlessly as possible. Through aggressive operational cost cutting the 2023 gap is now projected to be reduced by \$69,000 to \$167,000. This significantly reduces the impact on future capital improvement.

For 2024 the operating and reserve budgets are expected to be impacted by an inflation rate of 3%. To cover inflation and the services funding gap the assessments will need to be increased by the allowable maximum of 5%. However, it is projected that the 5% assessment increase will not be sufficient to cover the entire services funding gap. Additionally, the Association is investigating a small monthly trash surcharge special assessment for single family and townhome owners to further close the funding gap.

The Board is reviewing the current year's expenses and will try and find additional savings in the operating budget while continuing to maintain the facilities and amenities. A draft budget will be published in September as well as discussed at the September 5th and the October 3rd Board Meeting.

The monthly assessment that condos and apartment owners will pay under the 2024 Draft Budget is \$77.83.

The monthly assessment that single family home owners will pay under the 2024 Draft Budget is \$98.03.

The monthly assessment that townhome owners will pay under the 2024 Draft Budget is \$113.58.

To view the full detailed version of the budget please follow the QR code below.



### Please Do Not Feed Wildlife

A friendly reminder to residents of Ashburn Farm Association, that the feeding of wildlife, excluding songbirds, is prohibited. Wildlife includes, but is not limited to: deer, ducks, geese, foxes, rabbits, squirrels, fish, groundhogs, skunks, bears, rodents, snakes, turtles, etc.

Feeding wildlife can lead to a series of problems for homeowners, including animals becoming territorial, animals becoming accustomed to human food and gathering in well populated areas.

### Trash Information:

Patriot Disposal is the Association's trash collection service provider.

Trash, recycling and yard-waste is picked up on Mondays and trash is picked up again on Thursdays.

Trash and recycling cannot be set out until 6 PM the night before and must be secured in a hard-sided trash can or trash toter.

Homeowners are responsible for picking up litter on his/her property and preventing wind-blown debris from originating.

The Association does not assess Townhome Owners for trash containers due to storage preferences, which is why refuse containers are not provided. Residents in the townhome neighborhood must purchase their own hard-sided trash container from local retail stores or Patriot Disposal.

## 2024 Draft Budget

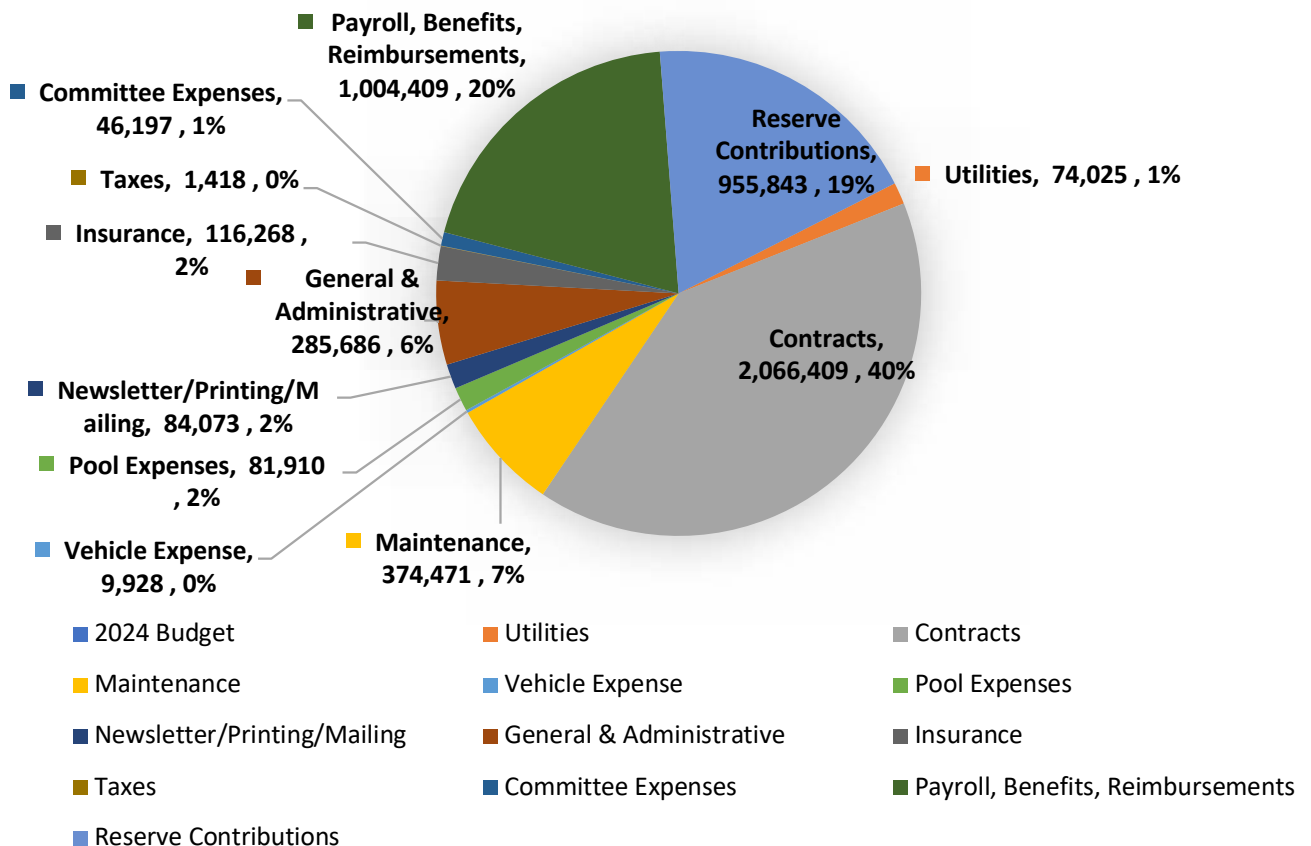
### Income

Assessments	\$4,659,814.91
Non-Assessment Income	\$353,848.68

### Expenses

Utilities	\$74,025
Contracts	\$2,066,409
Maintenance	\$374,471
Vehicle Expenses	\$9,928
Pool Expenses	\$81,910
Newsletter/Printing/Mailing	\$84,073
General & Administrative	\$285,686
Insurance	\$116,268
Taxes	\$1,418
Committee Expenses	\$46,197
Payroll/Benefits/Reimbursements	\$1,004,409
Reserve Contributions	\$955,843

## 2024 Budget



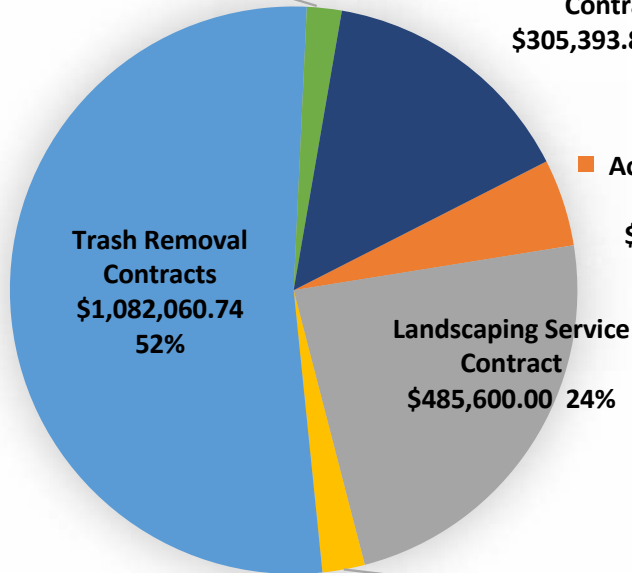


■ Pond Maintenance Contract  
\$40,860.45 2%

## 2024 Contracts

■ Pool Management Contract  
\$305,393.83 15%

■ Accounting Service Contract  
\$102,618.59 5%



■ Snow Removal Contracts  
\$49,875.00 2%

- 2024 Contracts
- Landscaping Service Contract
- Trash Removal Contracts
- Pool Management Contract
- Accounting Service Contract
- Snow Removal Contracts
- Pond Maintenance Contract

Monthly Assessment Change	2022	2023	2024	Monthly Change
Condos & Apartments	\$68.95	\$74.12	\$77.83	5.0%
Public Streets	\$93.41	\$93.36	\$98.03	5.0%
Private Streets	\$105.10	\$108.17	\$113.58	5.0%

Reserve Expenses & Contributions	2022 Reserve Fund Contribution	2023 Reserve Fund Contribution	2024 Reserve Fund Contribution
General Reserve	\$516,325.00	\$548,864.82	\$636,934.54
Private Street Reserve	\$252,290.00	\$266,460.00	\$318,908.08

# Manage upcoming expenses with a HELOC.

- Tackle home improvements that may be tax deductible\*
- Consolidate higher cost debt
- Establish a source for unexpected expenses

Contact a Banker for current rates and information.



For more information, go to [AtlanticUnionBank.com](http://AtlanticUnionBank.com) or visit our Ashburn Branch at:  
43325 Junction Plaza, Ashburn, VA  
540.227.3130

\*Consult a tax advisor.



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**10% OFF**

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EGG ROLLS OR VEGGIE ROLLS

WEBCODE: AFA40

**FREE CRAB RANGOONS** 6 PC

W. \$40 OR MORE

WEBCODE: AFA50

**GENERAL TSO'S CHICKEN FRIED RICE**

W. \$50 OR MORE

CHOICE OF CHICKEN OR VEGGIE OTHER PROTEIN OPTIONS - ADD \$2

ASHBURN FARM ASSOCIATION PRESENTS

# TRUNK OR TREAT

Monday, October 30th  
6:15 - 7:15pm  
Windmill Pool Parking Lot

The HOA invites you and your children to our annual Trunk or Treat! The Association will be participating in decorating a car and handing out candy.

Please wear your favorite Halloween costume and bring a camera to snap some seasonal photos!

If you'd like to participate in decorating your car trunk and handing out candy: please register by emailing your name, address, car make/model, and license plate to [events@afhoa.net](mailto:events@afhoa.net).



# Odd Job Squad



The following is a list of youths willing to perform specific services in Ashburn Farm. The Association makes no representations about these individuals except that their parents have given permission for their names to be published here. Please contact the individuals for their rates and abilities.

## Age: 10

Keenan Suarez—703-554-3684



## Age: 11

Brooks Nesbitt—703-298-7695



## Age: 12

Ella Pendelton—571-232-9022



Annabeth Fullerton—202-491-1125



Gracie Doyle—703-587-5317



Max Thomas—571-425-7802



Isabel Suarez—703-554-3684



## Age: 13

Ada Bradley—571-233-1732



## Age: 13 Continued

Kaylee Maphis—703-622-0432



Alyssa Kurre—703-635-5155



Driss Marrakchi—703-629-5279



## Age: 14

Nora Wooley—703-999-7309



Elizabeth Grotsky—703-380-9218



Sheila Suarez—703-554-3684



## Age: 15

Emma Kleinans—703-728-3737



Timm Dudek—703-729-9573



## Age: 15 Continued

Brendan Kurre—703-297-2039



## Age: 16+

Lilly Romito—703-423-9410



Joseph Suarez—703-554-3684



Vera Shtengel—703-983-9883



Molly Alonso—571-992-9940



Sarah Ketch—703-772-8615



Interested in being part of the Odd Job Squad? Scan the QR code for the form here!



## Yard of the Month: WHAT YOU NEED TO KNOW..

- ☺ Submissions must be of front yards in Ashburn Farm
- ☺ Submissions can be of your front yard or a nomination of someone else's
- ☺ Submissions must include an address
- ☺ Homeowners and Renters are eligible
- ☺ Community members will vote and select winners
- ☺ Monthly winners receive a gift card and sign placed in yard until the next monthly winner is announced
- ☺ Monthly contests last through September; overall winner voted on in October



1st: 21138 Dray Terrace



2nd: 20927 Gardengate Circle



3rd: 20975 Homcrest Court

## ASHBURN VOLUNTEER FIRE & RESCUE



SEPTEMBER 2023  
Newsletter

### Save the Dates:

- Sept 10th - Pancake Breakfast
- Oct 15th - Open House - <https://ashburnfirerescue.org/news-events/open-house/>
- 5K - Oct date tbd.

**Smoke Alarm Assessments:** For more details go to: <https://www.loudoun.gov/819/Smoke-Alarms>

**Volunteer Interest Meeting:** Gear up and join the action! (Admins needed too!). Free training, Uniforms & Personal Protective Gear Provided; Benefits: tax savings, retirement benefits, tuition assistance, free training and more: (next meeting at firehouse will be Sept 26th, 7:00-9:00pm) for more details go to: <https://ashburnfirerescue.org>

**Founders Hall** - Our newly remodeled facility is now ready for your next event Looking for a place to hold a wedding, meeting, birthday party or other special event? The AVFRD Founders Hall at Station 6 is available for groups to rent. For more details go to: <https://ashburnfirerescue.org/facilities-apparatus/founders-hall/> or contact Event Coordinator at [foundershall@avfrd.net](mailto:foundershall@avfrd.net)

Please follow us on Facebook, Instagram and Twitter or at [www.ashburnfirerescue.org](http://www.ashburnfirerescue.org) for updates on all our activities and future events.



## Your Community Contractor

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Call our insurance experts  
for your free evaluation  
and estimate.



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Replacement | Repair

*When you need someone you  
can count on, give us a call.*

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## PRIVATE MATH TUTORING

I will tutor your math student in your home. Improve their abilities in middle school, SAT/ACT, high school, and college mathematics. Contact Steve Lubore, Ph. D. at 703-729-9248 or [gr82learn@comcast.net](mailto:gr82learn@comcast.net).

### Handyman Services

For repairs in your home. Small jobs and odds and ends. Plumbing, electrical, water heater replacements, bathrooms, and more... Free estimates. Call: 571-426-2126.

## ESTATE PLANNING: WILLS AND TRUST

Estate planning services, including a free 30-minute consultation to discuss your needs. Everything from basic wills and power of attorney to more advanced living trust. Please visit [www.hammelmanlaw.com](http://www.hammelmanlaw.com) or contact Melanie at [melanie@hammelmanlaw.com](mailto:melanie@hammelmanlaw.com) or 571-403-1869. EXCLUSIVE DISCOUNT FOR ASHBURN FARM RESIDENTS.

## Superior Landscaping, Inc.

Since 1985. *DRAINAGE ISSUES SOLVED* – 36 yrs experience. Eliminate standing water/soggy soil. French Drains. Downspout Extensions. Patios/Walkways/Walls/Firepits. Excellent References from neighbors in Ashburn. (703) 830-8800 [www.superiorlandscaping.net](http://www.superiorlandscaping.net)

## Your Handyman

We specialize in getting homes ready for rent or sale, complete home turnovers.

“Don’t delay, call today, one call does it all.”

Contact us at:

(571) 437-4113

[yourhandyman01@yahoo.com](mailto:yourhandyman01@yahoo.com)

## Exterior Pressure Wash

AK&M Group Services Soft Pressure Washing  
Removing stains from decks, siding, and walkways.  
Licensed and insured. 703-826-1115

## Private Tutoring

Need a tutor for Pre-Algebra, Algebra, or Geometry? I’m a retired math and science teacher with a M. Ed in Special Education. Please call Renee at 703 554-2272 or email [citacohen02@gmail.com](mailto:citacohen02@gmail.com).

References Available.

## HOW TO PLACE CLASSIFIED ADS

Classified ads (limited to 40 words maximum) must be received with payment by the 10th of each month for the following month’s issue. To take advantage of the discounted rates for Ashburn Farm residents, you must provide an address and daytime telephone number to accompany your ad.

### MONTHLY RATES:

• **Resident Rates** • Monthly - \$20.00 • Personal Ads FREE

• **Non-Resident Rates** • Monthly - \$35.00

### ADS:

Please email ads to: [info@afhoa.net](mailto:info@afhoa.net)

### FORMS OF PAYMENTS ACCEPTED

Cash and checks are accepted as payment. Make checks payable to “Ashburn Farm Association.” No cancellations after the 15<sup>th</sup> of each preceding month.

### MAIL TO OR DROP OFF PAYMENTS AT:

Ashburn Farms Association, 21400 Windmill Drive, Ashburn, VA 20147

### FOR MORE INFORMATION CONTACT:

**Editor: Katelyn DeMello at 703-729-6680 or [info@afhoa.net](mailto:info@afhoa.net)**

***Please Note:** Neither the Ashburn Farm Association, its Members, or the Board of Trustees recommends or endorses any advertiser. The Ashburn Farm Association reserves the right to decline any advertisement for any reason deemed appropriate. Submitted materials are the author’s opinion and do not reflect the views of Ashburn Farm Association, its Members, or the Board of Trustees. For the sake of clarity or length, the Editor or General Manager may edit articles.*

Head on over to Evolution Paint Company on **43150 Broadlands Center Plaza Suite 102, Ashburn VA, 20147.**

They offer 15% off paints and stains to all Ashburn Farm residents. They also have Ashburn Farms exterior colors and formulas on file at the Ashburn location!

Located closer to South Riding or Purcellville? No problem. Evolution Paint Company also offers the discount to residents at those locations as well.

703-723-5500



## Advertising Information and Specifications

The following information lists the specifications for display advertising in Across the Fence. All advertising is due (copy and payment) by the **10th of the preceding month** of the issue.

Size	Price/mo	Extended Contract*
1/8 Page	\$125	\$112.50/mo
1/4 Page	\$225	\$202.50/mo
1/2 Page	\$400	\$360/mo
Full Page	\$850	\$765/mo
<b>Inside Cover</b>		
1/4 Page	\$235	\$211.50/mo
1/2 Page	\$440	\$396/mo
Full Page	\$925	\$827.50/mo

\*Extended contracts refer to advertising commitments for a period of six months or more. Pre-payment of the term is required in order to take advantage of the extended contract discounts.

An Insertion Order Form must be submitted with ad. Forms are available at the Association Office or via fax and our website. Advertiser must provide in digital form (PDF or TIF files only, PC formatted). Ads are run in full color. Ads will run as-is; no alterations will be made by the Association. Ads exceeding the proper size reserved will not run.

### Space Reservation and Payment Requirements

Ad space is limited and reserved on a first come-first served basis. Payment in full is due for ad space before the deadline (except for extended term contracts - these are due at reservation). We do not bill - pre-payment of ad space is mandatory. **Make checks payable to: Ashburn Farm Association.** If payment is not received by the deadline, the space becomes forfeited. We will not refund payment due to missed deadlines for copy. Copy submitted must meet the required specifications. We will not be held responsible if copy is not submitted by the deadline even though payment has been received.

Advertising copy and payment can be mailed to:

Ashburn Farm Association  
Attn: Editor  
21400 Windmill Drive  
Ashburn, VA 20147

*Note: The Editor reserves the right to reject any advertisements for any reason. Ads that are deemed inappropriate or distasteful for this publication will not be run. No political advertising permitted. Advertising orders cannot be canceled after the deadline without prior arrangements. Questions can be forwarded to [info@afhoa.net](mailto:info@afhoa.net) or 703-729-6680.*



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**Belly Rubs**  
BISCUIT BAR & SPA

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Deb - 571-421-6530  
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Participating Contractor

Looking for ways to improve your home's energy efficiency? Sign up for an in-home energy assessment with local contractor, Comfenergy, who is offering no-cost installation of ENERGY STAR® Certified LED light bulbs and other qualifying measures such as water heater pipe insulation. You may be eligible for Dominion Energy's Home Energy Assessment program if you have a Dominion Energy VA residential account and are the owner or renter of a single-family home or townhouse. Certain conditions apply. Offer subject to Terms and Conditions on [domsavings.com](http://domsavings.com), as well as program guidelines. Call Comfenergy at 1-800-604-2252 to schedule your energy assessment.

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## Ashburn Library

### September children's list:

- Sept. 5 C.S.I. Kids, 4 p.m., grades K-5
- Sept. 7 Puppet Palooza, 4 p.m., grades K-5
- Sept. 8 Pre-K Skill Builders, 10 a.m.-noon every Friday, ages 3-5
- Sept. 12 Young Authors' Workshop with Sue Fliess, 4 p.m., grades 2-5
- Sept. 14 Art at the Library: Watercolor Fun, 4 p.m., grades K-5
- Sept. 16 DIY Squishy Saturday, 3 p.m. grades K-5
- Sept. 19 My First Book Club, 4 p.m., grades K-1
- Sept. 21 Magic Tree House Book Club, 4 p.m., grades 2-3
- Sept. 26 Grades 4-5 Book Club, 4 p.m.
- Sept. 28 LEGO Creators, 4 p.m., grades K-5

### Teens:

- Sept 7, DIY Teens: Marbled Whiteboard, 6:30 p.m.
- Sept 12, Middle School Book Club: The Giver, 6 p.m.
- Sept 13, D&D Club: Bonus Session, 6:30 p.m.
- Sept 14, High School Book Club: Books and Beverages, 6:30 p.m.
- Sept 20, Socrates and Snacks for Teens, 7 p.m.
- Sept 21, Teen STEM: Circuitry with the Robolords, 6:30 p.m.
- Sept 26, Anime Club, 6:30 p.m.
- Sept 27, D&D Club, 6:30 p.m.

### Adults:

- Sept 5, Adult Book Club, 7 p.m.
- Sept 6, Adult Book Club: Book to Art, 7 p.m.
- Sept 11, Ashburn Memoir Group - Advanced, 2 p.m.
- Sept 12, Adult Book Club: Nonfiction, 10 a.m.

- Sept 17, Live Music: Pianist Alfred Yun, 2 p.m.
- Sept 18, Ashburn Memoir Group - Advanced, 2 p.m.
- Sept 20, Common Threads, 11:30 a.m.
- Sept 21, Photography Workshop: Wildlife Photography, 7 p.m.
- Sept 25, Ashburn Memoir Group - Advanced, 2 p.m.
- Sept 27, Photography Workshop: Experimental Photography, 7 p.m.
- Sept 28, How to Find and Keep a Flexible Job, 2 p.m.

### New Parent Support Group:

#### Thursdays, 10:45 a.m.

- Building a Healthy Mind:
- Sept 5, Stress Management, Anxiety and Depression, 6:30 p.m.
- Sept 12, Self-Care, Relaxation and Meditation, 6:30 p.m.
- Sept 19, Mindfulness, 6:30 p.m.
- Sept 26, Relationships, part 1, 6:30 p.m.
- Oct 3, Relationships, part 2, 6:30 p.m.
- Oct 10, Workplace Mental Health, 6:30 p.m.

### ESOL:

- Tuesdays, ESOL Conversation Group, 7 p.m.
  - Thursdays, ESOL Conversation Group, 10 a.m.
  - Wednesdays, Loudoun Literacy Council ESOL Class, 7 p.m.
  - Saturdays, Loudoun Literacy Council ESOL Class, 1 p.m.
  - Sept 28, ESOL: Adult Book Club, 10 a.m.
  - Sept 25, ESOL: One-On-One ESOL Tutoring Registration, 9:30 a.m.
- For a complete list of all LCPL programs visit: [library.loudoun.gov](http://library.loudoun.gov)





**Ashburn Farm Association**  
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Ashburn, Virginia 20147

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