

November 2023 | Volume 35, Issue 11 | Distribution 4,400

Across The Fence

THE ASHBURN FARM COMMUNITY NEWSLETTER



UPDATED ARCHITECTURAL
AND REVIEW BOARD
STANDARDS

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Mary A. Corey, D.V.M.

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Listening troubles? We'll "Better the Bond" to help solve any behavior issues.

Emergencies

Pet emergency? Let us triage and treat or stabilize!



Exotic Care

Furry, feathered or scaled pet feeling unwell? We will be their doctor too.



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

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THIS MONTH:

Board of Trustees Meeting – 11/07
Budget & Finance – 11/02-11/30
The Architectural Review Board Meeting and Hearing – 11/09
Townhome Committee – 11/16
Official Office Closures: 11/23-11/24

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

Editor – Katelyn DeMello

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DEADLINES:

Display Advertising – 10th of the preceding month

Classified Advertising – 10th of the preceding month

Committee Reports/Community News – 15th 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
Public Street Homes (Single-Family and VDOT Maintained)	\$93.36
Private Street Homes (Townhomes and Association Maintained)	\$108.17
Condo and Apartments (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 • Phone: 301-495-0146

• accounting@summitmanage.com



Around Ashburn Farm

NOVEMBER 2023



From the Director of Operations

FALL IS UPON US! THE ASSOCIATION IS FINISHING UP SUMMERTIME PROJECTS AND TRANSITIONING TO FALL WORK. COMMON AREA LEAF REMOVAL AND AERATION WILL BE TAKING PLACE THROUGHOUT THE COMMUNITY ONCE THINGS DRY UP ENOUGH THAT EQUIPMENT CAN BE UTILIZED WITHOUT CAUSING UNNECESSARY DAMAGE. THE ASSOCIATION WILL ALSO BE DOING SOME LIMITED OVER-SEEDING IN SELECT AREAS THAT HAVE ALREADY BEEN IDENTIFIED. UNFORTUNATELY, BUSH HOGGING, TURF WEED CONTROL APPLICATIONS AND POND BANK MAINTENANCE WERE SEVERELY IMPACTED THIS YEAR FROM LACK OF RAIN BUT WILL BE ADDRESSED THIS WINTER AND NEXT SPRING TO REGAIN LOST GROUND.



SCAN FOR FULL ARTICLE.

Important dates →

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Food Drive 9 AM—5 PM 21400 Windmill Drive	2 Budget & Finance Meeting Food Drive	3 Food Drive	4
5	6 Food Drive	7 Board of Trustees Meeting Food Drive	8 Food Drive Ends	9 ARB Meeting & Hearing	10	11
12	13	14	15	16 Townhome Committee	17	18 Shred Event 9 AM—12 PM
19	20	21	22	23 Association Closed	24 Association Closed	25
26	27	28	29	30 Budget & Finance Meeting		

TOYS FOR TOTS



U.S. MARINE CORPS RESERVE

Date: October 13-December 4th
Drop Off 21400 Windmill Drive.

9 AM- 5 PM Monday-Friday

*Note: Toys for Tots is most in need of
ages 0-1 year old toys and 9 year old- teen
toys.*

<https://loudoun-va.toysfortots.org/>

BOT Corner

Jeremy General Manager

Jeremy was an exceptional general manager who left an indelible mark on Ashburn Farm he served. Throughout his tenure, he demonstrated exemplary leadership skills, strategic thinking, and a deep commitment to the success of Ashburn Farm. His departure, although bittersweet, was driven by an enticing opportunity that also allowed him to be closer to his home and loved ones.

As a general manager, Jeremy excelled in numerous ways. He possessed a remarkable ability to inspire and motivate his team, fostering a culture of collaboration and high performance. Under his guidance, employees felt valued, empowered, and driven to achieve their goals. Jeremy's excellent communication skills enabled him to clearly articulate the Ashburn Farms vision, objectives, and expectations, ensuring that everyone was aligned and working towards a common purpose.

Despite Jeremy's remarkable contributions, he made the difficult decision to pursue a better opportunity closer to his home. This decision demonstrates his commitment to achieving a healthy work-life balance and prioritizing personal well-being. While his departure may be seen as a loss for Ashburn Farm, it is important to recognize and support his choice to create a happier and more fulfilling life outside of work.

Jeremy's legacy as a great general manager will endure, and the organization he served will undoubtedly benefit from the foundation he laid. His strategic insights, leadership skills, and commitment to excellence have left an indelible impact on Ashburn Farm, shaping its future trajectory, and inspiring those who continue to work towards its success. Jeremy's departure serves as a reminder that individuals should seek opportunities that align with their personal goals and values, even if it means leaving a position of great influence and responsibility.

Thank You Jeremy – You will be missed but not forgotten my friend. Scott Batchelder

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 October 3, 2023. Mr. Scott Batchelder, President, called the meeting to order at 7:00PM.

Members Present: Mr. Scott Batchelder, Mr. Mark Fedak, Dr. Steve Lubore, Mr. Rich Oakley, Dr. Stephen Boyce, Mr. Cody Rees

Members Absent: Mr. Jeff Colclough

APPROVAL OF MINUTES

The September 5, 2023, Board meeting minutes were approved, (6/0/0/1), **Mr. Colclough, absent.**

BOARD MEMBER COMMENTS

Dr. Lubore welcomed Ron Rector, the new General Manager who will begin duties October 9.

PUBLIC FORUM

Several homeowners were present to provide comments regarding a Tennis Bubble at Breezyhill Recreation Center, which has been proposed by an investor. To follow is a recap; for additional details please see the approved Minutes.

Homeowner #1 has been following the progress and status of the proposed project and the Board's due diligence. He spoke about updates, status information, and survey results, which were included in the October newsletter. He stated he is for a reservation system but does not support a tennis bubble and felt that the Board President should abstain from any vote related to the project.

Vice President Fedak responded to and addressed the concerns raised by the homeowner. The survey was implemented to discern interest and if there were homeowners who would use a year-round tennis facility. He stated that a business case for the proposed bubble is still in process; when it is available, it will be disclosed to the community. Dr. Boyce added that this proposal will also be weighed against Association budgetary and improvement priorities.

Homeowner #2 also spoke about the proposed bubble. He stated that at face value this is a poor investment. He shared that Ashburn Village has an indoor sports pavilion of which the tennis bubble is a natural extension. In 2024, Loudoun County will have recreational alternatives that were not in place when Ashburn Village installed their bubble. These alternatives should be kept in the forefront as we plan. He stated that he has not seen or heard about any studies associated with the addition of a tennis bubble, e.g., court utilization study to include wait times and usage.

Mr. Fedak provided background information about how the proposal to add a tennis bubble came about. He stated that the Board is approaching this proposed project with appropriate due diligence and open eyes; once the reservation system is in place, we will be able to conduct utilization studies of the existing tennis courts. We will be able to track users and generate revenue via outside memberships.

Homeowner #3 stated she lives in the Breezyhill section of Ashburn Farm and spoke about the aesthetics of the proposed tennis bubble. She stated that although there is no current design or model for a tennis bubble, she drives past the Ashburn Village bubble daily; she does not like the appearance and does not feel adding one in the community would be in keeping with the aesthetics or design and standards of Ashburn Farm.

A question was raised about whether a tennis bubble would be visible from homes, trails, or the road. There was a brief discussion about the trees in the area surrounding the proposed site. Mr. Fedak stated that a business case is still being built and all those issues will become part of the due diligence process.

Homeowner #4 expressed concern that it appeared an amenity would be taken from an area of the community. Discussion about the reservation system and the ability to know which other courts were available was again brought up. She asked why the Breezyhill courts were selected over any of the other courts. Mr. Fedak stated that many factors went into the investor's decision, i.e., parking, potential conversion of pool house to accommodate year-round use. Ms. Batchelder stated that other courts would have required a larger bubble thus making them a less attractive option.

Homeowner #5 also remarked about the aesthetics of building a bubble in Ashburn Farm where it would not be a part of a sports complex versus the bubble in Ashburn Village. Mr. Batchelder stated that before anything is done there will be a design, data, and all due diligence will be performed. Dr. Boyce added that as it stands, we do not have a process for prioritizing projects; Mr. Fedak continued that the Board is open to ideas that will produce alternative revenue streams and will perform its due diligence in seeking a business case.

Dr. Stephen Boyce recognized Mick McIntyre of Intechrity, whom he invited to come meet the Board and talk about the work he does with the Association. October is Cybersecurity Awareness month. Mick stated he has been servicing Ashburn Farm since 2018 when its computer system was hit with ransomware. He spoke about the ongoing programs and processes instituted to prevent this from happening again. He stated that 95% of what he does is cybersecurity work. He stated that all IT items can now be budgeted. There was discussion about the Association computer systems, including the website, existing software, potential cost savings, and future protections planned.

There were no more homeowners present or online wishing to make comments. Mr. Batchelder closed the floor to public comment and the regular meeting commenced.

INTRODUCTION OF NEW GENERAL MANAGER

Welcome by President

Mr. Batchelder began his introduction by commenting on Mr. Cushman's resignation and decision to accept other employment because it was significantly closer to his home. He stated that he couldn't fault that and immediately posted the opening on Indeed and other online career sites. Resumes began pouring in, the Board narrowed it down to eight and began interviewing. From the eight, three were selected to move forward. He stated that Mr. Rector stood out because he had General Manager experience in a nearby community and lived five minutes away.

General Manager Comments

Mr. Rector shared a bit about his background, home life, and experience in property and HOA management. He stated that part of his experience included being acting General Manager at Ashburn Village during a challenging time of leadership and departmental change. He recognized that he has big shoes to fill, and he is looking forward to making a difference in Ashburn Farm.

MANAGER'S REPORT – Mr. Mathews

Snow Removal Contract Proposals – Staff presented proposals and recommended the combination of J&A Snow Removal, LLC and J&M Landscaping to share the contract as they have in the past. Staff feels that both groups working in tandem allows for quick plowing of the private streets and parking lots in the event of a major snowfall. A

motion to accept proposals from J&A Snow Removal, LLC and J&M Landscaping Services for snow removal services for the 2023/2024 season, was made and seconded. Motion passed, (6/0/0/1).

Landscaping Enhancement Contract Proposals – Mr. Mathews stated that he has not received all the proposals back for these enhancements and proposed this item be tabled for a later date. Mr. Fedak raised the issue of tree removal as it relates to cost, validating the removal, and replacement, perhaps studying the types of trees allowed. Additionally, he proposed discussing creative ideas to pass tree removal savings along to homeowners. A brief discussion followed about various aspects of adjunct landscaping contracts, i.e., tree removal and landscape maintenance contracts, which were not part of the proposals on the agenda. Clarification was made that tree removal was not part of this contract and is budgeted separately.

Ashburn Village Shopping Plaza Marquee & Association Message Boards – there has been no new status from the owners of Ashburn Village Shopping Plaza; Mr. Mathews provided a bit of background about the shopping plaza's wish to swap sign locations and perhaps pay for one of the new message boards. Staff presented proposals for new message boards, and recommended Stewart Sign. There was discussion about possibly changing to a digital/electronic sign. The consensus was to table the purchase of new message boards until January.

Association General Liability Insurance Renewal Proposals – Staff presented proposals for renewing with Philadelphia and a proposal from Church Mutual. Mr. Mathews stated that the Association has a long history with Philadelphia and the proposal falls within the budget. After discussion with the agent, staff recommends renewing with Philadelphia. Mr. Hancock stated that the renewal proposals were discussed at the Budget & Finance Committee meeting, and it was felt that the \$5M umbrella was sufficient to cover a catastrophic event/claim. **A motion to accept the General Liability Insurance proposal from Philadelphia, was made and seconded. Motion passed; (6/0/0/1).**

GAM Price Increase Notice – This item was for information only as no actual cost increase projections were received. There was discussion about the advertising offset and net Association cost.

Architectural Review Board Chairman's Report – Meeting Minutes – provided in Meeting Packet

There was no representative from the ARB to present comments or a status report. Mr. Batchelder presented the three Resolutions for consideration by the Board.

Little Library – Resolution 10032023A

A motion to approve Resolution 10032023A as written, was made and seconded. A discussion followed regarding the verbiage stating "colors should complement the house or structures closest to it to blend in with the community." Dr. Lubore thought the wording should be changed; Mr. Rees wanted the word "should" replaced with "must". **Motion passed, (4/2/0/1); Dr. Lubore & Mr. Rees, against.**

Unique Neighborhood – Siding Color – Resolution 10032023B

A motion to approve Resolution 10032023B as written, was made and seconded. Discussion followed about colors available, standard priced color options, and painting. Ms. Lowe provided background for the Resolution and stated that these options were proposed as alternatives available in standard Hardie plank that are closest to the required colors for this unique neighborhood. These would be an alternative upon application. **Motion passed, (6/0/0/1).**

Continued on page 8

Continued from page 7

Landscaping – Resolution 10032023C

A motion to approve Resolution 10032023C as written was made and seconded. Discussion followed about why a resolution is required, why certain verbiage was chosen vs other language, and the benefits to the community of education and awareness about invasive and/or non-native species of plants and trees. Mr. Rees stated that while he supported the spirit of the resolution, he was against adding unenforceable resolutions to the books. **Motion passed, (5/1/0/1); Mr. Rees, against.**

Budget & Finance

- **Chairman's Report** – Mr. Hancock stated that August actual expenses were below the original projection to an EAC of \$87,511. The decrease was primarily driven by reduced invoice payment and is expected to increase in the following month(s). The 2024 draft Budget was not adjusted as the Committee believes this will come back in September.
- Special Assessment requirements remain unchanged from the prior month; the need for a special assessment is reduced but not eliminated. The numbers relative to trash are stable.
- The 2024 Budget plan is unchanged for the month-end September.
- The Budget & Finance Committee does not recommend any new capital improvements until positive growth is established in Members Equity (Undesignated Reserve).
- Members Equity and a 5-Year capital improvement plan need to be developed; we expect a draft document by January 2024.

Bank Account Balances – Operational Accounts are down \$335K YTD (Total month end August \$268,864.13). Undesignated Reserve Account (Members Equity) is stable. The Designated Reserve Account is up \$193K YTD. Mr. Hancock and Mr. Sabino provided background information and insight into the lower expenses during the period ending August 31 and the impact on bank balances and EAC during that same period.

Delinquent Status – Mr. Hancock stated there are currently 33 delinquent accounts totaling \$67,294.57. Of those accounts, two are vacant properties that make up approximately \$14K of the delinquent total. He stated that since January the average has been

34 delinquent accounts with approximately the same balance; there is not a whole lot of change in delinquencies.

Informational items

- Association staff working on quotes for tennis court resurfacing.
- Association staff working on estimates for tunnel lighting repair/replacement.
- Breezyhill pool cover replacement needed for 2024. This is a reserve item; the funding estimate appears to be low. Mr. Mathews provided details and cost estimates.

Association Bank Balances – As of 8/31/23, bank balances were as follows:

- Alliance Bank of Arizona: \$87,934.21
- Atlantic Union Bank: \$379.59 in checking; \$180,535.33 in Money Market
- Apple Federal Credit Union: \$10 in checking; \$5 in savings
- Morgan Stanley: the Undesignated Reserve Account had a cash balance of \$13,188.22, and a total balance of \$555,722.11. The Designated Reserve Account cash balance was \$603,532.83 and the total account balance was \$3,931,802.93

Townhome Committee – Secretary, Tricia DeVine provided the following notes from its meeting and activities:

- Addition of a Townhome Committee section on the Ashburn Farm Association website.
- Successful Whisperwood Townhome neighborhood BBQ.
- Concern received from a townhome resident regarding tree removal.

OLD BUSINESS

Breezyhill Tennis Bubble Update – Discussion on this and a status update were provided during the Public Comment section of the meeting. See Section II, above.

Draft 2024 Annual Operating Budget Review – Discussion on this item was covered during the Budget & Finance Chairman's report. See Section VI, 7, above.

Association General Liability Insurance Renewal – Discussion and vote on this item took place in Section VI, 5, iv, above.

NEW BUSINESS

Mick McIntyre, Intechrity, Introduction – This introduction and discussion took place during the Public Comment section of the meeting.

ARB Resolutions – resolutions were presented and voted on during the ARB Committee Report section above.

Landscaping Enhancements Contract – This contract was discussed and tabled in the Manager's Report.

Association Message Board Replacements – The message board replacements were discussed and tabled in the Manager's Report.

Snow Removal Contract Renewals – These were discussed and awarded in the Manager's Report.

Ashburn Village Town Hall – we received a request from Ashburn Village to cosponsor a Loudoun County Board of Supervisors candidate forum to include candidates from both parties.

INFORMATIONAL

Association Member Delinquent Status Report – A copy of the Attorney's report is included in the Board packet. Updated comments from the Budget & Finance Chairman were provided in Section VI, 7.

ADJOURNMENT

Motion to adjourn; passed, (6/0/0/1). Adjourned at 9:07PM.

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

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:
November 7th and December 5th

Ashburn Farm Association

Winter Festival

December 2nd from 2-5 PM
Windmill Community Center



- Santa
- Tree Lighting
- Music

- Gift Shopping
- Food Trucks
- Crafts

Tree will be lit at 4:30 PM
If you'd like to participate in the event as a vendor or performer, please contact events@afhoa.net

Butterfly Garden

In recent years, the population of pollinators and butterflies has decreased due to new housing and the impact of harmful pesticides. Pollinators are a very important part of our food chain. Without them we would not have many of the foods and products that we rely on every day! A local community member, Madi, decided to act and pursue this issue for her Girl Scout Gold Award. The purpose of her project is to help restore and grow the pollinator population in the community. Madi was able to take over the Ashburn Farm Monarch Butterfly Waystation from the previous owner who had become ill and was no longer able to maintain the gardens. After careful consideration Madi decided to remove all of the plants in the gardens due to the excessive weeds and overgrown plants. Once the gardens had been cleared out, she mapped out how she wanted the gardens to look and gained the knowledge from local greenskeepers on Virginia native plants, plants that would best suit and survive in the environment and benefit the pollinator population. In addition to the two pollinator gardens Madi added a sensory garden for community members with disabilities. The sensory garden serves a place for patrons to explore their senses with various types of colors, textures, and scents. She will be relying on community members as well as other girl scout troops to help ensure the gardens are maintained. After facing many obstacles throughout the process her dedication and hard work paid off and the gardens are open to the community to observe and appreciate. The Ashburn Farm HOA enjoyed the opportunity to support some of the project and watch the gardens transform. They are located on the walking path off of Hay Road. Visit her website to learn more about her project.



Committee Dates:

Budget and Finance:

The meeting dates are as follows
November 2nd, November 30th
and December 21st.

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.

The meeting dates are as follows:

November 16th and December 21st.

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:

November 7th and December 5th

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.

The meeting dates are as follows:

November 9th and December 14th.



Architectural Review Board Resolutions

The following Architectural Standards were updated and adopted by the Board by resolution at the October 3rd Board Meeting. RESOLUTION NO. 10032023A is in reference to Little Libraries. RESOLUTION NO. 10032023B is in reference to Unique Neighborhoods. RESOLUTION NO. 10032023C is in reference to Invasive Plants. The entire updated Standards are available on the front cover of November's, Across The Fence.

RESOLUTION NO. 10032023A



RESOLUTION NO. 10032023B



RESOLUTION NO. 10032023C



Yard of the Month:

Congratulations to September's Yard of the Month winners! September concluded Yard of the Month for the 2023 season. Thank you to every home who participated in submitting, and voting for houses that exemplified Ashburn Farm beautification.

We look forward to 2024!

1st: 43467 Thistlewood Court



2nd: 21362 Clearwater Court



3rd: 43356 Livery Square

Ashburn Library Programs

Children's

Fridays Pre-K Skill Builders, 10 a.m.-noon, ages 3-5
Nov. 2 Celebrate Diwali, 4 p.m., grades K-5
Nov. 9 Art at the Library, 4 p.m., grades K-5
Nov. 15 Young Authors Workshop, 4 p.m., grades 2-5
Nov. 16, Magic Tree House Book Club, 4 p.m., grades 2-3
Nov. 18 Musical Playground, 3 p.m., grades K-5
Nov. 21 My First Book Club, 4 p.m., grades K-1
Nov. 28 Grades 4-5 Book Club, 4 p.m.
Nov. 28 Teen Anime Club, 6:30 p.m., grades 6-12
Nov. 30 Cherokee Tales by Bright Star Theatre, 4 p.m., all ages ***

Teen

Nov. 2 Adult and Teen Book Discussion for 1book, 1 community, 6 p.m., grade 6 and up
Nov. 4 DIY Crochet Hour, 3 p.m.
Nov. 14 Middle School Book Club, 6 p.m.
Nov. 15 Socrates and Snacks for Teens, 7 p.m.
Nov. 16 Fandom Fun: Music Mania, 6:30 p.m.
Nov. 18 DIY Crochet Hour, 3 p.m.



Nov. 28 Ashburn Anime Club, 6:30 p.m.
Nov. 29 D&D Club for Teens: Advanced, 6:30 p.m.

Adult

ESOL Conversation Group, 7 p.m. Tuesdays and 10 a.m. Thursdays
New Parent Support Group, 10:45 a.m. Thursdays
Nov. 1 Adult Book Club: Book to Art, 7 p.m.
Nov. 2 Adult and Teen Book Discussion for 1book, 1community, 6 p.m.
Nov. 4 DIY Crochet Hour, 3 p.m.
Nov. 14 Adult Book Club: Nonfiction, 10 a.m.
Nov. 14 Adult Book Club, 7 p.m.
Nov. 15 Common Threads, 11:30 a.m.
Nov. 15 Job Search Boot Camp, 2 p.m.
Nov. 16 Adult Book Club: ESOL, 10 a.m.
Nov. 18 Live Music: Ray Leone, 2 p.m.
Nov. 18 DIY Crochet Hour, 3 p.m.
Nov. 27 Ashburn Writing Group: Character Development, 6 p.m.

Your Community Contractor

Serving Northern Virginia for more than 30 years

Thank you, Ashburn Farm residents, for entrusting us with your homes!

> MENTION THIS AD TO RECEIVE 10% OFF ALL SERVICES UP TO \$500 OFF

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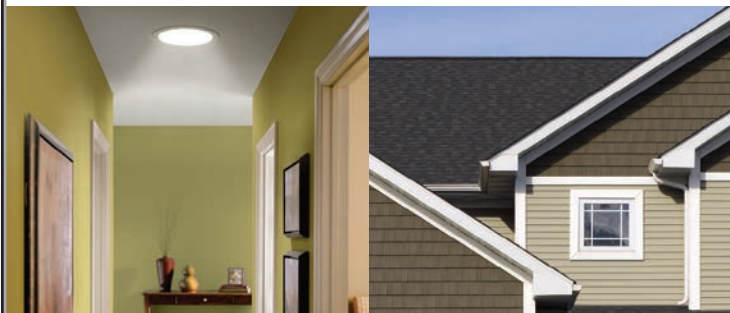


**ROOFING | SIDING | WINDOWS
GUTTERS | SKYLIGHTS | SUN TUNNELS**

Replacement | Repair

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

703.230.ROOF (7663)



Helpful QR Codes

Odd Job Squad



Submit a Community Concern



Submit a VDOT Concern



Jayne Miller

Yard of the Year Ashburn Farm 2023

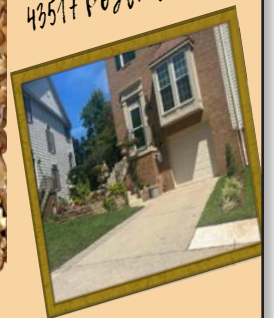
Congratulations to this years Yard of the Year Winner! Mrs. Scallion at 43467 Thistlewood Ct was the community vote for having the best yard this year! Thank you to every participant for keeping the community beautiful!



20974 Homecrest Court



43517 Postrail Terrace



2023 Yard of the Month Winners

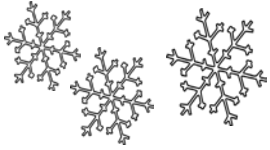
43485 Whetstone Court



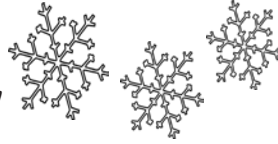
21138 Dray Terrace



43467 Thistlewood Court



Snow Removal Policy



Ashburn Farm Association is not responsible for treating or removing snow from state or county maintained (VDOT) roadways. The Association is only responsible for clearing snow from paved parking areas in townhome neighborhoods of the community. Snow removal service will begin in the eighteen townhome neighborhoods when two inches of snow or a quarter-inch of ice/sleet have accumulated on paved surfaces or at the discretion of the Association as conditions dictate. Pre-treatment of streets using salt brine will be used when conditions warrant its use.

Snow removal is prioritized in the following manner: streets are initially opened to one lane to facilitate emergency vehicle access and inspect conditions in each section of the community. Streets are systematically cleared in the eighteen neighborhoods and Perennial Lane once opened. It can take up to six hours per eight inches of accumulated snowfall to clear all neighborhoods or longer depending on conditions.

Sidewalks will be cleared once the streets have been cleared down to bare asphalt, including mailbox access and sidewalks abutting Association common property and the walking trails used by those walking to school. The remaining walking trails will be cleared thereafter. Please remember that it is the responsibility of the homeowners to clear their own sidewalks of snow and ice after a snowstorm.

All single-family homes are located on state or county owned streets; snow removal on those streets is the responsibility of VDOT and Loudoun County. To contact VDOT please call 703-383-8368.

AFA Standards: Pets

A friendly reminder the Association standards require: "Pets are not permitted in common area unless the pet is carried or leashed." This policy is in conjunction with Loudoun County Ordinance 612.13.

"No dog shall be off the property of its owner or custodian without being on a leash." To see the full ordinance scan the QR code.



Ashburn Farm Association & Dulles South Pantry

Drop-Off Location: 21400 Windmill Drive
9 AM - 5 PM Monday - Friday



Thanksgiving Food Drive

Helping Families in our Community

October 2nd to November 8th



Scan for a list of items needed!



ROVER
Records MGMT • Secure Shred • Recycling • Document Imaging

Free Shred Event

Saturday, November 18th
9 AM—12 PM
Windmill Pool Parking Lot

3- BOX LIMIT

Standard banker box accepted
No photos, no plastic, no staples

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HALF FRIED RICE / HALF LO MEIN	CHICKEN BROCCOLI
GENERAL TSO'S CHICKEN	CRAB RANGOONS

Must present coupon. 1 per check / table. No valid w/ cell phone. OFFERS EXPIRE IN 30 DAYS

WEBCODE: AFA10 10% OFF W. ANY PURCHASE <small>EXCLUDES ALCOHOLIC & PARTY TRAY</small>	WEBCODE: AFA20 FREE ROLLS 2 PC W. \$20 OR MORE <small>EGG ROLLS OR VEGGIE ROLLS</small>
WEBCODE: AFA40 FREE CRAB RANGOONS 6 PC W. \$40 OR MORE	WEBCODE: AFA50 GENERAL TSO'S CHICKEN FRIED RICE OR LO MEIN W. \$50 OR MORE <small>CHOICE OF CHICKEN OR VEGGIE OTHER PROTEIN OPTIONS - ADD \$2</small>

2024 Draft Budget

Income

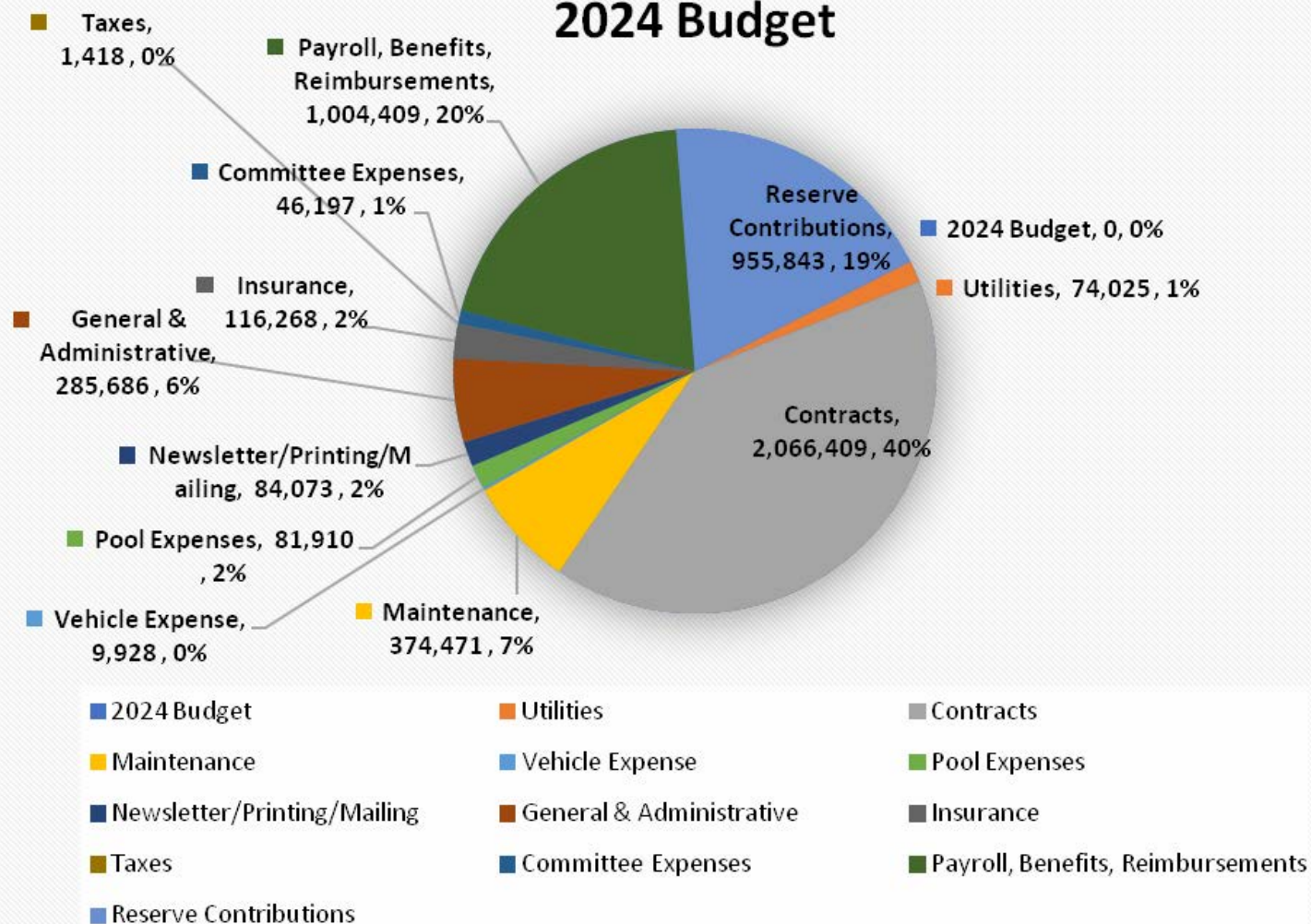
Assessments.....\$4,659,814.91
Non-Assessment Income\$353,848.68

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



Continued on page 16

2024 Contracts



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

Annual Holiday Card Contest

Contest Rules:

- Open to Ashburn Residents
- Artwork must be on a 8 1/2 X 11 sheet of paper
- Pencils, crayons, or markers should only be used
- Include name, age, address, phone number, and shirt size on the back of the drawing



The deadline for entries is Thursday, December 14th, at 3pm. Website voting will begin Friday, December 15th and run thru Wednesday, December 20th. All winners will receive a sweatshirt personalized with their drawing on the front. The artist winning "Best Overall" will also receive a \$50 gift card.

Winners will be chosen by Ashburn Farm residents by voting on the Association website. There will be three separate winners for each age category: 6 and under, 7 to 10, 11+, and a best overall winner.

Entries may be mailed, dropped off at the Association Office, M-F, 9 am - 5 pm, or placed in the drop box located outside the office. Contact events@afhoa.net or call 703-729-6680 for further information.



Website Voting:
www.ashburnfarmassociation.org



Holiday Parking

With the Holidays approaching, families and friends will be getting together.

Parking is a shared resource that everyone relies on. Ashburn Farm Association encourages all residents to be courteous of their neighbors and don't monopolize unassigned / open parking spaces that are meant to be shared by all the residents. Spread a little holiday cheer to your neighbors and please be courteous of the parking.

Holiday Decorating Contest

Nominate your favorite decorated homes this Holiday Season! This contest is open to all condos, townhomes, and single family homes located in Ashburn Farm Association!

Submit your best photo of your home to events@afhoa.net by Sunday, December 10th. Voting begins Monday, December 11th and runs through December 18th at 12 PM.

The top three winners will receive gift cards and the overall winner will have their photo on the cover of the January, newsletter!

Scan for the full set of rules:

Website Voting: www.ashburnfarmassociation.org
Contact Us: Events@afhoa.net



Raking Leaves

Did you know that leaves are considered yard waste? If you rake leaves, place them in a yard waste approved bag and Patriot will pick them up on Mondays!

JOELLE SEIP



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.

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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

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

ADS: Please email ads to: 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 15th 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

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.

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Ashburn, VA 20147
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Roe - 703-919-7012
Deb - 571-421-6530
mcloughlinandsommer@gmail.com
www.mcloughlinandsommer.realtor



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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
Inside Cover		
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: Katelyn DeMello, 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 editor@afhoa.net or 703-729-6680.



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Ashburn Farm Association

21400 Windmill Drive

Ashburn, Virginia 20147

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Suite 172

Ashburn, VA 20147

703-726-8784

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42385 Ryan Rd., Suite 112
Ashburn, VA 20148

703-327-8471

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MON-FRI: 7AM-7PM

SAT: 8AM-1PM

SUN: CLOSED

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