

July 2023 | Volume 35, Issue 7 | Distribution 4,400

Across The Fence

The Ashburn Farm Community Newsletter



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Sunday (boarder pick up
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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

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THIS MONTH:

Board of Trustees Meeting—07/11
Architectural Review Board Meeting—07/13
The Architectural Review Board Meeting and Hearing– 07/27
The Budget & Finance Meeting—07/29



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 are responsible for enforcing the Covenants and Bylaws of the Association. The Association Community Center and Office is open 9am-5pm Monday-Friday. The Association Staff assist the Board of Trustees implement the governing documents and policies of the Association. The Staff are happy to assist you with any questions or concerns or provide information regarding the community but cannot disregard or make exceptions to existing policies.

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.

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

BOT Corner

Holistic View of Homeowners Property

A holistic view of property in a homeowner's association (HOA) considers not only the individual properties owned by the members of the association, but also the common areas and amenities that are shared by all members.

In a HOA, each member typically owns a unit or lot that is subject to the association's rules and regulations. These rules often cover issues such as property maintenance, architectural guidelines, and usage of common areas.

However, a holistic view of property in a HOA recognizes that the common areas and amenities, such as swimming pools, parks, and clubhouses, are also important components of the overall property. These areas are owned by the association, and all members have a right to use and enjoy them.

To maintain and enhance property values and quality of life for all members, a HOA must take a holistic approach to property management. This includes ensuring that individual properties are well-maintained, enforcing rules and regulations fairly and consistently, and managing common areas and amenities in a way that benefits all members.

Yours

Scott Batchelder

President BOT

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 June 6, 2023. Mr. Scott Batchelder, President, called the meeting to order at 7:00PM.

APPROVAL OF MINUTES

Motion to approve the May 2, 2023, Board meeting minutes; passed, (5/0/0/2). Mr. Fedak and Dr. Boyce, absent.

BOARD MEMBER COMMENTS

Mr. Colclough stated that Summer Kick Off was awesome; he loved the music. He wondered how many people showed up after 6:00pm.

Mr. Cushman provided comments and feedback about the event, which included attendance numbers, lines, food truck participation, rides, and set up as well as road closures/detours. Detours were per LCSO recommendation; they worked well, and it was a much safer setup, LCSO gave further improvement strategies for next year.

Dr. Lubore noted long lines at some of the food trucks.

Mr. Colclough commented that he liked the BOT Corner in the latest newsletter and gave kudos to Mr. Batchelder for securing this spot; he felt it set a good tone and will work out well with communications moving forward.

PUBLIC FORUM

Mr. Batchelder commented on behalf of Ramona Batchelder about the TGA sponsored tennis event held over the weekend. The pros were very professional; the training provided was great, and the event was well run. It was a great event.

Mr. Batchelder segued to a later tennis agenda item (**See Old Business, Item #8**). He stated that he spoke with Ms. Pantusart about the tennis bubble being an asset and a great idea but with the budget shortfall it isn't the time to move the discussion forward; he made a **motion to table the Breezyhill Recreation Area Tennis Bubble until a future time. Motion passed, (5/0/0/2)**

Mr. Colclough commented about the need for a prioritization of projects; Mr. Batchelder concurred, and

continued on page 6

continued from page 5

Mr. Cushman added that the Budget & Finance Committee report will reinforce this path of planning and prioritization and the need for a 5- or 10-year capital improvement plan.

FLOOR CLOSED TO PUBLIC COMMENTS

There were no community members online wishing to address the Board; the floor was closed to public comment.

APPEAL TO THE BOARD

Appeal of Compliance Date to Remove Trampoline from Townhome Yard – the homeowners were not present.

Mr. Cushman provided background information to the Board. A **motion to approve the trampoline compliance date extension to July 1, 2023**; was made and seconded. Discussion centered upon how the violation was discovered and how far it extends over the property line into the common area. **Motion passed, (5/0/0/2)**

REPORTS TO THE BOARD OF TRUSTEES

MANAGER'S REPORT – Mr. Cushman

Townhome Parking Concerns

- **Commercial Vehicle Enforcement in Townhomes**
- **Vehicles with Expired Tags & State Inspection**

Concerns about commercial vehicles and non-compliant vehicles in the townhome areas have returned; staff is looking for enforcement direction from the Board regarding the above parking issues in open spaces, open spaces overnight, assigned spaces, and driveways.

Mr. Butler, Townhome Committee Chair, commented that those vehicles on private property, assigned spots and in driveway, be left alone; enforcement for open/unassigned spaces and overnight open spaces. There was discussion about application of the policy in all areas, what is the root cause of the issue, and grace periods. Mr. Cushman pointed out that these types of ticket violations afford homeowners an opportunity to contact the Association. Mr. Batchelder stated that the Association has discretion in these situations. Mr. Cushman summed the discussion up by stating that the Association would give grace for vehicles parked in assigned spaces or driveways, but enforcement of policy in open/unassigned 24/48-hour spaces.

Annual Off-Property, Property Surveys – Mr.

Batchelder reported that he requested the Association suspend the annual surveys pending Board discussion. Mr. Cushman provided background about the checklist and the broad definitions of some of the terms used, i.e., damage, stained, etc.

After much discussion, the Board felt a review of the checklist and overall approach to the survey, baseline processing, photo retention time, and lessening of administrative burden was needed. Mr. Cushman stated that the surveys enforce the standards. After confirming time constraints, Mr. Batchelder made a **motion to table the checklist until Tuesday, June 13th**. He instructed the Board to read through the existing checklist and be prepared for discussion about this and the process at a Work Session.

Informational Surveys – Mr. Cushman provided a draft survey regarding the quality of Staff customer service. Surveys will be distributed through handout cards, QR Code, website solicitation, etc.

Mr. Cushman stated the Tennis Survey will be cut back, finalized, and distributed at tennis courts.

Community Center Deck – still waiting on material delivery. Mr. Cushman reported that he hopes to have the work completed by the end of the month.

Breezyhill Tennis Court Bubble Discussion – Discussion tabled (see Item II. Public Forum).

Architectural Review Board Meeting Minutes – Meeting Minutes – provided in Meeting Packet

Mr. Batchelder reported that Mr. DeCre is doing a good job as Chair; things ran smoothly. Mr. Colclough reported that it is good to have the video back on during meetings for the Committee members; homeowners can choose whether to turn theirs on.

Board of Trustee's Contact Information:

bot@afhoa.net

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:

July 11th, August 1st, September 5th, October 3rd, November 7th
and December 5th

Budget & Finance Meeting Minutes, Bank Balances & Financials –

Meeting Minutes – included in Meeting Packet Chairman's Report

Mr. Hancock reported that the total variance numbers are coming down; roughly speaking there is a per unit deficit of \$75 to \$76 as of April 30th. He stated that as of now the equivalent annual cost is about \$245,000 for trash alone, the overall is \$156,000 due to savings accomplished through cutting/moving expenses out. Mr. Colclough raised a question about funding options for the shortfall/deficit; Mr. Hancock stated that it is up to the Board to decide how to take care of the budget shortfall: whether through a special assessment or no special assessment. He emphasized the importance of the Board developing a short- and long-term plan for capital improvements using members equity, which the Budget & Finance Committee would help make sure numbers are valid, but the final decision is the Board's. This plan has not yet been developed.

Mr. Cushman stated that he will work with the Budget & Finance Committee to look again at and make additional cuts to operating expenses. Mr. Hancock emphasized for the Board that Mr. Cushman has already done a very good job at reducing that number.

Mr. Hancock concluded his report by stating the Budget & Finance Committee looked at the Delinquent Status Report and did not note anything new; there were no funding requests received for this month. The Association is now able to do a direct import data into the Operational Budget Spending report; we are developing a 2024 budget worksheet. Mr. Hancock stated they have begun discussions about a Capital Improvement Plan for Members Equity and are still waiting on the Interim Reserve Study results.

Mr. Hancock reported that the Committee reviewed the Tennis Bubble using the TGA provided numbers, and the committee did not recommend making the capital investment at this time. The committee's complete findings/analysis were included in the report to the Board. Mr. Hancock highlighted to the Board that additional reserve funds would be needed to replace the Tennis Bubble at the end of its 20-year life expectancy.

Association Bank Balances

As of April 24, 2023, the balance in Alliance Bank was \$305,068.14; Atlantic Federal Credit Union had a balance of \$21,110 in checking and \$41,647 in Money Market accounts. As of March 31, 2023, the Morgan Stanley Designated Reserve account had a cash balance of \$60,572 and a total balance of \$3,889,453. The Morgan Stanley Undesignated Reserve/Members Equity balance was \$875 in cash and a total balance of \$557,185.

Townhome Committee –

Meeting Minutes – provided in Meeting Packet

Mr. Butler stated that the committee is good with keeping

the policy as is per the earlier discussion from the Manager's Report.

He provided an update on Neighborhood Barbecues and stated there were a few hiccups with previous communications. The Committee is looking for Board presence at these Neighborhood events and asked those interested to respond when the notices go out. He stated there were no trash issues to report.

Mr. Cushman brought up visitor spaces at Stillforest and Brookford. There was discussion about reducing the number of open spaces.

OLD BUSINESS

Breezyhill Tennis Bubble Discussion - Discussion tabled (see Item II. Public Forum).

Level III Update of Reserve Study – Mr. Cushman provided the Board with his notes about priorities for input about changes to the schedule. He explained to them how the assessment of those funds work for items in the schedule. He stated that once they get the final study back, the Board will have the opportunity to tweak and make changes.

Trash Expense Special Assessment Discussion – No discussion; covered in Budget & Finance Committee discussion.

NEW BUSINESS INFORMATIONAL

Association Member Delinquent Status Report – A copy of the Attorney's report is included in the Board packet. **No action taken.**

Mr. Cushman brought up the proposed new sign for Ashburn Village Center shopping plaza. There was discussion about what would make their request more palatable, what is the intent of the signage, what would move the Association to an agreeable point in the process. Landscaping and placement of the sign were considered important factors.

ADJOURNMENT

Motion to adjourn; passed, (5/0/0/2). Adjourned at **9:00PM.**

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



Upcoming Events

ICE CREAM SOCIAL

July 14th

The ice cream social is a public event and completely free! Come out and get some ice cream with the Association.

Register: events@afhoa.net

Page 10. for more details



K9 KOOL OFF

September 8th

\$5 per dog, 2 dogs max per person. Dogs must be over 6 months and fully vaccinated.

Contact the events team to fill out the registration form

events@afhoa.net

Page 16. for more details

FALL YARD SALE

September 9th

7 AM– 3 PM

Register: events@afhoa.net

Page 13. for more details

MIDDLE SCHOOL SWIM NIGHT

August 11th

This event is \$10 a person. There will be pizza, snacks and music.

Contact the events team to fill out the registration form

events@afhoa.net

Page 19. for more details

Yard of the Month Winners:



Congratulations to the winner and top 2 runner up's in our May Yard of the Month Competition! **The winner is Krisi Ahr at 20974 Homecrest Court.** The runner up's are Greg & Cathy Lyons on Golden Meadow Cir and Tracy Calpin on Wintergrove Drive.

Thank you for all of those that participated!

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



Community Updates:

- The pools are open! Please review the pool rules to ensure a safe & fun swim for your family and your neighbors!
- The Maintenance team is hard at work repairing the deck at the Association Office. Repairs will move swiftly. Be on the lookout for the grand reopening date!
- Friendly Reminder: The board will be voting on Townhome asphalt maintenance soon. Be on the lookout for updates and the affected streets.
- Thank you for those who have participated in the beautification of our neighborhood. See pictures below of the pond being cleaned.
- Did you take pictures at events and want them possibly featured in the next newsletter? Please email: Events@afhoa.net
- Have a concern for Loudoun County? Report it using LEx



LEx - Report an Issue



Committee Dates:

Budget and Finance:

The meeting dates are as follows

July 29th, August 31st,
September 28th, October 26th,
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:

July 20th, August 17th,
September 21st, October 19th,
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:

July 11th, August 1st,
September 5th, October 3rd,
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:

July 13th and 27th, August 10th and 31st, September 14th and 28th, October 12th and 26th,
November 9th and December 14th.

ICE CREAM SOCIAL

July 14th

6:30-8:00 PM

Join us in the celebration of National
Ice Cream Month.

Windmill Pool

21400 Windmill Drive

Ashburn, VA, 20147



Looking for
Architectural
Review Board
Volunteers

BECOME A VOLUNTEER

Consider taking an active part in your neighborhood and volunteer for the Architectural Review Board! We are looking for a couple of new members. You'll get the chance to meet other neighbors in the Community, play an active role in reviewing applications for modifications on properties, contribute to updating the Architectural Standards, and help keep Ashburn Farm one of the most sought-after communities to live in in Loudoun County. Meetings are held on the second and last Thursday of every month at 7 PM & 6:30 PM.

If those dates and times agree with your schedule, please send an email of interest to:
ARB@afhoa.net



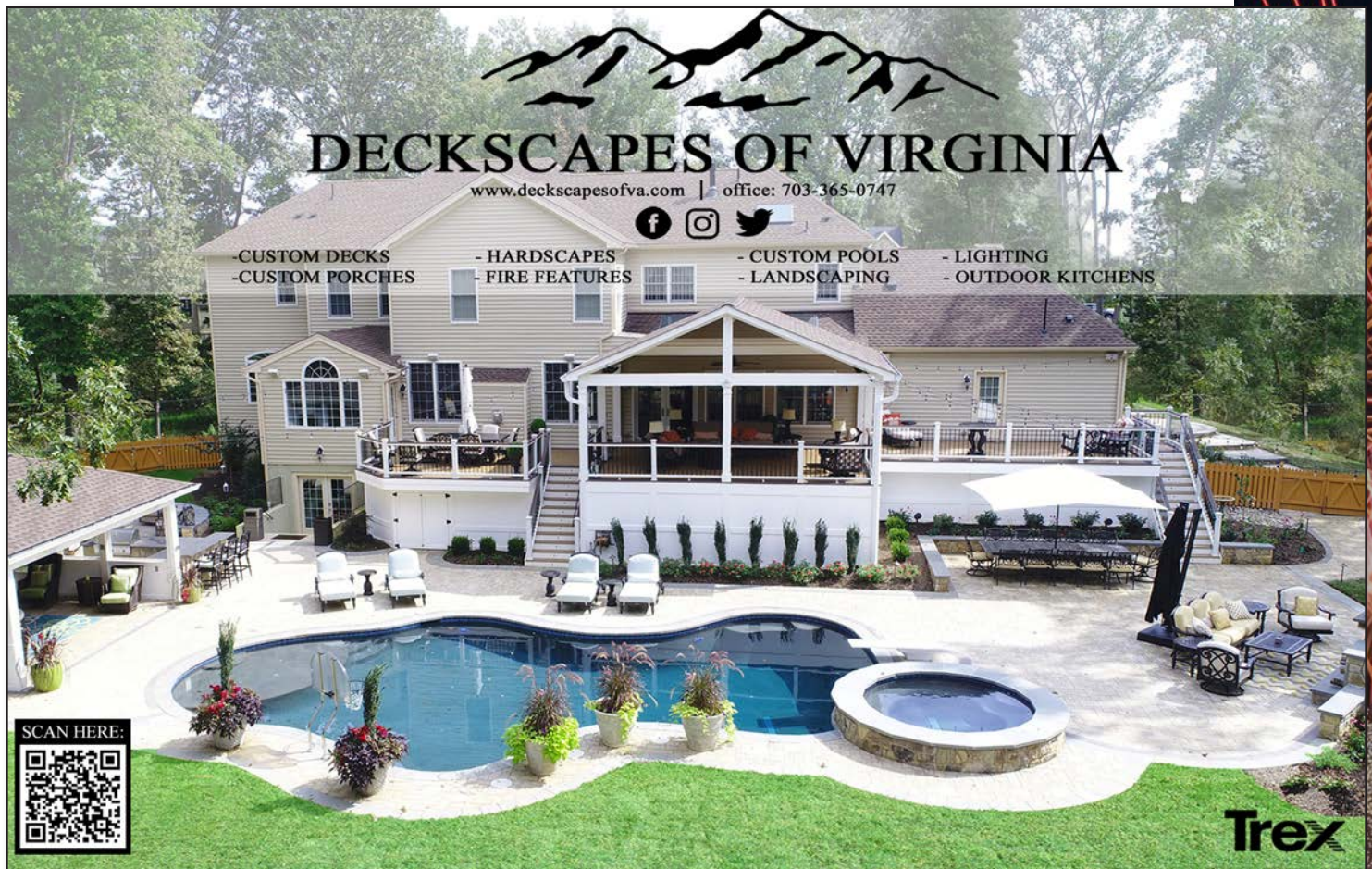
Architectural Review Board:

arb@afhoa.net

The Architectural Review Board (ARB) 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.

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 - CUSTOM PORCHES - FIRE FEATURES - LANDSCAPING - OUTDOOR KITCHENS

SCAN HERE:


Trex

2023 Off Property, Property Survey Announcement

The annual property survey will be a wholistic view of properties in the Association and will focus on obvious items that might need to be repaired or replaced. The Board of Trustees approved the following criteria to be reviewed during this year's property surveys.

Doors	Gutters	Roof
Driveway	Landscaping	Siding
Exterior Paint	Outdoor fixtures	Windows

Property surveys will take place from the front curb of the street the property is serviced by, from a vehicle marked with magnetic signs stating Ashburn Farm Association Surveys. Surveyors will work from their car unless the view of your property is obstructed, or it is located on a pipe stem. Surveys of properties with pipestem driveways will occur at the dividing point of the pipestem where property lines meet.

To report concerns about private properties, a link has been added to the Association's website to allow you to quickly send a concern to the Association's Covenants Department regarding a neighboring property. Upon receiving a concern, the association shall investigate your concern and upon confirmation, follow-up with the homeowner.



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Closures:

In the event of a pool closure, there will be an email sent to the community, a notification on the pool registration app, and signs at the affected pool(s). Thank you for your patience and understanding that a pool closure is for the safety of all patrons and guard staff.

Guest Passes:

Guest passes for the pool are a one time use hard pass that can be purchased at the Association office or at the pool. The guest must be attend the pool with a resident. Guest passes should be filled out fully, with the resident's full name, the guest's full name and the resident's address.

July Pool Hours:

Windmill-

Weekdays- 11 am—9 pm

Saturday- 11 am—8pm

Sunday—12pm—8pm

Breezyhill-

Weekdays- 10 am—7 pm

Saturday- 10 am—7pm

Sunday—12pm—8pm

Summerwood-

Weekdays- 11:30 am—8 pm

Saturday- 11:30 am—8pm

Sunday—12pm—8pm

Pool News

Pool Parties—

Tables cannot be reserved for any parties, it is a first come first serve basis. Parties are limited to 15 people or less.

Rules:

- No hard sports balls
- No food or drink except in designated areas.
- No profane language.
- No play equipment or wheeled vehicles, except wheelchairs and strollers.
- No pets.
- No running, pushing, dunking, wrestling, or rough play.

All patrons must adhere to the direction of the lifeguards

Pool Closing:

- **Thunderstorms:** The pool and deck must remain clear for forty-five minutes after the last clap of thunder or visible lightning.
- **Rain:** The pools may be suspended or closed for the day if the pool cannot clearly be seen.
- **Bodily fluid:** the pool will remain closed for 6 to 24 hours. A notice will be posted at the pools, online, and emailed to the community.
- **Other Emergencies** at the Association's discretion.

For more information on pool closing's please sign up for updates



Digital Pool Pass Instructions



Digital Pass Q&A



Pool Communications

Your Community Contractor

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for more than 30 years

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for entrusting us with your homes!*

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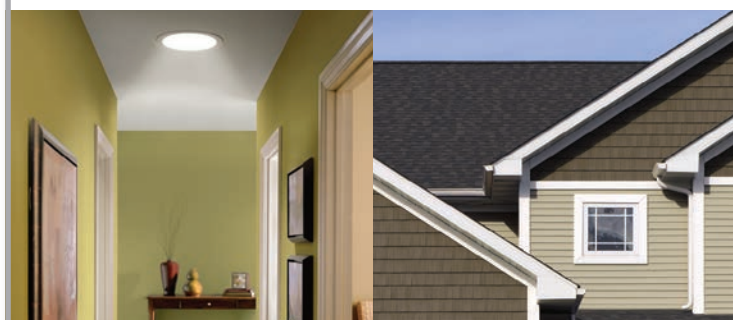


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Ashburn Farm Association presents:

THE ANNUAL FALL YARD SALE



September 9th 7 am—3 pm

Contact Events@afhoa.net to register



Registration

STONE BRIDGE ROWING SUMMER CAMP & LEARN TO ROW



ABOUT US WHO WE ARE

Stone Bridge Rowing Club, one of the largest and most competitive in Loudoun County, is hosting a summer camp for new and experienced rowers who attend, or will be attending, SBHS. All students are welcome to register and join! Learn from an experienced staff that have coached crews to State Championships and appearances at Nationals!



ATHLETE

WHAT YOU WILL LEARN

The Camp will focus on:

- Introducing the sport
- Teaching the rowing stroke
- Proper equipment handling
- Improving technique
- Learning to work as a team
- Mastering the fundamentals
- Developing a passion for the sport!

1

SESSION 1

**JULY 10TH-14TH
5:00-7:30PM**

2

SESSION 2

**JULY 17TH-21ST
5:00-7:30PM**

3

SESSION 3 LTR ONLY

**AUGUST 7TH-11TH
5:00-7:30PM**



Reserve your spot
today!

Algonquin Regional Park
4700 Fairway Drive
Sterling, VA 20165



WWW.SBROWING.ORG

Parking Reminders:

- ♦ A friendly reminder that there will be patrolling for commercial vehicles & expired registration and expired state inspection in unassigned spaces.
- ♦ Be a courteous neighbor and please don't monopolize unassigned/open parking spaces, meant to be shared by all residents and visitors.

Budget & Finance:

Draft 2024 budget will be developed this month. Stay tuned for more notices.

Private Property Concern:

To report a concern, please scan the QR code and quickly send your concern to the Association Covenant's department.



ASHBURN VOLUNTEER FIRE & RESCUE July 2023 Newsletter

Thanks to all of our supporters for helping us to win Best Non-Profit in Best of Loudoun and Best Fire Station in Best of Ashburn.

July 9th- Pancake Breakfast - 8:00 am-12:00 Noon

Come and join us for good food, good times and no cooking. Tickets available On line or at the door. Station tours to see firetrucks.

Volunteering

Come be part of our long-standing tradition of Neighbors Helping Neighbors.

<https://ashburnfirerescue.org/volunteer/volunteer-form/>

Next meeting July 25th, 7:00pm, Station 6, 20688 Ashburn Road.

Save the Date: Open House - Oct 14th (Rain date Oct 15th)

Please follow us on Facebook, Instagram and Twitter or at www.ashburnfirerescue.org for updates on all our activities and future events.

Ashburn Farm Association's Annual Adult Swim Night

On the evenings below Windmill Pool will close at 7pm to those under the age of 18. The pool will then be for adults only until closing at 9pm. Summerwood and Breezyhill Pools will

**July:
Thursday 6th &
Tuesday 18th**

**August:
Tuesday 8th,
Thursday 17th &
Thursday 24th**

Questions? Please contact events@afhoa.net

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 or
visit our Ashburn Branch at:
43325 Junction Plaza, Ashburn, VA
540.227.3130

*Consult a tax advisor.



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VOTED BEST OF LOUDON: 2017, 2018, 2019, 2020, 2021, 2022, 2023

SAMURAI ROLL	BANGKOK CHICKEN
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

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



"Custom, Quality Services You Can Count On!"

Ashburn Farm Residents – To celebrate over 25+ years as an Ashburn based, Class A licensed and insured family business, we are extending a 10% discount on all interior or exterior home projects throughout the Summer of 2023. These services include but are not limited to: painting & drywall, custom carpentry, remodeling/renovation services, flooring, power washing, wood staining, sealing, siding and roof repair.

Contact us today to schedule a FREE in-home estimate and let us help you turn your house into your home!

(703) 724-0263 (Office)

www.mdbpainting.com

info@mdbpainting.com



Ashburn Farm Odd Job Squad- Please consider the following young people for your odd job needs!

The Ashburn Farm Association makes no claim as to the qualifications of the below-mentioned persons.

Please be sure to update your contact information regularly. Thank you! **Odd Job Squad Form is NOW here** →



It's a pool "paw-ty" at Ashburn Farm Association

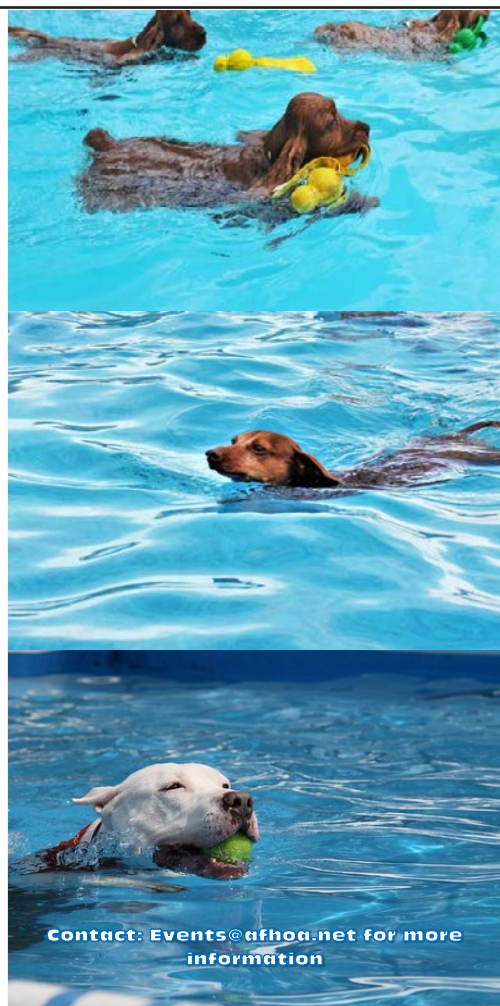
K9 KOOL OFF SEPTEMBER 8TH 2023!

- 🦴 **Vaccinated pups 6 months and older**
- 🦴 **Dogs must be leashed outside of pool area and under voice command at all times**
- 🦴 **2 pup max per person**
- 🦴 **Owners must pick up after pups**
- 🦴 **ONLY dogs swim**
- 🦴 **2 session groups**
- 🦴 **License and vaccination paperwork must be presented at signup**



Registration

only \$5 per dog!



Contact: Events@afhoa.net for more information

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 three 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 or 703-729-6680.

With the annual property survey's coming up, 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 Farm's 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



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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.

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 or contact Melanie at melanie@hammelmanlaw.com or 571-403-1869. EXCLUSIVE DISCOUNT FOR ASHBURN FARM RESIDENTS.

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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:

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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

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

FORM 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.

Middle School Pool Party



This popular event is for kids entering the 6th, 7th, or 8th grades this fall. We have a great time eating pizza and snacks, and of course, listening to our favorite tunes from the DJ.

Pre-registration is required for this event. Please return the registration form/permission slip at the bottom of this section to get your spot reserved by August 7th. Space is limited, so sign up early!

The party falls on **Friday the 11th of August**, starting at 5:30 p.m. and we will swim and party until 8:00 p.m.

PARENTS

This event will end at 8:00 p.m. NO CHILD will be allowed to leave without adult accompaniment. You will have to physically walk up to the pool house and claim your child. Safety is our priority!

Resident

Name: _____ Address: _____ Phone: _____

Guest

Name: _____ Address: _____ Phone: _____

Cost: \$10 per person -Total Payment: \$ _____

I hereby give my child permission to attend Middle School Swim Night. He/she understands that any improper and unsafe conduct displayed will result in being asked to leave. Parent understands the child will not be allowed to leave the event without adult accompaniment.

Parent Name (Print)

Parent Signature

Ashburn Library July Programs

Childrens:

Library Playdate every Friday, 10 a.m.-noon, preschool-grade 2
 July 3 Children's Science Center, 3 p.m., grades K-5
 July 6 Ancient Art, 3 p.m., grades K-5
 July 8 Library Lab, 3 p.m., grades K-5
 July 10 Rocknocerous, 6:30 p.m., all ages
 July 11 Rockets, Aliens, and Space, 3 p.m., grades K-5
 July 13 Critters in the Garden, 3 p.m., grades K-5
 July 17 Family Movie Night: Puss in Boots: The Last Wish, 6:30 p.m., all ages
 July 18 International Super Spy Camp, 3 p.m., grades K-5
 July 20 Totally 80s Party, 3 p.m., grades K-5
 July 22, Lego Creators, 3 p.m., grades K-5
 July 24, Science Heroes: Saving Earth Together, 6:30 p.m., all ages
 July 25, Dig into Dinosaurs, 3 p.m., grades K-5
 July 27, Colorful Butterflies, 3 p.m., grades K-5
 July 29: Meet the Author: Philip Martin, 3 p.m., grades K-5
 July 31: Family Movie Night: Encanto, 6:30 p.m., all ages

Teen:

July 3 Teen Drama: Improv, 3 p.m.
 July 5 Teen Book Club: Books and Beverages, 6:30 p.m.
 July 6 DIY Teens: Illuminated Initial Bookmark, 6:30 p.m.
 July 10, Teen Gaming Hour: Video Games, 3 p.m.
 July 12 D&D Club: Bonus Session, 6:30 p.m.



July 14 Clay Sculpting for Teens, 3 p.m.
 July 17 Teen Gaming Hour: Board Games, 3 p.m.
 July 18 Drawing Workshop, 7 p.m.
 July 19 Socrates and Snacks for Teens, 7 p.m.
 July 20 DIY Teens: Nano Tape Bubbles, 6:30 p.m.
 July 24 Teen Smash Bros Tournament Qualify Round, 2 p.m.
 July 26 D&D Club, 6:30 p.m.
 July 27 Anime Club, 6:30 p.m.
 July 31 Fandom Fun for Teens: Chat and Craft, 3 p.m.

Adult:

July 5 Adult Book Club: Book to Art, 7 p.m.
 July 11 Adult Book Club: Nonfiction, 10 a.m.
 July 11 Adult Book Club, 7 p.m.
 July 20 New Parent Support Group, 10:45 a.m.
 July 25 The First 250 Words: Capturing Your Reader from Page One, 7 p.m.
 July 30 DIY: Crochet Project, 3 p.m.

ESOL:

Tuesdays ESOL Conversation Group, 7 p.m.
 Thursdays ESOL Conversation Group, 10 a.m.
 July 5 Loudoun Literacy Council ESOL Class (High Intermediate), 7 p.m.
 July 19 Loudoun Literacy Council ESOL Class (High Intermediate), 7 p.m.
 July 31 ESOL One-on-One Tutor Registration, 9:30 a.m.

Ashburn Farm Association

21400 Windmill Drive
Ashburn, Virginia 20147

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Centers of
Loudoun**

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*Dogs and cats only - does not apply to Exotics. For traditional medicine appointments; not applicable for holistic medicine. One pet per household.

WE ALSO OFFER:

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- ✓ Surgery
- ✓ Nutrition Counseling
- ✓ Digital Radiography
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- ✓ Herbal and homeopathic medicine
- ✓ Acupuncture

ASHBURN FARM

43330 Junction Plaza Blvd.
Suite 172
Ashburn, VA 20147

703-726-8784

BRAMBLETON

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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