

October 2023 | Volume 35, Issue 10 | Distribution 4,400

Across The Fence

The Ashburn Farm Community Newsletter



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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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LAST MONTH

THIS MONTH:

- Board of Trustees Meeting – 10/03**
- Architectural Review Board Meeting – 10/12**
- The Budget & Finance Meeting – 10/26**
- The Architectural Review Board Meeting and Hearing – 10/26**



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



Ashburn Farm Association

Townhome Parking Information

Townhome Parking

Commonly Asked Questions:

- Someone is in my assigned parking spot, what steps can I take? —> The Association always will recommend that the homeowner try to find the person who is parked in their spot and politely ask them to relocate. If that does not work, or if the homeowner is unable to locate the person, then the next step is for the homeowner to call and have the car towed. The Association is not liable or responsible for towing from individual's property.
- All of the spots, except the yellow line are taken, can I go ahead and park there? —> No. Any yellow curbs are no parking zones and fire lanes. Parking in a no parking zone is subject to towing without notice.
- I live on a VDOT maintained street, so parking spaces are limited. What suggestions do you have? —> The Association does have limited overflow parking and can provide a temporary parking pass. Please call the Association office to learn more.

Conditions for Towing

Any vehicle which is parked in a manner that does not conform to the stipulations of this Parking Enforcement Policy, will be subject to towing at the sole expense and risk of the owner of the offending vehicle.

To report any vehicle in violation of this parking policy, please send an email to covenants@afhoa.net. Provide your contact information as well as the street the vehicle is located on, color, license plate and the make / model of the vehicle. We will send a patrol out to locate the vehicle and address the violation.

Parking in a fire lane or blocking a hydrant is subject to immediate towing without notice.

Additional information and violations can be found by scanning the QR code.



Ashburn Farm Association encourages all residents to be courteous of their neighbors and not monopolize unassigned / open parking spaces that are meant to be shared by all the residents. Ashburn Farm Association patrols for commercial vehicles & expired registration in unassigned spaces.

The Association's towing service provider is, Body Works Towing—703-777-5727— Bodyworkstowing.com

If your vehicle has been towed contact Body Works Towing, their office and impound yard is located at 19427 James Monroe Highway, Leesburg VA 20175.

Committee Dates:

Budget and Finance:

The meeting dates are as follows

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:

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:

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:

October 12th and 26th,
November 9th and December
14th.

BOT Corner

Our Community

It is important to remember that the volunteers and staff members of the Homeowners Association (HOA) are doing their best to manage and serve the community. While they may not always meet everyone's expectations, it is crucial to acknowledge their dedication and the efforts they put into their roles. Serving in an HOA involves numerous responsibilities, from ensuring compliance with regulations to addressing resident concerns and maintaining community amenities. These volunteers and staff members often invest their personal time and energy to make decisions that benefit the community as a whole. While constructive feedback is valuable, it is equally important to approach criticism with empathy and understanding, recognizing the challenges they face and the constraints they work within. By appreciating their commitment and offering support, we can foster a more collaborative environment and work together to enhance the community we all share.

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 September 5, 2023. Mr. Scott Batchelder, President, called the meeting to order at 6:57PM.

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

Board Members Attending virtually: Dr. Stephen Boyce attended in person until approximately 8:00pm and then virtually beginning at approximately 8:05pm.

Members Absent: Mr. Cody Rees

APPROVAL OF MINUTES

Approval of the August 1, 2023, Board meeting minutes was conducted via email and approved by unanimous consent of the Board.

BOARD MEMBER COMMENTS

Mr. Colclough commented that the interview process for the General Manager position is going well and we have a strong candidate pool.

Dr. Lubore commented about the reception for Jeremy and encouraged the members to respond.

PUBLIC FORUM

A homeowner addressed the Board to request permission to continue planting sedum ground cover in the common area/utility strip in front of her home. She showed photos to the Board and provided information about the ground cover, which is low growing, spreads, requires very little water, chokes out weeds and survives the winter. There was discussion about how to proceed

and it was determined that since it is a common area the Board could decide. **A motion to allow the continued planting in the utility strip/common area in front of her home, passed, (6/0/0/1), Mr. Rees, absent.**

Mr. Mike Bradley with Comfenergy addressed the Board. Comfenergy is an energy efficiency company that is part of Dominion's Home Energy Assessment Program. He is with the LED division; they have a contract with Dominion Energy and have been installing LED bulbs for 3 ½ years within HOA's in Loudoun County. He pointed out the advertisement in the Association's September newsletter that explains the program. He stated that Dominion Energy is required by the state of VA to reduce energy consumption within residential homes.

A homeowner addressed the Board about limited visibility at Southwind Terrace and Hay Road. Mr. Cushman provided background regarding parking and traffic in the area. The homeowner recommends that the no parking area along Southwind be extended and encourages the use of temporary parking permits to offset the loss of parking spaces. A question was asked about feedback from previous mailbox surveys about parking; Mr. Cushman stated that most of the comments/feedback was to keep parking as is. Discussion followed and a map was pulled up to allow visual understanding of the issue. Mr. Fedak encouraged the homeowner to consider attending the monthly townhome committee meetings.

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.

APPEAL TO THE BOARD

Appeal of Denial of Five-Foot Fence

The homeowner was online to present the appeal. She stated that the neighbors' two Great Danes had breached the fence and broken the posts. Out of concern for her safety, an Exterior Alteration

Application was completed to install a 5' fence, which would better contain the dogs and out of concern for safety. The cost would be shared by the neighbor. The homeowner was frustrated that there was no immediate provision for exceptions. Mr. Colclough provided insight into the ARB's efforts to change overall fence height to allow homeowner flexibility; he stated that it hasn't caught up yet. **A motion to approve the five-foot fence exception, passed, (6/0/0/1).**

MANAGER'S REPORT – Mr. Cushman

Annual Off-Property, Property Surveys – Mr. Cushman reviewed the survey statistics and findings and provided a sample of the postcard style mailing that will be sent to the 126 Priority 2 properties. The estimated cost to produce each notice is \$1.36; we just need to provide the list of properties once the verbiage is approved. The Priority 3 properties will be notified through the email blast system. Mr. Colclough requested a slight verbiage change for the postcard mailings.

Ashburn Village Shopping Center Marquee & Association Message Board – there has been no update from the Shopping Plaza contacts; Mr. Cushman stated that the bidding process with the County is still underway. Staff will have message board proposals to present at the October meeting.

Consideration of Temporary Recreational Amenities on Private Property – An above ground pool was observed on a property; this surfaced not as a concern but rather a carryover from the pandemic. Staff is seeking direction about how to proceed; does this fall under a temporary seasonal item category and/or should there be an application process, regulation, or guideline. There was a brief discussion; the ARB will be tasked with developing a process for these types of temporary amenities.

Association Bylaw Review – Mr. Cushman placed the bylaws in the meeting packet for Board Review and will provide hard copies upon request.

Invasive Plant Eradication – Loudoun Invasive Removal Alliance (LIRA) – Mr. Cushman reported that approximately 2/3 of Loudoun County is now signed onto the Alliance discussed last month. It is slated to go to the Board of Supervisors at the October 3rd meeting; Supervisor Mike Turner will be championing this cause and working to develop an approvable plan and get on the 2024 fiscal year budget. Mr. Cushman provided information about the Alliance's basic path forward for the funds and specific invasive species being initially targeted. Economic, environmental, and aesthetic impact is being considered as well as potential third-party property audits to provide assessment guidance for best use of funds requested/received. Education, removal, and re-planting will be addressed. Mr. Cushman stated that not all aspects of the plan, fund disbursement, etc., have been parsed out. There was discussion about community education and awareness, possible inclusion in standards about allowed plantings, invasive vs non-native, and the spread and risk levels of invasives. A list of invasive plants was included in the meeting folder.

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

Chairman Chris DeCre reported that they have some new Committee members and in August there were a total of 34 applications; 16 were approved by Staff, 17 were approved by the ARB and there was one denial for a metal fence. Mr. DeCre commented that they had one EV Townhome Charger application.

Budget & Finance Meeting Minutes, Bank Balances & Financials –

Chairman's Report - Mr. Hancock reported that the Association continues to run below the original budget overrun predicted in January; however, the July actuals were up approximately \$23K bringing the total to \$159K, which is mainly attributed to insurance costs and changes we requested to the handling of accruals. The trash numbers are stable; special assessment numbers also remain stable and the EAC is projecting well. A funding request for Breezyhill Pool white coat was reviewed; this was part of the prior Reserve study for \$98,060, which did not accurately account for inflation. The Budget & Finance Committee recommends approval of the work; staff recommends a NTE price of \$108,000. There was interest in obtaining assessments from outside vendors for this type of work to determine a baseline cost for industry standards as a comparison.

The Draft 2024 Budget charts and graphs are in the September Newsletter; feedback should begin to come in. The projected shortfall is approximately \$87K, which equates to about \$2.25 per property; this is primarily driven by trash and insurance.

Mr. Hancock stated the Budget & Finance Committee does not recommend any Capital Improvements until the new budget is stabilized and Members Equity returns to a growth state. There was discussion about a possible special assessment/surcharge. Mr. Hancock reminded the Board that they are responsible for reviewing, changing, if necessary, and approving the Budget. He stated that the Committee recommends a full 5% increase across the board for 2024 HOA dues.

The B&F Committee hopes to have a draft of a five-year Capital Improvement Plan by January 2024.

Mr. Hancock stated that the Budget & Finance Committee discussed the Atlantic Union Money Market account and the possibility of moving these funds to a higher interest bearing 7-month CD. After a brief discussion it was decided to keep the funds in the Money Market account.

Several delinquent accounts were discussed; two are vacant properties and together they make up more than \$13,500 of the funds on the delinquent report. Mr. Cushman stated that the cost to move these to administrative foreclosure is approximately \$5,000 but the advantage is that it may move the property toward a sale.

Informational items

- Reminder for October agenda – snow removal contracts are up for renewal.
 - Maintenance versus Reserve expenses;
- 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:

October 3rd, November 7th and

December 5th

Continued from page 7

purchasing items in bulk over \$5K are reserve expenses whereas purchasing one item under \$5K is a maintenance expense.

- Mr. Hancock brought up non-member tennis memberships; the Budget & Finance Committee thinks that is a good idea to try to sell outside tennis memberships for the current amenities to see how much interest and participation there is. Mr. Cushman stated that Ashburn Farm is adding a reservation system to the current Moko App system. It will include tennis, pickleball, and eventually include a Point-of-Sale (POS) system. There was discussion about reservations and how the system will be set up.

Association Bank Balances – As of 8/30/23, the balance in Alliance Bank of Arizona is \$172,899.18; Atlantic Union Bank has \$2,894.59 in checking and \$177,548.73 in the Money Market account. Dr. Lubore stated that \$2,500 was moved from checking into the Money Market account effective 8/31/23. Undesignated Reserve Account cash balance as of 7/31/23 is \$8,401.04 and the total balance is \$554,737.87. The Designated Reserve Account cash balance as of 7/31/23 is \$608,704.85 and the total balance is \$3,997,471.76.

Meeting Minutes – included in Meeting Packet

Townhome Committee – Mr. Butler extended his thanks and best wishes to Mr. Cushman on behalf of his work and guidance with the Townhome Committee.

There was not a great deal of activity at the August meeting. Previously used signs about not placing trash in common areas were placed as needed and email blasts reminders were sent. He stated a proposed draft for a Townhome Committee section on the Association website will be sent for review and possible inclusion. The next Block Party is at Whisperwood Terrace on Sunday, September 10th at 5pm.

OLD BUSINESS

Breezyhill Recreational Area Tennis Bubble - Mr. Batchelder stated that Ms. Pantusart and her attorney are in the process of drawing up a contract for Board review. Mr. Cushman asked the Board members if they had received an email from a concerned homeowner regarding the aesthetics of the tennis bubble and the impact to the neighborhood.

Draft 2024 Annual Operating Budget Review – Mr. Cushman stated he had nothing new to add to the Budget & Finance Chairman's report. He proposed a timeline for community feedback and the Board's review of the Draft Budget that would allow for approval and a forty-five-day window for turnaround should changes be needed. There was discussion about the CPI used for the updated Reserve Study; it was confirmed that the Draft 2024 Budget fully funds the updated Reserve. Dr. Lubore commented that the budget and the Reserve Study numbers are solid. The CPI was further discussed as it impacts forecasted expenses funded through the Reserve. The Covenants spell out the intended CPI to be used.

NEW BUSINESS

Attorney Ray Ceresa Introduction – Mr. Ceresa was unable to attend and sent his apologies.

Association General Liability Insurance Renewal – The rates have not yet been received from Philadelphia for renewal. This is due for renewal on October 14, 2023.

Newsletter Advertising, Cost & Format Review – Mr. Cushman went over in detail the analysis regarding producing a 20-page vs. 24-page newsletter and provided physical copies of the work involved in the production of the monthly newsletter. Additional ways to add revenue to the newsletters and lower the page cost were presented; a proposal for designing a newsletter style "Welcome Packet," which would include space for additional advertising revenue was introduced. This new packet would be a more professional presentation for all new homeowners tied into a neater package and would provide QR codes to comprehensive policies and forms as well as information important to those new to the area and the community.

Solar Production Report – Mr. Cushman reported that we are starting to see credits on many of the Dominion Energy bills; there is about a sixty-day lag between the billing cycle and the reporting from Summit. There were a few questions about how and when the credits show up, which Mr. Cushman addressed.

Association Towing Service Review – Mr. Cushman related information about multiple service-related issues involving our current contracted towing service, which resulted in a recommendation to terminate the contract. A towing company, Body Works out of Leesburg, was used to help relocate vehicles during recent asphalt repairs.

Breezyhill Pool White Coat – There was discussion about timing and turnaround to bid the work; the current pool contract ends next year and can be more easily bid at that time. **A motion to approve Crystal Aquatics to perform the white coat, wading pool plaster, coping stones, tile, and zero entry beach coat work at Breezyhill Pool at a cost not to exceed \$107,000 paid out of the Reserve Fund, passed, (6/0/0/1).**

INFORMATIONAL

Association Member Delinquent Status Report – A copy of the Attorney's report is included in the Board packet. Nothing changed. In addition to those accounts discussed during the Budget & Finance Committee report, one more property was discussed regarding settlement and potential Association action.

Mr. Fedak brought up the possibility of hosting local candidates from leading political parties to speak at different times or on different nights to address issues relevant to Ashburn Farm.

ADJOURNMENT

Motion to adjourn; passed, (6/0/0/1). Adjourned at 9:16PM.

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

A Farewell and New Beginning:

As many community members know, our General Manager, Jeremy Cushman, has left Ashburn Farm Association for better opportunities closer to his home. The community has loved Jeremy for the past 18 years. The community and staff miss him dearly. We wish him the best in his new venture and thank him for his dedication to making Ashburn Farm a wonderful place to live.

As this chapter closes, we would also like to warmly welcome our new general manager, Ron Rector, who will join the Ashburn Farm team in October. We look forward to introducing Ron to the neighborhood and working alongside him.

- Ashburn Farm Association



Tennis Survey Results:

1. Do you play tennis?

Yes—41.68% — 323 Responses

No—44.26% — 343 Responses

No, but I would like to learn— 14.06% — 109 Responses

2. How often do you play on Association Courts?

Not at all — 14.05% — 42 Responses

Occasionally — 64.21% — 192 Responses

Once per week — 11.37% — 34 Responses

Twice per week — 6.69% — 20 Responses

Three or more times per week — 3.68% — 11 Responses

3. What Association courts do you regularly play on?

Breezyhill Recreational Area Courts — 34.78% — 104 Responses

Summerwood Recreational Area Courts— 18.73% — 56 Responses

Windmill Recreational Area Courts — 44.15% — 132 Responses

Claiborne Parkway & Crossroads Drive Courts— 27.42% — 82 Responses

Gardengate Circle Courts — 8.03% — 24 Responses

None: I do not play on Association courts — 15.38% — 46 Responses

4. Please list the following tennis court amenities in order of importance: lighted courts, climate control, ability to reserve courts. 1 being most important, 3 being least important.

Climate control— 1: 120 Responses, 2: 98 Responses, 3: 153 Responses

Lighted courts— 1: 156 Responses, 2: 125 Responses, 3: 90 Responses

Ability to reserve courts — 1: 95 Responses, 2: 148 Responses, 3: 128 Responses

5. If Ashburn Farm has a bubble with competitive pricing, and times that fit your schedule, how often would you most likely use it during the fall / winter season.

Daily — .74% — 3 Responses

Two or more times per week — 14.6% — 59 Responses

Weekly — 48.76% — 197 Responses

Not at all — 35.89% — 145 Responses

6. Do you currently play in any indoor climate-controlled tennis facilities.

Yes — 12.59% — 51 Responses

No— 65.43 % — 265 Responses

I would like to — 21.98% — 89 Responses

In the open response portion of the survey, there were 467 responses. Of the 467 responses the results are as follows:

Yes, Pro-Bubble: 137

No, Against Bubble— 238

Indifferent— 92

Ashburn Farm Association

Presents:

TRUNK OR TREAT

Monday, October 30th

6:15-7:15 PM

Windmill Pool Parking Lot

JOIN US AT OUR ANNUAL TRUNK OR TREAT. THE ASSOCIATION WILL BE DECORATING A CAR AND HANDING OUT CANDY.



Register to pass out candy by scanning
the QR code →





Ashburn Farm Association

Invasive Plant Species

Invasive Plant Species of Virginia

“Invasive plants are species intentionally or accidentally introduced by human activity into a region in which they did not evolve and cause harm to natural resources, economic activity or humans. “ (Virginia DCR).

Invasive species displace native plant species, reduce wildlife habitat and alter natural processes. They can impose serious costs on our economy, which depends on benefits provided by nature.

Characteristics of Invasive Plant Species

Invasive plants typically exhibit the following characteristics:

- Rapid growth and maturity
- Prolific seed production
- Highly successful seed dispersal, germination and colonization
- Rampant vegetative spread
- Ability to out-compete native species
- High cost to remove or control

An invasive plant infestation is like a slow-motion explosion, which left unchecked may severely alter a site's natural beauty and economic contributions. Management of invasive species can appear to be a complicated and unending task. For this reason, planning and prioritizing are crucial. Land managers can determine how their resources can be best applied by articulating clear goals, gathering the best available information and prioritizing actions based on the significance of an infestation's impacts and the feasibility of control.

Virginia Invasive Plant Species Finder



Ashburn Farm Association encourages all residents to take a moment and learn how to combat invasive species and be aware of what they are planting on their properties. We can all do our part in beautifying Virginia and keeping invasive plants out of our state.

Information provided from Virginia Department of Conservation and Recreation

Visit: www.dcr.virginia.gov/natural-heritage/ip

Upcoming Contests in Ashburn Farm:

Holiday Card Contest



Yard of the Year



Yard of the Month



Holiday Decorating Contest

Pumpkin Photo Contest



Ashburn Farm Association is hosting a series of contests this Fall & Winter! Stay tuned through newsletters and emails blasts for how to participate!

Pumpkin Photo Contest

Send in a photo of your best carved, decorated, or painted pumpkin!

Photos must be submitted as a JPEG format to events@afhoa.net



Submit photos October 1-15th
Voting is October 16th-20th

Scan for a full set of rules / prizes



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!



Ashburn Library

Children's

- Fridays Pre-K Skill Builders, 10 a.m.-noon, ages 3-5
- Oct. 1 Paws to Read, 2 p.m., grades K-5, registration required
- Oct. 2 A Year in the Life of an Owl, 7 p.m., all ages -- **Live owls!**
- Oct. 3 Animal Investigators, 4 p.m., grades K-5
- Oct. 5 Hazardous Hijinks, 4 p.m., grades 3-5
- Oct. 10 Young Authors Workshop, 4 p.m., grades 2-5
- Oct. 12 Art at the Library: Washi Tape, 4 p.m., grades K-5
- Oct. 17 My First Book Club, 4 p.m., grades K-1
- Oct. 19 Magic Tree House Book Club, 4 p.m., grades 2-3
- Oct. 21 Yarn Monsters, 3 p.m., grades K-5
- Oct. 24 Grade 4-5 Book Club, 4 p.m.
- Oct. 26 Lego Creators, 4 p.m., grades K-5
- Oct. 31 Trick-or-Treat at the Library, 2-4 p.m., grades K-5

Adults:

- Tuesday's, Building a Healthy Mind by Loudoun Literacy Council, 6:30 p.m.
- Thursday's, New Parent Support Group, 10:45 a.m.
- Oct 2, A Year in the Life of an Owl, 7 p.m.
- Oct 3, Adult Book Club, 7 p.m.
- Oct 12, Drawing Workshop, 7 p.m.
- Oct 16, Ashburn Memoir Group - Advanced, 2 p.m.



- Oct 18, Common Threads, 11:30 a.m.
- Oct 30, Ashburn Memoir Group - Advanced, 2 p.m.
- Oct 30, Ashburn Writing Group, 6 p.m.

ESOL:

- Tuesdays, ESOL Conversation Group, 7 p.m.
- Wednesdays, Loudoun Literacy ESOL Class, 7 p.m.
- Thursdays, ESOL Conversation Group, 10 a.m.
- Saturdays, Loudoun Literacy ESOL Class, 1 p.m.
- Oct 26, ESOL Adult Book Club, 10 a.m.
- Oct 31, ESOL One-On-One Tutoring Signup, 9:30 a.m. All day

Teens:

- Ready Set Draw Contest, All Month
- Oct 5, DIY Teens: Ready Set Draw Class, 6:30 p.m.
- Oct 10, Middle School Book Club: City of Ghosts, 6 p.m.
- Oct 11, D&D Club: Bonus Session, 6:30 p.m.
- Oct 12, High School Book Club: Books and Beverages, 6:30 p.m.
- Oct 18, Socrates and Snacks, 7 p.m.
- Oct 24, Anime Club, 6:30 p.m.
- Oct 25, D&D Club: Advanced, 6:30 p.m.

For full LCPL programs please visit:
library.loudoun.gov

An invitation card with a blue and white checkered border. At the top left, there are several blue Christmas ornaments hanging from strings. In the center, a decorative frame contains the text "YOU'RE INVITED" in a serif font. Below this, the text "Winter Festival & Tree Lighting" is written in a blue, cursive font. On the right side, there are two circular stamps: one for "SANTA POSTAL SERVICE" and another for "GREETINGS 12c". Below the stamps, the invitation details are listed: "To: Ashburn Farm Association", "When: Saturday, 2nd of December, 2023", "Where: 21400 Windmill Dr", and "Time: 2-5 PM". At the bottom, there is a brown illustration of Santa Claus in his sleigh, pulled by four reindeer.

YOU'RE INVITED

Winter Festival & Tree Lighting

To: Ashburn Farm Association

When: Saturday, 2nd of December, 2023

Where: 21400 Windmill Dr

Time: 2-5 PM

More details to come in the November Newsletter



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Ashburn Farm Association

Cleaning Up The Community

Trash Clean Up

Trash is picked up Monday and Thursday by Patriot Disposal. Trash is to be bagged and placed inside of a hard-lidded container. Trails, Paths, Bridges and Common areas are meant to be enjoyed by all residents. The Association encourages all residents to be courteous of others and to dispose of their trash in designated trash receptacles. Maintaining trash is one way to ensure a beautiful neighborhood for every resident.

Beautification

Come join the team and help keep our community clean, vibrant, and the best place to live in Loudoun County. The Association provides bags, gloves, and grabbers to all volunteers who would like to assist in keeping the community clean. Residents who participate can earn community service hours. Please email info@afhoa.net to participate!



Trash Reminders:

The Association does not maintain trash or recycle receptacles.

Patriot Disposal is Ashburn Farm's service provider.
1-703-257-7100

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 lidded trash can or trash toter.

Homeowners are responsible for picking up litter on their 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 lease the trash can from Patriot Disposal.

What to do if your trash can / recycle bin is damaged:

If your bin is leased from Patriot Disposal, please contact them directly at 1-703 257 7100.

If your bin is not leased by Patriot Disposal, please purchase a new one from any local hardware store. It must be a hard-sided & lidded container.



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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

Back by popular demand!



**Thank you for all the submissions this year!
 The winners of each month's YOM will be entered into the Yard of the Year competition. A voting link will be sent to the community in October!**

Yard of the Month



1st- 43517 Postrail SQ



2nd-43284 Railstop Terrace



3rd- 43523 Postrail Sq



Ashburn Farm Association

Graffiti in your Neighborhood

Graffiti; Noun

graf-fi-ti | \ grə- fē-tē

:writing or drawing made on a public structure without permission; or usually unauthorized writing or drawing on a public surface

Ashburn Farm has experienced a growing issue with graffiti within our common areas. Our goal is to immediately remove graffiti when it occurs. Members are encouraged to do their part by reporting and taking steps to deter vandals in Ashburn Farm.

Recommended steps for dealing with graffiti:

1. If you happen to see someone defacing property, don't try to stop it yourself.

Call the police immediately (703-777-1021, is the non-emergency number) and report a vandalism in progress. Make a mental note of as many details as possible about the perpetrators including how many, what age, male or female, and any distinctive clothing that will help the police identify them.

2. Encourage your neighbors to also watch for and report graffiti vandals.

It's important to look out for each other in our neighborhood, and one way of doing this is to notify your neighbors and board members about any graffiti you see or vandals you observe.

3. When graffiti appears on property in the homeowners' association, photograph and report it.

Record when and where it appeared, and other relevant information. Share your documentation with the police and Homeowners Association, as appropriate. "Taggers" gain more notoriety the longer the graffiti remains. Reporting it to us as soon as possible allows us to act quickly and sends a message that you care about the Ashburn Farm community.

Working together, keeping a vigilant watch out for instances of graffiti, and reporting them quickly (with photos, whenever possible) to maintenance@afhoa.net will go a long way toward reducing the number of incidents and problems in our community. We thank you in advance for helping to keep Ashburn Farm a great community in which to live and recreate.

Talk with your kids about the repercussions of vandalism in the community. It is defacing private property, damaging the community's morale, and there is a cost of fixing the damages.



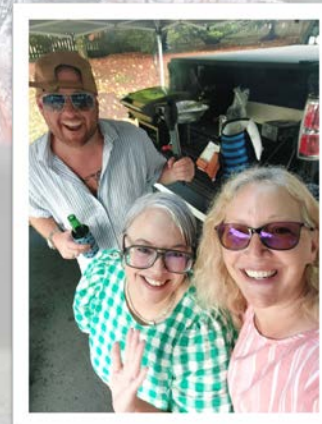
Ashburn Farm Association | 21400 Windmill Drive, Ashburn, VA, 20147 | 703.729.6680

Townhome Committee Had A Barbeque Blast!

Chairman Bobby Butler, Vice-Chair, Lisa Flach-Fulcher, and Secretary, Tricia DeVine, hosted a barbeque on Sunday, September 10th for the residents of the Whisperwood Terrace neighborhood "cluster."

Bobby served up his famous barbeque chicken thighs, and grilled hamburgers / hot dogs for all to enjoy. Tricia & Todd made their homegrown tomato salsa that was definitely a winner, along with Lisa's cold vegetarian taco dip! Everyone had a great time meeting and reconnecting with neighbors. Some even played a few rounds of corn hole.

Thank you to all who came and brought a delicious dish to share and who helped organize to make this a great day. We even had clear skies on our side !



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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
- 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.

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.

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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). Ad 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

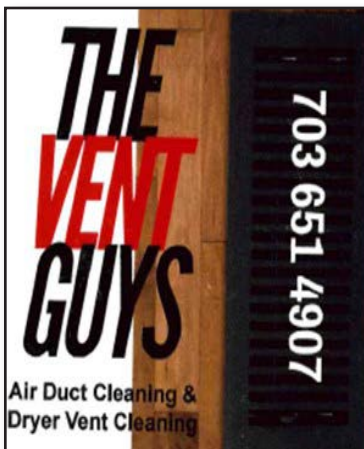
Note: The Editor reserves the right to reject any advertisements for any reason. Ads that are deemed inappropriate or distasteful for this publication will not be run. No political advertising permitted. Advertising orders cannot be canceled after the deadline without prior arrangements. Questions can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



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