

# ACROSS THE FENCE



How many letters to Santa can you find  
in this special edition of  
Across The Fence?

DECEMBER 2024 | VOLUME 36, ISSUE 12  
THE OFFICIAL PUBLICATION OF THE ASHBURN FARM ASSOCIATION

# Across the Fence

The Ashburn Farm Community Newsletter

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# Washing Through The Farm

## 2025 Budget

The 2025 budget was approved at the November Board of Trustees meeting. The budget information can be found on our website under budget and finance. You will need to create a log in if you do not already have one.

## Dog Reminder

This is a friendly reminder to clean up after your pets and dispose of waste in the designated receptacles. Additionally, please ensure all pets are kept on a leash while in common areas, in accordance with Loudoun County Ordinance.

## Thank You

Thank you to Sanders Corner Learning Project for their monetary donation. The Association used these funds to plant an Emerald Green Giant Arborvitae in the tot lot along Wayside Circle.



## Upcoming In Ashburn

Winter Festival- December 7th 2-5 PM  
Holiday Decorating Contest- Ends December 15th  
Holiday Card Contest- Ends December 15th  
Gingerbread Contest- December 1st- December 18th  
Letters to Santa- Ends December 18th  
Toys for Tots- Ends December 9th  
Thank you to everyone who joined us this year for a fantastic event season! We look forward to a 2025 season.

## Odd Job Squad



## Ashburn Library





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

## 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

**Loudoun Water:**  
571-291-7880

**Body Works Towing:**  
703-777-5727

## Ashburn Farm Contacts

**General Manager:**  
gm@afhoa.net

**Maintenance:**  
maintenance@afhoa.net

**Architectural Review Board:**  
arb@afhoa.net

**Covenants:**  
covenants@afhoa.net

**Resales:**  
resales@afhoa.net

**Finance:**  
dues@afhoa.net

**Questions:**  
info@afhoa.net

**Administrative Help:**  
admin@afhoa.net

**Events:**  
Events@afhoa.net

## Ashburn Farm Association

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

## BOT Corner

In Ashburn Farm, community means looking out for one another. When my neighbor Joe's dog, Coder, escaped, it took just ten minutes for neighbors to rally together, searching high and low and posting updates on our Facebook group. Their swift action and collective concern ensured Coder was safely back home in no time. This is the essence of Ashburn Farm: a place where caring for each other is a shared commitment, creating a supportive environment where everyone feels valued and protected.

Ashburn Farm, everyone looked out for one another. From lost pets to shared meals, the community thrived on kindness and connection. That day, with Coder safe at home, they were reminded of their shared values—protecting and caring for each other, a true hallmark of what it meant to be a part of Ashburn Farm.

Furthermore, Ashburn Farm is a collective of many cultures and religions. December is a month of religious significance across various faiths, marking important events and celebrations. Here are some critical religious observances:

### Christianity

1. **Advent:** December begins with Advent, four weeks of preparation leading up to Christmas. It is a time for Christians to reflect on Christ's coming and anticipate his birth.
2. **Christmas:** Celebrated on December 25, Christmas commemorates the birth of Jesus Christ. It is one of the most significant holidays in Christianity, marked by church services, festive meals, and the exchange of gifts. Many traditions, such as decorating Christmas trees and singing carols, are also widely practiced.

### Judaism

1. **Hanukkah:** Often falling in December, Hanukkah is an eight-day Jewish festival celebrating the rededication of the Second Temple in Jerusalem. It typically includes lighting the menorah, playing dreidel, and eating traditional foods like latkes and sufganiyot. In 2024, Hanukkah begins on the evening of December 22.

### Islam

1. **Mawlid al-Nabi:** Some Muslims celebrate Mawlid al-Nabi, the birthday of the Prophet Muhammad, which can occur in December depending on the lunar Islamic calendar. This event includes various forms of celebration, including prayers, sermons, and communal gatherings.

### Other Observances

- **Bodhi Day:** Some Buddhists celebrate Bodhi Day on December 8. It commemorates the day Siddhartha Gautama attained enlightenment under the Bodhi tree. It is a time for meditation, reflection, and honoring the teachings of the Buddha.

### Cultural Influences

In addition to these religious events, December encompasses various cultural and secular celebrations, including New Year's Eve.

December signifies the conclusion of the year 2024. As the final month, it is a time to reflect on the past year, set goals for the new year, and celebrate achievements. Many individuals and communities engage in gratitude, planning, and resolution traditions, setting the stage for new beginnings as they prepare to welcome January 2025.

December is a month of significant religious observances across different faiths, all while serving as a poignant reminder of the year's end and the hope for what lies ahead. As with Coder, our community cares for each other culturally and spiritually. We are a family that cares.

Yours,

*Scott Batchelder*, President

# Board Briefs

A complete draft of the Board Meeting Minutes will be reviewed and approved at the next Board Meeting, which is held the first Tuesday of each month. A complete set of approved minutes is available on the Association's website, Board of Trustees page: *Past Meeting Minutes | Homeowners Portal | Ashburn Farm Association | Ashburn Virginia*

The following Meeting was held on November 5, 2024. Mr. Scott Batchelder, President, called the meeting to order at 7:15PM.

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

**Board Members Absent:** Mr. Cody Rees

## APPROVAL OF MINUTES

The October 1, 2024, Board meeting minutes were approved.

## BOARD MEMBER COMMENTS

Dr. Boyce commented about the notification process for Exterior Alteration Applications and reviewed the current process of notifying neighbors. He wondered if the Architectural Review Board might consider reviewing the Standards and notifying impacted neighbors based upon an impact perspective of the planned alteration rather than sending notifications for every application. Clarification was made that the notifications, and previously required signatures, are not part of the Standards but were put in place by the Board.

## PUBLIC FORUM

A homeowner was present expressing concern about antique cars parked along VDOT roadways. The GM provided background information about the issue that was brought to and discussed at a previous Board meeting (September 3, 2024); he stated that the concerns raised from that discussion were reviewed and

investigated by staff, law enforcement, and VDOT. There is nothing the Association can do to further resolve the matter. The GM stated that the homeowner is present to request a change to the Standards not to allow any antique vehicles to be parked within the Association. There was discussion about the current Parking Policy and what is and is not enforceable on VDOT streets within the community. There was a brief discussion about the Community Resource liaison for Ashburn Farm. The Covenants Director provided background information and the actions taken, correspondence sent, and information received relating to the issue; Mr. Fedak requested the Covenants Director follow up with the Sheriff's office and provide them with our homeowner's contact information. There was further discussion about safety concerns, laws regulating inoperable vehicles, and parking on VDOT roadways. The Covenants Director stated that an evaluation of the vehicles was one of the first actions taken by the Sheriff's department.

There was further discussion about possible changes to the Association Parking Policy. Dr. Boyce requested the matter be tabled to allow the Association time to discuss any potential changes with our attorney.

There were no other items to be brought to the Board and Mr. Batchelder closed the floor to public comments.

## APPEALS TO THE BOARD

a. **Hedgerow Terrace – appeal for an extension**

The Covenants Director provided background into the extension request. **A motion to accept the appeal for an extension until January 31, 2025, to complete all repairs from the 2024 Annual Property Survey, passed. (6/0/0/1).**

b. **Wildflower Square - appeal for an extension**

*Continued...*

## Board of Trustee's Contact Information:

- To Message All Board Members:**  
[bot@afhoa.net](mailto:bot@afhoa.net)
- President:**  
**Scott Batchelder**  
[sbatchelder@afhoa.net](mailto:sbatchelder@afhoa.net)
- Vice President:**  
**Mark Fedak**  
[mfedak@afhoa.net](mailto:mfedak@afhoa.net)
- Secretary:**  
**Cody Rees**  
[crees@afhoa.net](mailto:crees@afhoa.net)
- Treasurer:**  
**Jeff Colclough**  
[jcolclough@afhoa.net](mailto:jcolclough@afhoa.net)
- Trustee:**  
**Stephen Boyce**  
[sboyce@afhoa.net](mailto:sboyce@afhoa.net)
- Trustee:**  
**Steve Lubore**  
[slubore@afhoa.net](mailto:slubore@afhoa.net)
- Trustee:**  
**Richard Oakley**  
[roakley@afhoa.net](mailto:roakley@afhoa.net)

## Board of Trustee's Meeting Dates are as Follows:

December 3

The Board 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.

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## 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 9am-5pm, Monday through Friday.

### Committee Dates: The 2024 meeting dates are as follows

#### Budget and Finance:

If you have questions or concerns please direct your emails to:  
[budgetfinancecomm@afhoa.net](mailto:budgetfinancecomm@afhoa.net).

### Townhome Neighborhood:

Meets on the third Thursday of every month. If you have questions or concerns about your townhome neighborhood, please direct your emails to:

[townhomecommittee@afhoa.net](mailto:townhomecommittee@afhoa.net)  
December 19

### Architectural Review Board:

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

December 12

## Board Briefs (Continued)

The Covenants Director provided background into the extension request. **A motion to accept the appeal for a six-month extension to April 30, 2025, to complete all repairs noted on the 2024 Annual Property Survey; passed, (6/0/0/1).**

#### **MANAGER'S REPORT – reported by the General Manager**

- For the month of November, maintenance will perform select office painting, trail shouldering, final winterizing of pools, diving board refurbishing, parkway light repairs, and tennis court bench repainting.

#### **Contracted work and needed funds:**

- a. Foyer and DeLong Room painting - \$11K
- b. DeLong Room carpet replacement - \$15K
- c. Asphalt - \$80K approx.
- d. Asphalt trails - \$90K
- e. Concrete - \$32K approx.
- f. Pool furniture repairs - \$11K approx.
- g. Landscape Enhancement - \$72K (half was paid in September)
- h. Light poles - \$27K

Approximately \$311,000 total are needed from the Reserves. Mr. Colclough has already initiated the transfer to Morgan Stanley. These projects were preapproved by the BOT; no vote needed.

- Events in Ashburn Farm
  - I. Musical Bingo Night – this was a new event and had approximately 50 attendees; Trunk or Treat was held on October 28th and we had 20 decorated vehicles and approximately 200 trick or treaters
  - II. Holiday Card and Holiday Decorating Contests begin November 20th
  - III. Food Drive – continues through 11/8 - food can be dropped off at the HOA office, 21400 Windmill Drive

Covenants staff are currently working on reinspecting the 2024 Annual Property Surveys. Unaddressed priority level 1 & 2's are receiving hearing warnings and scheduled hearing letters; there may be appeals coming after hearings are completed. Level 1 & 2 properties that have corrected at least half of the items noted on the Surveys are

being rescheduled to Priority level 3.

Homeowners are calling for extensions; those requiring longer time periods are sent BOT Appeal forms. Covenants staff continue to address, process, and inspect all concerns, applications, and disclosures received.

The GM updated the Board on his PCAM case study; still awaiting results.

#### **Architectural Review Board Meeting Minutes – Report provided by Committee Chair Meeting Minutes – provided in Meeting Packet**

For the month of October there were 49 applications received, 28 were approved by the Covenants staff; 20 were approved by the ARB and 1 was denied.

- Shed Standard Revision being worked on
- 2024 Survey Inspection Priority Levels defined
- Political sign standard under review

The Chair commented about homeowner basketball courts and there was a brief discussion about the Standards. While not defined in the standards, they are allowed and must be applied for.

#### **Townhome Committee – reported by Committee Chair**

Met Thursday, October 17th

#### **Meeting Minutes included in packet.**

The Chair announced that there is a new Vice Chair.

#### **Items discussed:**

- Concerns about noise; homeowners were directed to work directly with the Sheriff's Department
- Budget trimming suggestions – trash, snow removal
- Parking monopolization

*Continued...*

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# Board Briefs (Continued)

## Budget & Finance Meeting Minutes, Bank Balances & Financials – Chairman's Report – Reported by B&F Chair

### Operational Budget & Spending – Estimate to Complete (ETC) Review

September actual expenses were below the original projections; the estimate at completion (EAC) is at about \$4.9M.

#### Trash

Trash expenses did not see any change and are currently stable over the last few months; however, concerns remain about increased fuel and landfill rates. Patriot has informed us to expect an increase in alignment with the CPI for trash, which is currently at 3.8%.

#### 2025 Budget status

- The draft budget continues to work
- The Washington, DC CPI for September 2024 of 2.6% annual applied (this is a decrease from the prior period)
- An approximate \$110K underrun for this year to assist with next year's expenses

The Chair stated it looks like we are starting to get on track to make some good Capital Investments.

Nothing changed on the rates. Assessment increases as follows: Maximum for Public and Private Streets.

Monthly Assessment Change	2023	2024	Monthly Change	2025	Monthly Income	Monthly Change	Annual Income
Condos & Apartments	\$ 74.12	\$ 77.83	5.0%	\$ 80.40	\$ 50,007.80	3.3%	\$ 600,093.58
Public Streets	\$ 93.36	\$ 98.03	5.0%	\$ 102.93	\$ 185,894.29	5.0%	\$ 2,230,731.47
Private Streets	\$ 108.17	\$ 113.58	5.0%	\$ 119.26	\$ 171,017.41	5.0%	\$ 2,052,208.87
Special Assessment (Public & Private Streets)	\$ -	\$ 5.00	0.0%	\$ -	\$ -	0.0%	\$ -

2025 Monthly Assessments	
Condos & Apartments Monthly Total	\$ 80.40
Public Streets Monthly Total	\$ 102.93
Private Streets Monthly Total	\$ 119.26

With the recent reduction of the CPI, the budget for 2025 should generate an underrun of approximately \$110K. Members' equity from 2024 is included in the 2025 underrun. Indications are that a special assessment will not be needed in 2025. The Chair addressed and clarified questions from the Board about the Budget and budget process.

The B&F recommends that the 2025 budget be approved by the Board of Trustees.

#### Operational Funding Requests - None

#### Designated Reserve Funding Requests

- HOA Office and interior painting – B&F recommends approval
- Pool Furniture repairs – B&F recommends approval
- Annual Light Pole purchase – B&F recommends approval with an NTE of \$13,250 from Designated Reserves

#### Association Bank Balances – as of September 30, 2024, unless otherwise specified.

##### Operating Accounts – Total \$562,495.87(Cash)

- Alliance Bank of Arizona: #3184 Balance total \$431,695.40
- Apple Federal Credit Union: #5019 Balance total \$15.00
- Atlantic Union Bank: #5149 Balance total \$130,785.47

## Assessments & General Information

### Mission Statement for Ashburn Farm HOA:

"The Ashburn Farm Homeowners Association is committed to serving and supporting our community by maintaining and enhancing its amenities to create a welcoming and thriving neighborhood. Our mission is to preserve property values, promote community engagement, and ensure the well-being of our residents. Through transparent communication, responsible stewardship, and thoughtful decision-making, we strive to provide a safe, attractive, and harmonious environment for all homeowners. By upholding high standards, fostering a sense of pride, and fostering a strong sense of community, we aim to make Ashburn Farm a place where residents can truly feel at home."

#### Undesignated Reserve Accounts - Total \$428,130.33, Cash \$121,021.18

- Atlantic Union Bank- Members Equity Money Market - #0140 Balance total \$81,184.23
- Morgan Stanley – Undesignated Reserve Account - #1716 Cash balance \$39,836.95. Balance total \$346,946.10.

#### Designated Reserve Accounts – Total \$4,309,505.88, Cash \$122,923.08

- Atlantic Union Bank – Reserve Money Market - #9644 Balance total \$67,918.83
- Morgan Stanley - Designated Reserve Account: #1715 Cash Balance \$55,004.25, Balance total \$4,241,587.05

Continued...

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## 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 entitled 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 Resale Disclosure Package and payment in the amount of \$315.00 for an electronic resale package (via email) for townhome/single family; \$350.00 for a paper resale package for townhome/single family; \$100.00 for electronic or paper resale package for condo; are required to begin processing. A rush fee of \$70.00 may be paid to receive your resale package 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.

## ACROSS THE FENCE

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## Board Briefs (Continued)

There was discussion about Association operational, money market, investment and reserve accounts regarding fund transfers for reserve expenses and investments.

### Delinquent Status

20 delinquent accounts (\$33K approximately) – these are down again this month.

A vendor is needed for the 2024 Audit and Tax Return.

The Chair stated that the B&F is working on developing a "Cost Center" and "Revenue Center" hierarchy to make finances easily understandable. The plan is that this will align all account names within each group (Association/Summit/Morgan Stanley, etc) to the same verbiage and understanding of its use/purpose.

### OLD BUSINESS –

#### a. Corporate Transparency Act Filing

Mr. Batchelder provided background information about this new government act and the coordination that Summit Management will provide for the initial filing. All Board members are required to comply with the filing requirements. There was discussion about the process for each member to obtain the FinCEN report and to file with Summit Management. Mr. Batchelder expressed concerns about using Summit as an intermediary rather than filing directly due to the additional cost and personal information Summit will handle.

**A motion to approve Summit Management to obtain the information and file the beneficial ownership information with FinCEN passed, (5/1/0/1), Mr. Batchelder, opposed.**

#### b. Snow Removal Contract

**A motion to accept the contract from J&M/J&A for snow removal; passed, (6/0/0/1).**

### NEW BUSINESS

#### a. Annual Budget Approval

Mr. Batchelder inquired whether the Association had received any questions, comments, or input from the community; nothing received.

**A motion to approve the 2025 Budget was made and seconded.** There was consensus from the Board that the Budget & Finance Committee did a great job with the budget this year and that it was very clear and easily understood. **Motion passed, (6/0/0/1).**

#### b. HOA Office Interior Painting

Staff addressed questions about the project scope and color. The pricing is for the DeLong Room and the foyer (both levels). The remaining interior areas will be painted by maintenance staff during the winter months. A motion to approve the painting at a cost NTE \$11,700; passed, (6/0/0/1).

#### c. Pool Furniture Repairs and Re-Strapping

**A motion to approve Criterion for the repairs and restrapping of the pool furniture at a cost NTE \$12K; passed, (6/0/0/1).**

#### d. VDOT Bus Stop ADA Ramp Installation

Mr. Rector provided background into the request from VDOT, which requires the Association to convey to them the portion of property needed to construct the modification. **A motion to approve the conveying of the common areas required for construction of the ramps; passed, (6/0/0/1).**

#### e. Political Signs Resolution 11052024A

**A motion to approve the Political Signs Resolution 11052024A** was made and seconded. There was a brief discussion for clarity about the update now allowing three signs at a time and about enforcement of removal after the election. **Motion passed, (6/0/0/1).**

#### f. Annual Light Pole Purchase

Staff is requesting funding for light poles. **A motion to approve funding NTE \$13,250; passed, (6/0/0/1).**

**Motion to move to Executive Session at 8:36PM.**

**The Board returned to Regular Session at 9:30PM.** Mr. Batchelder stated that during Executive Session there were no motions made or votes taken.

**Meeting adjourned at 9:30PM**

## Use The QR Code To Access The Past Meeting Minutes



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



## *Goodbye 2024, Hello 2025: A note from The General Manager, Ron Rector*

As we close out 2024 and welcome 2025, I wanted to send a note to this amazing community. With a little over one year as your General Manager, I am so very thankful to all of the homeowners, residents, visitors, staff, and vendors who make Ashburn Farm what it is. I have had the pleasure of meeting many of you this past year at several events or throughout the community. My goal for 2025 is to meet those I have not had the pleasure of meeting yet. Community engagement is one of my biggest priorities and I encourage all of you to attend as many events as you can or join one of our committees if possible. As we prepare for the winter ahead, I hope that these times are warmed by the company of friends and family. I wish you all a wonderful and safe end to 2024 and I look forward to seeing you all in 2025.

Ron Rector – General Manager



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# Holiday Reminders

## Holiday Trash Schedule

**Christmas (Wednesday, December 25th)**

No services provided, Thursday's regularly-scheduled services will be provided on Friday, December 27th.

**New Year's Day (Wednesday, January 1st)**

No services provided, Thursday's regularly-scheduled services will be provided on Friday, January 3rd.

**Patriot Disposal- 703-257-7100**



## Holiday Parking

Visitor space time frames remain in effect over the holidays. 12 AM- 6 AM is prohibited parking.

Open spaces, whether marked or not, are 72 hour parking. With the holidays approaching, family & 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. Spread a little holiday cheer to your neighbors and please be mindful of the parking.

## Trail Safety

A friendly reminder to exercise caution on the trails in Ashburn Farm. With the weather cooling, some areas may be icy and slippery. Additionally, please remember that motorized vehicles, including scooters and bikes, are not permitted on the trails due to safety concerns.

Thank you!



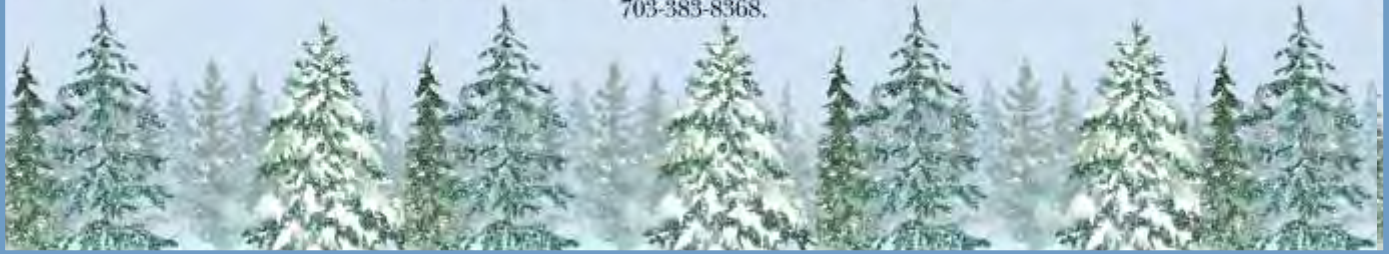
# Snow Removal Policy

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 to 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 or longer per eight inches of accumulated snowfall to clear all neighborhoods 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.



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- FIRE FEATURES

- CUSTOM POOLS  
- LANDSCAPING

- LIGHTING  
- OUTDOOR KITCHENS



Trex

# Updates in Ashburn Farm

## Concrete Maintenance

Ashburn Farm performed concrete repairs and replacements this year. We would like to point out that special care needs to be taken during the upcoming winter months. Any newly installed concrete is subject to scaling and spalling when chemicals are applied for deicing. Please do not use deicing salts such as calcium or sodium chloride or other salts such as ammonium sulfate or ammonium nitrate. Such chemicals can induce severe damage to the concrete and harm your pets' paws. Clean sand is recommended for traction, if possible. Thank you for your cooperation, please feel free to contact the maintenance team with any questions regarding this matter.

## Loudoun County Bus Stops

At the November Board Meeting, the Board of Trustees approved a motion to allow VDOT to install concrete connector pads to our Ashburn Farm walking paths to make them ADA compliant. They will gradually be installed to all Loudoun County Transit bus stops around Ashburn Farm.

## Resolution 11052024A



## Gingerbread Counting Contest

Stop by the Association Office between December 1st and 18th to guess how many gingerbread men we have up front!

## Christmas Tree Collection



# Holiday Decorating Contest

November 20th–December 11th  
Voting is December 12th–15th



Open to all single family, townhome, and condo residents  
who are in good standing! Photos of homes must  
represent the community standards.



Submit one photo of your decorated house to [events@afhoa.net](mailto:events@afhoa.net) to enter!

## TOYS FOR TOTS



**U.S. MARINE CORPS RESERVE**

Drop Off: 21400 Windmill Drive, M - F, 9-5 PM  
Ends December 9th



**Kelly Gaitten**

Associate Broker, ABR  
703-966-7036

[kelly.gaitten@penfedrealty.com](mailto:kelly.gaitten@penfedrealty.com)

2009-2024 Top Producing Agent  
Chairman's circle top 1% of Network  
Berkshire Hathaway PenFed Realty

Hi Neighbors,

I want to thank you for your warm welcome! We just moved into our home in Ashburn Farm in August.

I have been working as a top-producing Realtor in Loudoun County since 2002 and I've lived in different parts of Loudoun County over the years.

You will see me out and about, exploring the beautiful trails and taking photos of sunrises and sunsets to share on social media.

I'd love to meet you and am happy to share my knowledge of the real estate industry or answer questions for you at any time.

I work with my clients one-on-one and help them navigate the ever-changing process of selling or buying a home with a personal and caring approach.

I hope to see you around and wish you and your family a wonderful Holiday Season.

Warmly, Kelly



[KellySellsLoudoun.com](http://KellySellsLoudoun.com)



# Holiday Card Contest

November 20th- December 11th

Voting is December 12th-15th

Winners will receive a sweatshirt with their drawing on the front!

Entries may be dropped off at the Association Office, M-F between 9 AM - 5 PM



Scan for contest rules!

## LEAKY SHOWER? MOLD AND MILDEW THAT WON'T GO AWAY?

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# WINTER FESTIVAL

21400 WINDMILL DRIVE  
DECEMBER 7TH  
2-5 PM

- CRAFT VENDORS
- FOOD TRUCKS
- PERFORMANCES
- KID CRAFTS
- SANTA MEET & GREET

HOLIDAY TREE LIGHTING

4:30 PM

# Classifieds

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

# Local Community Contacts

## EMERGENCY

	911
Poison	202.625.5333
Sewer & Water	703.729.7878
State Police	703.771.2533
Washington Gas	703.750.1000

## PUBLIC INFORMATION

American Red Cross	703.777.7171
Ashburn Library	703.737.8100
Ashburn Volunteer Fire Dept	703.729.0006
Body Works Towing	703.777.5727
Department of Motor Vehicles	866.368.5463
Dominion VA Power	866.DOM.HELP
Dulles Airport	703.572.2700
Employment Commission	703.761.4655
Fire (Non Emergency)	571.258.3722
Highway Dept VDOT	703.737.2000

## LOUDOUN COUNTY

Animal Control	703.777.0406
Area Agency on Aging	703.777.0257
Board of Supervisors	703.777.0204
Building Permits	703.777.0220
Chamber of Commerce	703.777.2176
Health Department	703.777.0234
INOVA Loudoun Hospital	703.858.6000
Loudoun County Sheriff (Non-emergency)	703.777.1021
Loudoun Public Schools	571.252.1000
Loudoun Sheriff's Dept Admin	703.777.0407
Loudoun Traffic Hotline	703.771.5798
Loudoun Water	571.291.7880
Metro	202.637.7000
Miss Utility	800.552.7001
Parks & Recreation	703.777.0343
Planning Department	703.777.0246
Poison Control Hotline	800.222.1222

## 2024 Homeowner Assessments

Assessments	2024 Monthly Fee
<b>Public Street Homes</b> <i>(Single-Family and VDOT-Maintained)</i>	\$103.03
<b>Private Street Homes</b> <i>(Townhomes and Association-Maintained)</i>	\$118.58
<b>Condo and Apartments</b> <i>(Privately Maintained)</i>	\$77.83

Please remember that Homeowners Association assessments are due on the 1st of each month. The Monthly Assessments include the \$5 Special Assessment per Resolution #11162023.

Special Assessment



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

**Summit Management Services, Inc.**

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

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

### 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.

## Upcoming 2025 Homeowner Assessments

Assessments	2025 Monthly Fee
<b>Public Street Homes</b> <i>(Single-Family and VDOT-Maintained)</i>	\$102.93
<b>Private Street Homes</b> <i>(Townhomes and Association-Maintained)</i>	\$119.26
<b>Condo and Apartments</b> <i>(Privately Maintained)</i>	\$80.40

Ashburn Farm Association

Will Be Closed

December 24th, 25th, 26th and 31st



# Real Estate In Ashburn Farm

Compliments of:  
DOM= Days On Market



GARRETT  
GROUP



Address	Status	List Price	Close Price	Structure Type	DOM	Beds	Baths	Above Ground Finished Sq. Ft.
43227 Yorkville Terrace	C/S	\$625,000		Twin/Semi-Detached	0	3	2	1,397
20989 Nightshade Place	ACT	\$1,550,000		Detached	32	5	5/1	4,753
20879 Yellowbloom Court	ACT	\$984,999		Detached	4	5	3/1	2,852
20834 Blythwood Court	ACT	\$949,000		Detached	12	4	3/1	2,703
43304 Crape Myrtle Terrace	ACT	\$569,000		Twin/Semi-Detached	4	3	2/0	1,397
20985 Timber Ridge Terr #102	ACT	\$370,000		Unit/Flat/Apartment	4	2	2	1,006
21348 Sweet Clover Place	A/C	\$880,000		Detached	4	4	3/1	2,412
43213 Chestermill Terrace	A/C	\$665,000		End of Row/Townhouse	5	3	2/1	2,012
21014 Timber Ridge Terr #104	A/C	\$379,900		Unit/Flat/Apartment	51	2	2/0	1,006
21033 Timber Ridge Terr #204	A/C	\$349,000		Unit/Flat/Apartment	3	2	2	1,006
21111 Crocus Terrace	PND	\$650,000		Interior Row/Townhouse	4	3	3/1	1,783
21012 Strawick Terrace	PND	\$610,000		End of Row/Townhouse	2	4	3/1	1,913
21026 Timber Ridge Terr #201	PND	\$324,900		Unit/Flat/Apartment	21	2	1	882
20626 Hiddengrove Court	CLS	\$1,100,000	\$1,100,000	Detached	8	4	3/1	2,849
43290 Swampfox Court	CLS	\$1,139,900	\$1,086,700	Detached	73	5	4/1	3,512
20820 Grainery Court	CLS	\$1,049,000	\$1,075,000	Detached	5	6	5	2,752
43482 Golden Meadow Circle	CLS	\$875,000	\$907,000	Detached	3	4	3/1	2,112
43064 Stonecottage Place	CLS	\$915,000	\$890,000	Detached	34	4	3/1	2,348
21018 Coach House Square	CLS	\$599,000	\$610,000	Interior Row/Townhouse	33	3	3/1	1,454
43245 Clearnight Terrace	CLS	\$585,000	\$601,500	Interior Row/Townhouse	7	3	3/1	1,367
43522 Blacksmith Square	CLS	\$542,500	\$530,000	Interior Row/Townhouse	7	3	2/2	1,414
21023 Timber Ridge Terr #102	CLS	\$350,000	\$335,000	Unit/Flat/Apartment	42	2	2/0	1,006

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# Loudoun County Public Schools

## 2024/2025 School Year Calendar

Mon, Dec 23	Winter Break Begins
Tues, Dec 24	Holiday (Christmas Eve)
Wed, Dec 25	Holiday (Christmas Day)
Wed, Jan 1	Holiday (New Year's Day)
Fri, Jan 3	Winter Break Ends (Classes Resume January 6, 2025)
Mon, Jan 20	Holiday (Martin Luther King Jr. Day)
Fri, Jan 24	End of the Second Grading Period
Mon, Jan 27	Student Holiday (Planning/Records/Conference Day)
Tues, Jan 28	Student Holiday (Professional Development Day)
Wed, Jan 29	Holiday (Lunar New Year)
Mon, Feb 17	Holiday (Presidents' Day)
Mon, Mar 31	Holiday (Eid al Fitr)
Thur, Apr 3	End of the Third Grading Period
Fri, Apr 4	Student Holiday (Planning/Records/Conference Day)
Mon, Apr 7	Student Holiday (County-Wide Staff Development)
Mon, Apr 14	Spring Break Begins
Fri, Apr 18	Spring Break Ends
Mon, May 26	Holiday (Memorial Day)
Fri, June 13	Last Day of School for Students/End of the Fourth Grading Period

Info Taken From LCPS Website And Is Subject To Change

### SANDERS CORNER ELEMENTARY



**Main Office Phone:**  
571-252-2250

**Attendance Line:** 571-252-2252  
43100 Ashburn Farm Parkway,  
Ashburn, VA 20147

### TRAILSIDE MIDDLE



**Main Office Phone:**  
571-252-2280

**Attendance:**  
TMSattendance@lcps.org  
20325 Claiborne Parkway,  
Ashburn, VA 20147

### CEDAR LANE ELEMENTARY



**Main Office Phone:**  
571-252-2120

**Attendance Line:** 571-252-2121  
43700 Tolamac Drive,  
Ashburn, VA 20147

### STONE BRIDGE HIGH



**Main Office Phone:**  
571-252-2200

**Attendance:**  
SBHAbsentee@lcps.org  
43100 Hay Road,  
Ashburn, VA 20147



**Main Office Phone:** 571-252-2240  
**Attendance Line:** 571-252-2242

20235 Nightwatch St.,  
Ashburn, VA 20147



## Ashburn Volunteer Fire-Rescue

Dec 6 & 7, 2024:

Santa Ride - Lansdowne & Ashburn  
[www.ashburnfirerescue.org/news-events/santa-parade/](http://www.ashburnfirerescue.org/news-events/santa-parade/)

Dec 8, 2024: 8 AM - 12 PM:

Santa Pancake Breakfast at Station 6  
[www.ashburnfirerescue.org/go/pancakes](http://www.ashburnfirerescue.org/go/pancakes)

Dec 17, 2024: 7 PM - 9 PM:

Volunteer Interest Meeting  
[www.joinavfrd.com](http://www.joinavfrd.com)



For details and updates, visit: <https://ashburnfirerescue.org/events/>  
Join our Instagram community: @avfrd  
Follow us on Facebook: <https://www.facebook.com/AVFRD>

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# Letters to Santa Claus

**HO HO HO!** Santa's Elves will be stopping by the Association Office on November 25th to set up a mailbox to send all your holiday wishes to the North Pole! If you and your child(ren) cannot attend the Winter Festival on December 7th to visit with Santa, please bring your child(ren) by the Association building to have them drop off their letters. Letters are sent directly through the Polar Express! The office is open M-F, 9 AM - 5 PM.





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STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE
Sold	20626 Hiddengrove Ct	4	3.1	3,855	\$1,100,000
Sold	43290 Swampfox Ct	5	4.1	4,637	\$1,086,700
Sold	20820 Grainery Ct	6	5.0	3,777	\$1,075,000
Sold	43482 Golden Meadow Cir	4	3.1	2,849	\$907,000
Sold	43064 Stonecottage Pl	4	3.1	3,134	\$890,000
Sold	21018 Coach House Sq	3	3.1	1,934	\$610,000
Sold	43245 Clearnight Ter	3	3.1	1,817	\$601,500
Sold	43522 Blacksmith Sq	3	2.2	1,964	\$530,000
Sold	21023 Timber Ridge Ter #102	2	2.0	1,006	\$335,000



**JEAN GARRELL - REALTOR®**  
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GarrellRealty.com (VA) 0225094186



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