



OCTOBER 2021  
Volume 33, Issue 10

# Across the Fence

*The Official Publication of the Ashburn Farm Community*



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## Association Committee Dates 2021:

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

Meeting dates are as followed:  
*October 5th, November 2nd, and December 7th.*

- **ARB (Architectural Review Board)** meets *the second and last Thursday of each month.* Additional information can be found on the Association website in the "For Homeowners" tab, under "Architectural Review Board and Association Standards", located at the top of the page.

Meeting dates are as followed:  
*October 14th and 28th, November 11th and December 9th.*

- **Budget and Finance** meet *the third to last Friday of every month.*

Meeting dates are as followed:  
*October 15th, November 19th and December TBD.*

Please call the office with additional questions at 703-729-6680.

The Association has launched its new website; [www.ashburnfarmassociation.org](http://www.ashburnfarmassociation.org).

Please visit the new website and register to have access to Association documents, forms, policies and Standards.

We also encourage all to sign up for the email blasts. The email blasts are sent out to announce important information, upcoming events, Board of Trustees information, and more. If you are interested in receiving these notifications, please email [info@afhoa.net](mailto:info@afhoa.net) requesting that your email address be added to the list.

# Yard of the Month



Let us congratulate 43523 Postail Square for taking first place in our September running for Yard of the Month!

Well done, Ashburn Farm!

Over the past few months, we have been asking for your nominations and vote for Yard of the Month. What a wonderful job you have done! Kudos to all! You have been more than helpful in nominating neighbors, submitting photos and voting. It has been a treat to see such an array of beautifully landscaped yards throughout Ashburn Farm. We commend and thank each of you for your commitment to beautifying our community. Our home is our largest investment and so putting our best foot forward with landscape and yard maintenance is something for which we all strive. It is evident that "curb appeal" and aesthetics is second nature to so many within our community. Each submission we received had its own unique style and way

of making the best use of space, layout, color, and terrain. It has been so refreshing to see such a variety of entries. Again, we truly appreciate the many submissions and your participation in the voting process.

This month, we are looking for your help in selecting a Best Overall Yard from the four monthly winners. The contestants are:

- 42960 Deer Chase Place
- 20786 Silverthistle Court
- 43289 Elk View Terrace
- 43523 Postrail Square

The overall winner will be presented with a gift certificate to a Garden Center/Nursery. Please follow the link to vote for your favorite.





# Across the Fence

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

Editor – Kristen Cornwell

Jeremy Cushman – General Manager

David Tighe – President, Board of Trustees

4400 Total Circulation mailed to residents and owners. Printed by GAM - Graphics and Marketing, Sterling, VA.

## 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.*

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## Ashburn Farm Association Staff

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

**Jeremy Cushman** – General Manager

**William "Chip" Mathews** – Director of Operations

**Ronald Moran** – Maintenance Assistant

**Karen Lowe** – Architectural & Covenants Director

**Chrissy Gier** – Covenants Department Support Staff

**Rachel Hess** – Covenants Inspector

**Cheri Jean** – Financial Coordinator

**\*Kristen Cornwell** – Editor and Administrative Assistant

**Marie Walton** – Administrative Assistant

*\*Notary Public at Large for the Commonwealth of Virginia  
(call for information or appointment; \$5/document)*

## Ashburn Farm Association

21400 Windmill Drive

Ashburn, Virginia 20147

Phone: 703-729-6680, Fax: 703-729-0247

Email: [info@afhoa.net](mailto:info@afhoa.net)

# Ashburn Farm Assessments & General Information

## Collection Policy

Assessments are due 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 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 3 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.

## Further Information

Please feel free to contact Summit Management Services for further information or with any questions you may have about your assessment account.

## Summit Management Services, Inc.

[www.summitmanage.com](http://www.summitmanage.com)

Phone: 301-495-0146

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

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## Ashburn Farm Board of Trustees

The Board of Trustees is an all-volunteer resident group that is responsible for interpreting the covenants and rules governing Ashburn Farm. Board of Trustees meetings are held on the first Tuesday of every month at 7:00 p.m. at the Windmill Community Center located on Windmill Drive. All Ashburn Farm homeowners are encouraged to attend.

**David Tighe** – President

**Scott Batchelder** – Vice President

**Cary Hancock** – Secretary

**Steve Lubore** – Treasurer

**Rich Oakley** – Trustee

**Doug Brewer** – Trustee

**Mark Fedak** – Trustee

# Board Briefs



*The Ashburn Farm Association held its regular meeting of the Board of Trustees on Tuesday, September 7, 2021.*

**Board Members Present:** Mr. Dave Tighe, Mr. Scott Batchelder, Mr. Doug Brewer, Dr. Stephen Lubore, Mr. Cary Hancock, Mr. Mark Fedak (arrived late; after approval of minutes)

**Board Members Absent:** Mr. Rich Oakley

**Others in Attendance:** Jeremy Cushman (General Manager), Mr. and Mrs. Tippet, Mr. Reggie Bowers, Mr. and Mrs. Alexander.

**Others attending virtually:** Kim Fortney, Steve Metch, Joe Cirone, Tami, Chrissy Gier, Kristen Cornwell, Marie Walton

- Mr. Tighe, President, called the meeting to order at 7:00 PM.

## APPROVAL OF MINUTES

Mr. Tighe asked for a motion to **approve the July 6th, 2021 meeting minutes as submitted**; Mr. Hancock made the motion; Mr. Brewer seconded the motion. There was no discussion; **motion passed, (5/0/0/2).**

Mr. Tighe asked for a motion to **approve the July 20th, 2021, v1 meeting minutes as submitted**; Mr. Hancock made the motion; Mr. Batchelder seconded the motion. There was no discussion; **motion passed, (5/0/0/2).**

## BOARD MEMBER COMMENTS

**Mr. Batchelder** – shared that his friend Hans Jantzen passed away on August 6; Mr. Jantzen was a friend and neighbor for 32 years. Mr. Batchelder related a story about the HOA requiring Hans to remove his white rocks. The entire ordeal had a deep emotional impact on Mr. Jantzen. Mr. Batchelder indicated that we as a group have since become more neighborly and community minded.

## PUBLIC FORUM

**There were no homeowners signed up to speak.**

## BOARD OF TRUSTEE APPEALS

### • 21212 and 21214 Hedgerow Terrace, Appeal of Violation

Mr. and Mrs. Tippet (21212 Hedgerow) and her neighbor at 21214 Hedgerow, Mr. McGary were in attendance and addressed the Board. Mr. Fedak made a motion to approve the appeal of the privacy fence as requested; seconded by Dr. Lubore. There was Board discussion and homeowner clarification of information. Motion amended to approve the appeal on the condition that upon replacement or removal of the hot tub, the fence be returned to the original height within 30 days. **Motion passed (4/1/0/0)** Mr. Hancock opposed.

### • 21120 Hedgerow Terrace, Appeal of Denial of Exterior Modification

Mrs. Alexander was in attendance and addressed the Board. Dr. Lubore made a motion to approve the appeal. Board discussion ensued to engage the homeowner in clarifying the issue, gaining

an understanding of homeowner intent with the modification, and instructing/guiding homeowner in path forward with Exterior Alteration Application to the Architectural Review Board. **Appeal tabled; no vote was taken.** It was recommended homeowner resubmit an Exterior Alteration Application (EAA) and work with the ARB to find an acceptable solution.

## MANAGER'S REPORT – reported by Mr. Cushman

• **Tree Removal Budget** – Mr. Cushman stated he wanted to talk to everybody briefly about trees and the tree removal budget. It's been a struggle at this end. It just seems like every time we turn around there are trees being pointed out to us or we are finding on our own that need to be removed or are a danger to homeowner property. Mr. Cushman stated that the photo provided was taken behind a homeowner's property and that the maintenance department has removed numerous trees from that area. There are lots of areas like this around the community. These are the kinds of things we are spending our budget on - these kinds of dangers that are threatening homeowner's properties. We continue to try to manage those expenses as best we can. At the end of August, we had \$4,000 left in that budget. We will keep the Board apprised as we move forward. At this point, if it is not a threat - even if it is completely dead - if it is not somewhere that it could fall or present a danger to individuals or property, it is not going to be removed until January 1.

• **Pond Enhancements/Maintenance** - This has been a recent topic; received another concern about the ponds here last week. Spoke with Solitude about the fall application of Phoslock, specifically for Chokeberry, and was told it was a kind of "wasting good money after bad" situation. The actual conditions in the pond are not going to be overcome by any number of chemical applications. We are fighting a losing battle. Discussion took place regarding enhancement options and other improvements to ponds to include dredging, use of enzyme treatments, and pond dyeing. Mr. Cushman stated that Chokeberry would be a candidate for dredging, as would a portion of Windmill near the storm drain. A question was raised about consultants and Mr. Cushman provided a brief history along with their involvement with Ashburn Farm. **Action Item – Mr. Cushman will check into what is needed for the Corps of Engineers and whether there are any state or federal funds available.**

• **Annual Property Inspection Review** – Mr. Cushman stated that the Annual Inspections have been completed; he provided a summary of items that came to light about the process. The info was based upon what was currently in the system at the time; better statistics will be available once everything is in the system. He felt there may have been a disconnect with homeowners since they did not receive letters unless there were Priority 1 violations; many homeowners thought that they had no violations since they didn't receive a copy of the inspection. Homeowners were not specifically aware that they could request a copy. He stated that in the future we use the same format and possibly send

*Continued on page 10...*



**Ashburn Farm Association  
and Dulles South Pantry**

**Thanksgiving  
FOOD  
DRIVE**

**Helping Families in Need in Our Community**

**October 1st to November 10th**

**DROP-OFF LOCATION: Ashburn Farm Association  
21400 Windmill Drive, Ashburn VA 20147  
OPEN FOR DONATION FROM 9AM - 5PM**

**WHAT WE NEED:**

THE FOLLOWING LIST OF ITEMS WILL BE COMBINED TO COMPLETE A FAMILY KIT:  
INSTANT POTATOES, CORNBREAD MIX, YAMS/SWEET POTATOES, STUFFING, CRANBERRY SAUCE, TURKEY GRAVY PACKET/JAR, CANNED FRUITS, PUMPKIN, AND PIE MIX

**FOR MORE INFORMATION PLEASE CONTACT THE ASSOCIATION:**

**(703) 729-6680 OR [INFO@AFHOA.net](mailto:INFO@AFHOA.net)**



# 2022 Draft Budget

The Association's draft 2022 Operating Budget continues to strike a balance between cost and service. The draft budget includes a member's contribution increase in order to continue to maintain the facilities, common area amenities, and fund the community's future reserve expenses in accordance with the memberships expectations.

The rising costs are primarily a result of , trash collection, swimming pool management and inflation. Pool management increases are driven by an increased minimum wage for the lifeguard staffing. Trash collection costs are being driven by county landfill cost increases and fuel surcharges. Inflation impacts the operating budget and reserve expenses. Contractual increases in Pool Management and Trash Collection account for approximately \$122K. Total reserve contributions will require approximately an additional \$142K against the funding plan.

In recent years investments have been made to manage rising costs. Retrofitting the nearly four hundred streetlights to LEDs, and installing sensors that reduce lighting in unoccupied Association facility parking lots has had a positive impact on controlling utility expenses. A future investment being considering is the installation of solar panels on Association facilities to help further control increasing utility expenses and support the greening of the community.

As a result of the ongoing pandemic, the Association canceled or rescheduled most community events for 2020 and 2021. This allowed for the event funds to be reallocated to support socially distant activities such as fishing, including pond maintenance and stocking. With the easing of restrictions in late Spring, the Association was able to hold a basic Summer Kick-Off. It is expected that the community events will return to a pre-pandemic level in 2022.

The maintenance department has nearly finished with a community wide signage replacement and will complete maintenance on the private street mailbox covers and sidewalks this year. These items required significant funding over the past several years and will allow for a reduction in maintenance funding for 2022.

Ashburn Farm HOA covenants allow for a 5% total maximum annual assessment increase. This would fund the 2022 Draft Budget by an additional \$159K. Note: Assessment increases greater than 5% require a general membership quorum (67%) and a majority vote. With only a 5% increase, reduction/redistributions will be required in order to achieve a balanced budget. By taking these actions Pool Management and Trash collection will be funded to meet the additional expected

costs and reserve funding is increased to meet the future needs as planned in the reserve study.

The General Assessment which all Members pay is forecast to increase by 4.3% (\$2.86 per month). This increase funds contributions to the general reserve, the cost of operating the community pools, common area utilities, insurance, legal

Homeowner Monthly Assessments			
Property Assessments	2021	2022	Annual % Change
Single Family Homes	\$88.97	\$93.41	5.0%
Town Homes	\$100.09	\$105.10	5.0%
Condo's	\$66.09	\$68.95	4.3%
Apartments	\$66.09	\$68.95	4.3%
Monthly Assessment Change	2021	2022	Monthly Change
Single Family Homes	\$2.27	\$4.44	\$2.17
Town Homes	\$1.76	\$5.00	\$3.24
Condo's & Apartments	\$1.59	\$2.86	\$1.27

Association Reserve Funding	Reserve Expenses & Contributions					
	2019 Reserve Fund Expenses	2020 Reserve Fund Expenses	2021 Reserve Fund Contribution	2021 Forecast Reserve Expenses	2022 Reserve Fund Contribution	2022 Forecast Reserve Expenses
General Reserve	(\$390,272)	(\$369,858)	\$431,660	(\$249,701)	\$516,325	(\$311,130)
Private Street Reserve	(\$172,823)	(\$147,048)	\$194,150	(\$43,950)	\$252,290	(\$235,200)

expenses, staffing, landscape maintenance & enhancements, streetlights, and other general expenses of the community.

Members living in Condo's and Apartments will have a General Assessment increase from \$66.09 in 2021 to \$68.95 in 2022.

Members living in private street neighborhoods (Town Homes), in which the streets are owned and maintained by the Association pay an additional private street/ townhome assessment, which pays for: the private street reserve contribution, trash collection, street lighting, asphalt maintenance, snow removal, etc. The proposed monthly assessment to private street members is increasing by 5% or (\$5.00 per month), increasing the total Private Street Member Assessment from \$100.09 in 2021 to \$105.10 in 2022.

Members living on public streets (Single Family Homes) pay an additional Assessment to cover the cost of trash collection which is increasing by 5% or (\$4.44 per month), Increasing the total Public Street Member Assessment from \$88.97 in 2021 to \$93.41 in 2022.

Please provide any questions or comments to GM@afhoa.net. Please see the full budget by following the link provided. [www.ashburnfarmassociation.org](http://www.ashburnfarmassociation.org). Those comments will be provided to the Board of Trustees and Budget & Finance Committee monthly for discussion.

# Budget Draft

	2020 Spending	2021 Budget	2021 Forecast	2021 Budget - 2021 Forecast % Change	2022 Draft Budget	2021 Budget - 2022 Draft Budget % Change
<b>Income</b>	\$4,451,038.03	\$4,444,204.27	\$4,432,726.45	-0.3%	\$4,793,210.00	7.9%
<b>EXPENSES</b>						
<b>Utilities</b>	\$86,775.35	\$99,955.00	\$76,397.10	-23.6%	\$93,270.00	-6.7%
<b>Contracts</b>	\$1,581,519.26	\$1,658,941.65	\$1,717,445.72	3.5%	\$1,781,382.56	7.4%
<b>Maintenance</b>	\$493,808.39	\$478,000.00	\$477,397.64	-0.1%	\$587,000.00	22.8%
<b>Vehicle Expenses</b>	\$8,899.84	\$10,000.00	\$9,238.62	-7.6%	\$9,000.00	-10.0%
<b>Pool Expenses</b>	\$107,632.91	\$82,500.00	\$75,380.45	-8.6%	\$72,500.00	-12.1%
<b>Newsletter Expenses</b>	\$74,734.74	\$70,500.00	\$90,018.78	27.7%	\$89,500.00	27.0%
<b>General &amp; Administrative</b>	\$257,899.49	\$306,500.00	\$257,516.60	-16.0%	\$299,092.00	-2.4%
<b>Insurance</b>	\$74,051.08	\$77,200.00	\$77,558.91	0.5%	\$83,500.00	8.2%
<b>Taxes</b>	\$702.34	\$8,100.00	\$5,408.89	-33.2%	\$15,000.00	85.2%



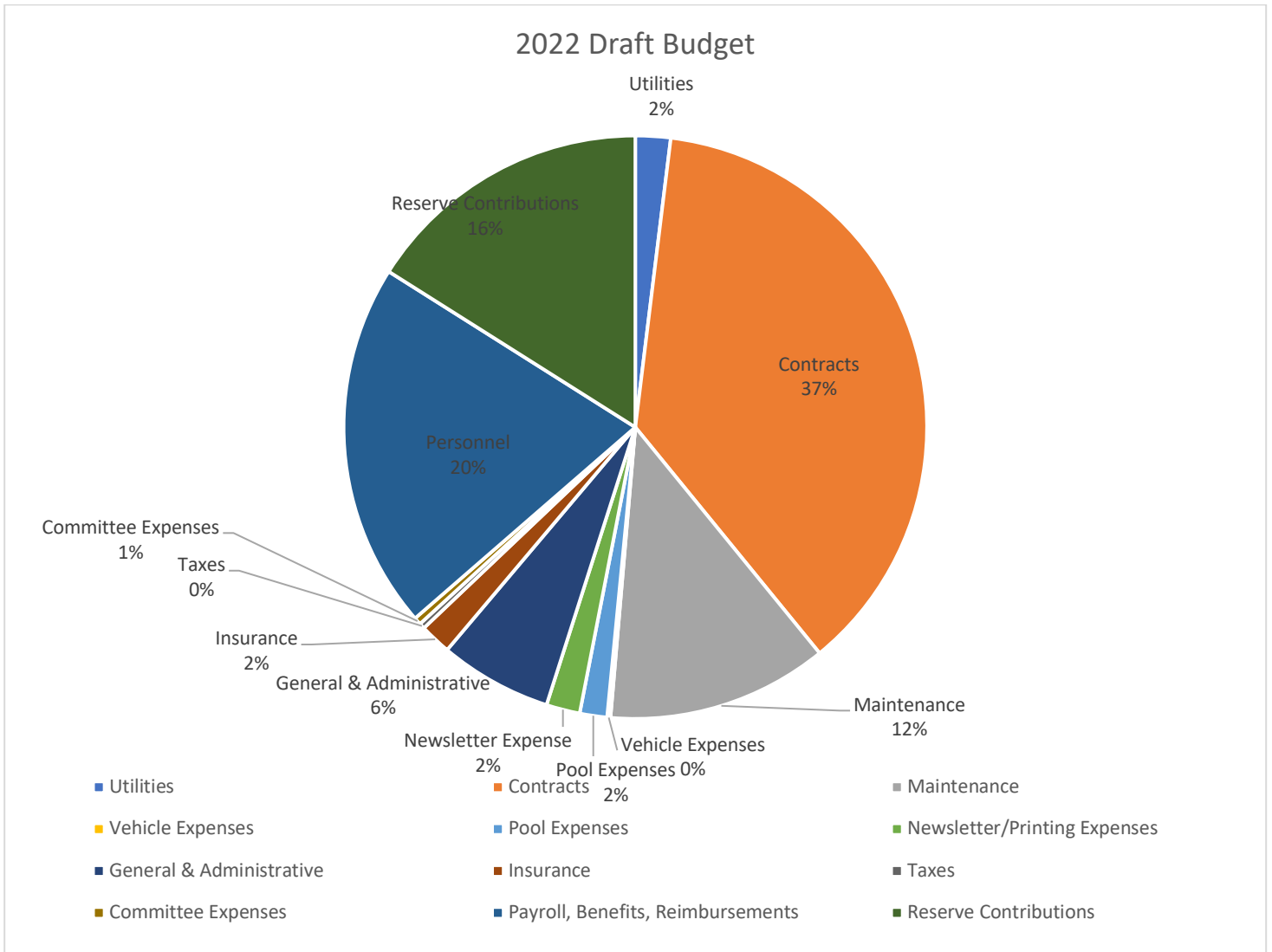
# Budget Draft

<b>Committee Expenses</b>	<b>\$2,908.82</b>	<b>\$50,350.00</b>	<b>\$20,168.59</b>	<b>-59.9%</b>	<b>\$19,350.00</b>	<b>-61.6%</b>
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<b>Payroll, Benefits, Reimbursements</b>	<b>\$873,790.82</b>	<b>\$976,347.61</b>	<b>\$832,007.95</b>	<b>-14.8%</b>	<b>\$975,000.00</b>	<b>-0.1%</b>
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## Reserve Contributions

<b>Reserve Contributions</b>	<b>\$796,397.94</b>	<b>\$625,810.00</b>	<b>\$564,812.61</b>	<b>-9.7%</b>	<b>\$768,615.00</b>	<b>22.8%</b>
<b>TOTAL EXPENSES</b>	<b>\$4,359,120.98</b>	<b>\$4,444,204.27</b>	<b>\$4,203,351.86</b>	<b>-5.4%</b>	<b>\$4,793,209.56</b>	<b>7.9%</b>
<b>Current Year Net Income/(loss)</b>	<b>\$91,917.05</b>	<b>\$0.00</b>	<b>\$229,374.59</b>		<b>\$0.44</b>	



# Board Briefs *(continued)*

an informative communication - with a copy of the annual inspection – omitting compliance dates and thus removing the punitive language. Mr. Hancock noted that the communication then becomes about observations rather than violations. The discussion moved to inspections for homes on pipestems and whether observing from a mid-point along a pipestem provided the same kind of perspective as others being observed from the curb. Mr. Cushman stated that resale disclosure inspections bring to light those items that were not able to be caught/observed on the annual inspections or raised through concerns. The cost impact/value for seasonal versus full-time employee inspectors was raised. Mr. Cushman stated that going this route provided a pared down cost and gave us what we needed, when it was needed. The inspectors also performed patrolling and other routine covenants activities. It was a lean and mean method.

- **Resident Concern, 43270 Swampfox Court** – Mr. Cushman reported about a resident concern for contractor noise and equipment staging while cleaning and clearing common area near their home. He provided the Board with historic information relative to a previous issue with landscaping equipment staging and the work around that was reached in that instance. He stated that the homeowner appreciated his prompt handling and personal involvement in reaching a resolution and in speaking with the contractors.

- *Mr. Hancock brought up the issue of concrete grinding and aggregate exposure that was discussed at a previous meeting – Mr. Cushman stated this did not make this month's report but will be presented in October.* **Action Item – Mr. Cushman will develop a resolution to allow exposed aggregate when concrete grinding.**

## OLD BUSINESS

- **Exterior Modifications Permitted for Administrative Review, Resolution 09072021** –

Mr. Fedak presented copies to the Board of final verbiage and clarifications to a Resolution (Ashburn Farm Association Administrative Resolution Establishing an Administrative Architectural Review Process for Specific Modifications, Resolution No. 09072021) made during a meeting between Mr. Jeff Colclough, President, of the Architectural Review Board and Board of Trustee liaisons, Mr. Fedak and Mr. Batchelder. Dr. Lubore made a motion to approve Resolution 09072021, seconded by Mr. Fedak. Board discussion followed. **Motion passed; (5/1/0/1).** Mr. Brewer opposed.

- **Permitting Parking at Association Facilities Draft Resolution – Item tabled.**

- **Association Draft 2022 Operating Budget** – Mr. Cushman stated that a few changes were made to the previous budget documentation reviewed. These changes were based upon conversations with the Budget & Finance Committee; none of this changed the assessments. He reviewed these change details with the Board. There was Board discussion specifically

regarding, i.e., members equity, expense offset opportunities, income producing opportunities, and newsletter costs. Mr. Cushman stated that some of the budget line items can be tightened up in October as renewals and final proposals are received. He felt it would be good to get a draft out for the homeowners to see and provide opportunity for feedback. Discussion moved to upgrading the Association Database, how this has been budgeted in the draft Operating Budget, the impact in future budget years, and a timeline for those updates.

**No action.**

- **Association Database Proposal Review** – Mr. Cushman updated the Board on Vantaca vs. AFIMS. Dr. Lubore made a motion to use Vantaca and phase out AFIMS over the next year; Mr. Hancock seconded. There was Board discussion for clarification of information transfer from AFIMS, set up of Vantaca, portal access. **The motion passed (6/0/0/1).**

## NEW BUSINESS

- **Association General Liability Insurance Renewal – Item tabled.**

- **Association Facility Solar Installation Proposal – for Executive Session contract discussion.**

- Mr. Tighe made a motion to leave Regular Session and move to Executive Session for contract discussions; seconded by Mr. Hancock at 9:01PM. **The motion passed (6/0/0/1).**

## EXECUTIVE SESSION

- **401K Contract amendment** – BOT requested additional information on the requested approval. **Action Item – Mr. Cushman will request 401K administrator explain the request.**

## INFORMATIONAL

- Association Member Delinquent Status Report – Nothing to report

## ADJOURNMENT

- Mr. Batchelder made a motion to adjourn, seconded by Mr. Hancock. **Motion passed (6/0/0/1).**

- Adjourned at 9:13PM.

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





## Ashburn Farm Association Administrative Resolution Establishing an Administrative Architectural Review Process for Specific Modifications

RESOLUTION NO. 09072021

**WHEREAS**, Ashburn Farm Association (the “Association”) is a Virginia nonstock corporation and subject to the provisions of the Virginia Nonstock Corporation Act; and,

**WHEREAS**, Article III, Section 3, Subparagraph (b) of the Covenants of the Association invests the Board of Trustees with all powers for the conduct of the affairs of the Association which are enabled by law, the Declaration and the articles of Incorporation which are not specifically reserved to the Members; and,

**WHEREAS**, Article III, Section 3, Subparagraph (c) (2) of the Covenants invests the Board of Trustees with the power to establish rules and regulations for the use of the property as provided in Article IV and VI and to review, modify, and approve architectural standards adopted by the Architectural Review Board.

### **NOW THEREFORE, BE IT RESOLVED,**

The following is the process that staff will adhere to during review of Exterior Alteration Applications arising out of home maintenance, not new modifications.

The Association Staff is authorized to perform administrative review and approval of Exterior Alteration Applications relating to exterior items in need of maintenance repairs or replacement because of rot, fading, damage, or wear and each item shall be a like kind repair or replacement. Association Staff is not authorized to approve Exterior Alteration Applications that incorporate changes or modifications. Home maintenance that requires Association

approval will be reviewed by Association Covenants Staff utilizing policies and practices consistent with the Architectural Review Board's process for reviewing Exterior Alteration Applications, by:

- a) Performing a site visit to consider the application in context and consideration of neighboring properties to ensure the application complies with all Association Standards, including the harmonious inclusion into the community.
- b) Reviewing completed/accepted Exterior Alteration Applications for the exterior modifications as compared to the adopted Association Standards.
- **Voting – All staff members present at the Covenants Meetings shall vote on every issue unless otherwise disqualifying themselves or removing themselves from the vote in cases of conflict of interest.**
  - a. **Staff performing the administrative review must confirm that the modification(s) under review are for the purpose of maintenance of something currently approved / in place and that the maintenance or replacement completely adheres to the Architectural Standards of the Association and that the notification and other application requirements have been met.**
  - b. **Staff members must be physically present at the Administrative Review Meeting or in virtual attendance to constitute their participation and quorum.**
  - c. **Approval shall be unanimous amongst the staff performing the administrative review, which must confirm that the modification(s) under review are for the purpose of maintenance of something currently approved / in place and entirely adhere to the Architectural Standards of the Association.**
  - d. **Disapproval or modification of any Exterior Alteration Application by this body will not be communicated to the applicant, but rather concerns noted by staff will be**



attached to the application, which will then be referred to the Architectural Review Board for consideration.

- e. **Conflicts of Interest - Any conflicts or potential conflicts of interest shall be disclosed to the General Manager or Covenants Director prior to discussion, debate or vote on the matter. A member can seek advice from the either the General Manager or Covenants Director to ascertain whether a conflict or potential conflict exists but in all cases such matters must be disclosed. A member that does not disclose a conflict or potential conflict of interest may be subject to removal and personnel action.**
- f. **Staff will provide a list of the applications reviewed to the Architectural Review Board bi-weekly.**

The Board of Trustees adopted this Resolution at a duly convened meeting on **September 7, 2021** and directed that the same be incorporated in the Book of Resolutions.

Ashburn Farm Association

By: \_\_\_\_\_ Signature on File \_\_\_\_\_  
David Tighe, President of the Board of Trustees

ATTEST:

\_\_\_\_\_ Signature on File \_\_\_\_\_      \_\_\_\_\_ 09/07/2021 \_\_\_\_\_  
(Seal)

# Events Around Loudoun County

## October 1st – 77th Waterford Fair

Waterford, VA 20197

(540) 882-3018

Location: Village of Waterford

Dates: 10/1, 10/2, and 10/3

Time: 10:00 a.m. to 5:00 p.m.

Email: [info@waterfordfoundation.org](mailto:info@waterfordfoundation.org)

Welcome back! Celebrate Fall at the 77th Waterford Fair, Loudoun County's quintessential autumn festival, October 1-3.

Tour historic gardens, watch contemporary and heritage artisans demonstrate techniques of traditional craftsmanship, sign up for a class and make to take home, stroll through the Old Mill and vintage barns transformed into galleries for painting, handmade artisan crafts, dried flowers, and more!

## October 3rd – Pumpkin Village Fall Festival

19246 James Monroe Highway, Leesburg, VA 20175

Presented and Location: Leesburg Animal Park

Phone: (703) 433-0002

Dates: 10/2, 10/3, 10/9, 10/10, 10/16, 10/17, 10/23, 10/24, 10/30, and 10/31

Time: 9:30 a.m. to 1:30 p.m. or 2:00 p.m. to 6:00 p.m.

Price: Adults \$19.95 - Kids 2-12 \$16.95 - Seniors 60+ \$16.95

Tickets: <https://www.pumpkinfestleesburg.com/tickets/>

Festival Activities: Giant Hill Slides, Pedal Carts, Kiddie Zip Line, Inflatable Tree House Slide, Lawn Games, Kids Obstacle Course, Kid's Hay Maze, Pony Rides additional fee, Kid's Ark & Play Train, Pet & Feed Live Animals

Camels, Zebras, Gibbons, Lemurs, Sloth & other cool animals, FREE Fresh Apple Snack

Additional Activities on Weekends & Columbus Day:

Pumpkin Bounce Pillow, Live Entertainment

Camel Rides additional fee, Free Cider Cup, Fresh Apple & Pumpkin Cookie Snack (while supplies last)

## October 9th – Murder at the Harper Valley PTA – Murder Mystery Dinner Theater

20850 Oatlands Plantation Lane, Leesburg, VA 20175

Phone: (571) 477-9444

Location: Carriage House

Time: 6:30 p.m. to 9:00 p.m.

Dates: 10/9, 10/23, 10/30, and 11/13

Price: \$60.00 includes dinner and the show

Email: [info@stagecoachtc.com](mailto:info@stagecoachtc.com)

The wicked, selfish, and brazen Jolene Johnson has been murdered and someone at the meeting of the Harper Valley PTA did it! With so many members with an axe to grind, it could be just-about anyone. Could it be the nerdy Science teacher, the lecherous Principal, the enigmatic custodian, or any of the teachers or parents in attendance? Could it be YOU?

20175.

Doors open at 6:00pm. Show begins at 6:30pm. Dinner will begin at 7:00pm. The show resumes after dinner.

\$60 ticket price includes dinner catered by Pure Perfection and the show. Beer, wine, cocktails, and canned sodas will be available for separate purchase.

Reservations are required for catering purposes. <https://stagecoachtc.com/murder-at-the-harper-valley-pta/>

## October 15th – NOT Your Kids' Spelling Bee

18980 Upper Belmont Place, Leesburg, VA 20176

Phone: (703) 777-2205

Location: The National Conference Center

Presented By: Loudoun Literacy Council

Time: 6:30 p.m. to 10:30 p.m.

Price: \$100 for single ticket, sponsorships starting at \$250

Join us Friday, October 15 from 6:30-10:30 pm at the National Conference Center for Loudoun Literacy's NOT Your Kid's Spelling Bee!

Don't miss a fun-filled, competitive evening focusing attention on the need to improve literacy in our community.

Register via the ticketing link on this event page.

To download our sponsorship package: <https://loudounliteracy.org/.../NYKSB-sponsorship-packet.pdf>

## October 23rd – Ghost 5k Races

44427 Atwater Drive, Ashburn, VA 20147

Location: House 6 Brewing Company

Time: 4:00 p.m.

Price: Starting at \$25.00 per person

Website: <https://runsignup.com/Race/VA/Ashburn/Ghost5kScarecrowSprintFunRun>

Halloween WILL be in the air, and we will be celebrating the 12th running of the Ghost 5k running events!

We invite you to join in the fun of Halloween with our in-person OR virtual options of the 5k, 10k, Scarecrow Sprint Fun Run, and the Not 2 Spooky 4 ME Challenge (5k/10k) virtually.

Choose to run a 5k with us in-person on Oct. 23 at 4 PM from House 6 Brewing Company, Ashburn VA (44427 Atwater Dr. Ashburn, VA) On course Halloween spookiness, costume contest, and more! Our Kids' Scarecrow Sprint Fun Run will start at 3 PM before the 5k race.

OR

Choose one of our virtual options and you can run anywhere, anytime, between October 23 and October 31, with your own course spookiness through your own neighborhood.

This experience will center on the "spooktacular" theme of Halloween and incorporate a costume contest, glow in the dark long sleeve tech shirts, and glow in the dark medal.

Runners are encouraged to run in costume and be a part of our costume contest!

All participants will receive Halloween candy, commemorative



# Events Around Loudoun County

long sleeve tech glow in the dark t-shirt, as well as a glow in the dark finishers' medal.

For virtual participants, cost of shipping is included within your registration price. Register by October 15 and your race swag will ship before Oct. 23.

Registered after October 15 and your swag will ship after Oct. 23.

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## October 24th – Planetarium Shows: Halloween Astronomy

36441 Blueridge View Lane, Purcellville, VA 20132

Phone: (540) 338-7973

Location: Franklin Park Performing Arts Center

Presented By: Franklin Park Performing Arts Center

Time: 1:00 p.m. to 4:00 p.m.

Price: \$8.00 per person

Email: richard.hamilton@loudoun.gov

Website: <https://www.franklinparkartscenter.org/>

(Ages 4 & up) This month, we focus on the history of Halloween astronomy, constellations visible at this time of year and why the solstice, equinox and cross-quarter days are important for understanding the season of trick-or-treating! Costumes encouraged

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## October 30th – LVFC Monthly Pancake Breakfast

215 Loudoun St SW, Leesburg, VA 20175

Phone: (703) 655-8418

Location: Station 1

Presented By: Leesburg Volunteer Fire Company

Time: 7:00 a.m. to 11:00 a.m.

Dates: September 25, 2021, to August 27th, 2022

Recurrence: Recurring monthly on the last Saturday

Email: bpapaleo@leesburgfire.org

Website: <https://www.leesburgfire.org/>

Please join us the last Saturday of each month, find the most up to date information on our Facebook Page!

Price:

\$8.00 for 1 platter or \$20.00 for 3 platters

\$5.00 for Seniors (65+) and military (active or veteran)\*please bring ID

What's included:

Pancakes, potatoes, bacon, sausage, a tangerine, and a drink

\*\*Your meal will also include butter, syrup, ketchup, and silverware in a to-go container

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## October 30th – Pumpkin Village Fall Festival

19246 James Monroe Highway, Leesburg, VA 20175

Presented and Location: Leesburg Animal Park

Phone: (703) 433-0002

Dates: 10/2, 10/3, 10/9, 10/10, 10/16, 10/17, 10/23, 10/24, 10/30, and 10/31

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Additional Activities on Weekends & Columbus Day:

Pumpkin Bounce Pillow, Live Entertainment

Camel Rides additional fee, Free Cider Cup, Fresh Apple & Pumpkin Cookie Snack (while supplies last)

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## October 30th – 3rd Annual Halloween Bar Bash

20626 Easthampton Plaza, Ashburn, VA 20147

Location: One Loudoun

Time: 12:00 p.m. to 3:00 p.m.

Price: Free

Email: Petak@rpai.com

Get ready for the 3rd year of One Loudoun's signature pet event! The Halloween Bark Bash at One Loudoun is an outdoor, Halloween-themed festival, bringing together local pet-focused businesses, animal rescue groups, and pet owners for an exciting day of trick or treating, adoptable dogs, music, costumes, and animals galore. Trick-or-treat trail around the property provides a safe, socially distant experience.

Activities include: Vendor booths, DJ, costume contest, adoptable dogs, photo booth, dog caricatures, Trick-or-treating, and more!

Attendance is free to the public.

Stay tuned for more info!

Interested in participating as a vendor, sponsor, or advertiser? Contact Lindsay Petak at Petak@rpai.com for details.



**THE ASHBURN CLASSICS OCTOBER MEETING** will be held at the new Senior Center on Marblehead Drive in Ashburn Village October 9 starting at 10:30 am. Refreshments will be served. All seniors in the Ashburn area are invited. For more information, please call 703-723-3056.

## 2021 Homeowner Assessments

<u>Assessments</u>	<u>2021 Monthly Fee</u>	<u>2021 Quarterly Fee</u>
Public Street Homes (VDOT-maintained)	\$88.97	\$266.91
Private Street Homes (HOA-maintained)	\$100.09	\$300.27
Condos (Privately-maintained)	\$66.09	\$198.27

Please remember that HOA assessments are due on the 1st of each month. The rates have changed slightly for 2021, and can be found above.

- If you are signed up for ACH payments through Summit Management, your payments will automatically update to the 2021 dues amount.
- If you are signed up for recurring payments through your bank, you will need to log into the link below and update your payment amount: <https://onlinepay.allianceassociationbank.com/Login.aspx>

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](mailto:accounting@summitmanage.com)

## 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	\$110	\$100/mo
1/4 Page	\$180	\$170/mo
1/2 Page	\$350	\$335/mo
Full Page	\$700	\$680/mo
<b>Inside Cover</b>		
1/4 Page	\$220	\$215/mo
1/2 Page	\$430	\$420/mo
Full Page	\$800	\$775/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 copy may be in black & white or 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: Kristen Cornwell, 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 [kcornwell@afhoa.net](mailto:kcornwell@afhoa.net) or 703-729-6680.*

# 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**





## Certified Personal Trainer – Virtual Sessions Available

Certified Personal Trainer and Weight Management Consultant with over twenty years of experience would love to help you get stronger, leaner, and gain overall fitness. Learn how to be a healthier you by way of virtual sessions! Call Debbie (Ashburn Farm resident) at 703-615-1665. Website DebRuns.com.

## 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.

## JOIN A VIRTUAL PILATES CLASS! Get fit from the safety of your own home! No equipment required.

50 min Reset My Neck WED @6p, 45 min Pre-Pilates THUR @10a, 50 min Mat Method FRI @9a. 30 min Intro to Mat FRI @11:30a, Safe Spine Mat FRI @1p. For full class description and pricing please visit [www.pilateswithvanessa.com](http://www.pilateswithvanessa.com) under "Classes" or call/text Vanessa at 703-297-1148.

## 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 TRUSTS

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

## INTERIOR DESIGN SERVICES

Ready to revitalize your home? Let us refine your space with your existing furnishings and give you a fresh look or update with new paint colors, artwork, accessories, window treatments, or furniture. We also stage homes for resale. Our design team can decorate for Christmas if you reserve early. Contact Ginger at GB Interiors 571-442-2773.

## LAWN CARE AND LANDSCAPING SERVICES

Trust your lawn care or landscaping project to us. Current list of services can be found on [ridge-infinity.com](http://ridge-infinity.com). Please email [ryan.irvine@ridge-infinity.com](mailto:ryan.irvine@ridge-infinity.com) or call/text 443.864.6061 for a free quote. We look forward to working with you!

## The Lost and Found

From time to time the Association Office gets contacted about items that have been lost or found around the community. We are happy to be a drop off location and centralized point of contact for items found and posted on social media (Next Door, Facebook, etc.). While you are out and about – whether walking the trails, playing tennis, swimming, or picnicking at the Pavilion - if you come across items of value left, dropped, or lost by a neighbor, please post the item on social media and feel free to bring it by the Association Office during normal business hours or place it in the drop box near the handicap accessible parking space. We will coordinate the return to its rightful owner.



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## CLASSIFIED ADVERTISING

A maximum of 40 words is permitted. Information is subject to editing at the discretion of the Editor. Ads submitted over 40 words will be edited as needed. Ad copy can be submitted by e-mail to [info@afhoa.net](mailto:info@afhoa.net). Payment (where applicable) will need to accompany any e-mailed ad in a timely manner to assure it will run. In order to take advantage of the discounted rates for Ashburn Farm residents, you must provide an address and daytime telephone number to accompany your ad. Rates are listed below.

Business Ad	Resident \$10	Non-Resident \$25
Personal Ad	Resident FREE	Non-Resident \$25

**DEADLINE FOR SUBMITTING CLASSIFIED ADS IS THE 10TH OF THE PRECEDING MONTH.**

*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 Eyecare

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*Serving the community  
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- Contact Lens Specialists - RGP, Bifocal, Disposal, Astigmatic, Colors
- Ortho-K/CRT (Non-Surgical Vision Correction)
- Extensive Line of Designer Frames and Sunglasses
- Over 2,000 Frames in Stock (Something for Everyone)
- Licensed, Professional Opticians



*Dr. Robert M. Allen  
Dr. John W. Dresely, Jr.  
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[www.AshburnEyecare.com](http://www.AshburnEyecare.com)

44050 Ashburn Village Blvd., Suite 163  
Ashburn (Located in the Ashburn Village Shopping Center)  
(703) 726-0005

Chantilly Professional Building  
3910 Centreville Road, Suite 100 - Chantilly  
(703) 830-6380



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Services: Medical, Surgical, Dental, Behavioral Classes, Boarding, Daycare, Grooming & Exotics

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[www.streamvalleyvet.com](http://www.streamvalleyvet.com)





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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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SAT: 8AM-1PM  
SUN: CLOSED

DR. PANOPOULOS | DR. KINGSLEY | DR. MYZIE | DR. TAYLOR | DR. KLIMAVICZ | DR. GRASSO | DR. SOKOLOW

*Coming in November*

November 1st: Assessments Due

November 2nd: Board of Trustees Meeting

November 11th: Architectural Review Board Meeting

November 19th: Budget and Finance Meeting

November 25th and 26th: **Office Closed** for Thanksgiving Holiday