



DECEMBER 2021  
Volume 33, Issue 12

# Across the Fence

The Official Publication of the Ashburn Farm Community

*We wish you a*  
**Merry**  
**CHRISTMAS**  
*and a*  
**Happy**

**NEW YEAR**



Monthly Newsletter

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## Association Committee Dates Remaining in 2021:

Board of Trustees meets Tuesday the 7th ▪ ARB meets Thursday the 9th ▪ Budget and Finance meets Friday the 16th

## Association Committee Dates 2022:

• **Board of Trustees** meets the first Tuesday of every month with the exception of July and August. 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 follows:**

*January 4th, February 1st, March 1st, April 5th, May 3rd, June 7th, July 5th and 19th, no meeting in August, September 6th, October 4th, November 1st, and December 6th.*

• **ARB** (Architectural Review Board) meets the second and last Thursday of each month with the exception of November and December. Additional information can be found on the Association website in the "For Homeowners" tab, under "Covenants and Restrictions" then "Architectural Review Board", located at the top of the homepage.

### **Meeting dates are as follows:**

*January 13th and 27th, February 10th and 24th, March 10th and 31st, April 14th and 28th, May 12th and 26th, June 9th and 30th, July 14th and 28th, August 11th and 25th, September 8th and 29th, October 13th and 27th, November 10th, and December 8th.*

• **Budget and Finance** meet the third Friday of every month.

### **Meeting dates are as follows:**

*January 21st, February 18th, March 18th, April 15th, May 20th, June 17th, July 15th, August 19th, September 16th, October 21st, November 18th, and December 16th.*

Please call the office with additional questions at 703-729-6680 or email [info@afhoa.net](mailto:info@afhoa.net).

# 2022 Homeowner Assessments

Summit Management will send homeowners the 2022 homeowner assessment coupon book. If you do not receive your coupon book by mid-January, please contact Summit Management by phone at 301-495-0146 or by email at [accounting@summitmanage.com](mailto:accounting@summitmanage.com). Please remember that Homeowner Association assessments are due on the 1st of every month. The new assessment amounts are as follows:

| Assessments                           | 2022 Monthly Fee | 2022 Quarterly Fee |
|---------------------------------------|------------------|--------------------|
| Public Street Homes (VDOT-maintained) | \$93.41          | \$280.23           |
| Private Street Homes (HOA-maintained) | \$105.10         | \$315.30           |
| Condos (Privately-maintained)         | \$68.95          | \$206.85           |

- If you are signed up for ACH/automatic payments through Summit Management, your payments will automatically update to the 2022 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://pay.allianceassociationbank.com/>

When making payments to Summit Management, please use the following information:

**Management ID:** 6657

**Association ID:** ASH

**Property ID:** Please contact the Association or Summit for your account number

If mailing your payment, please send your check or money order to:

Ashburn Farm Association  
C/O Summit Management, Processing Center  
P.O. Box 95366  
Las Vegas, NV 89193-5366

Please 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)

## Townhome Neighborhood Ad Hoc Committee

The Ashburn Farm Association Board of Trustees approved the formation of an Ad Hoc Committee to study issues affecting Townhome Neighborhoods, such as parking and trash storage & curbing. If you're considering joining the new committee, please contact the Association at [Info@afhoa.net](mailto:Info@afhoa.net); provide your name, street address, and issue you'd like to discuss and you will be notified of the new Committee's meeting schedule.

Thank you for your interest in our community.




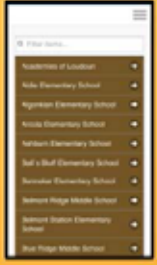
### Rose Rosette Disease (RRD)

Do you have rose bushes? Are you aware of the Rose Rosette Disease? If you do have rose bushes and aren't aware of the disease, this is for you! Scan the QR code to access the full details and information.


# Safe2Talk

**Safe2Talk is a free, downloadable app that allows students, parents, teachers, and residents the ability to anonymously report safety concerns in our schools.**

- **100% Anonymous.**
- **24/7 Monitoring.**
- **All Loudoun County Public Schools.**
- **Users can select specific schools and various types of incident categories.**
- **In case of urgent concerns, Deputies are dispatched immediately.**
- **Available through Google Play and Apple App Store.**

**EMERGENCY: 9-1-1**  
**NON-EMERGENCY: 703-777-1021**  
**ONLINE REPORTING: [Sheriff.Loudoun.Gov/ReportOnline](http://Sheriff.Loudoun.Gov/ReportOnline)**



# 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



A complete draft of the Board Meeting Minutes will be reviewed and approved at the next Board Meeting, which are held the first Tuesday of each month. A complete set of minutes is available on the Association's website, Board of Trustees page: <https://ashburnfarmassociation.org/board-of-trustees/>.

The following Meeting was held on November 2, 2021. President, Dave Tighe, called the meeting to order at 7:00 PM.

## APPROVAL OF MINUTES

Mr. Tighe asked for a **motion to approve the October 5, 2021 meeting minutes as submitted**. Mr. Batchelder made the motion; Mr. Brewer seconded. The **motion passed (6/0/0/1)**.

## BOARD MEMBER COMMENTS –

Mr. Batchelder introduced Deputy Baxter to address safety issues at blind intersections along Claiborne Road. He spoke about ideas for data collection as a means toward long-term safety solutions.

Mr. Batchelder also thanked Mr. Cushman for assisting and taking Mrs. Ramona Batchelder, the Chair of the Dog Park Committee, around the Community to view potential spaces.

## PUBLIC FORUM –

Mrs. Twila Moorehead spoke about ongoing parking situation on Chokeberry Square. Mr. Cushman stated that the issue Mrs. Moorehead is raising is like the situation presented in the Manager's Report from another resident that had contacted the Association.

Mrs. Kimberly Fortney also spoke about parking in townhome communities, especially 72-hour parking. Mr. Hancock recommended an ad hoc committee to assist with "Unique Townhome Issues."

Mrs. Fortney spoke about an additional issue – trash/recycling in townhome areas. Discussion followed.

Mr. Tighe condensed the Board's discussion and directed staff to make plans to announce a town hall meeting and the formation of an ad hoc committee. The goal of the committee being to reach out to private street neighborhoods to identify key issues

affecting those neighborhoods and make recommendations to the Board of Trustees regarding possible resolutions of those issues. Mrs. Moorehead and Mrs. Fortney stated an interest in being part of the new committee.

## APPEALS TO THE BOARD OF TRUSTEES

- **21021 Strawrick Terrace, Appeal of 55-513 Hearing Decision/Fine** – Homeowner was not present. Mr. Cushman provided input relative to the \$560 fine (assessed at \$10/day until resolved). Dr. Lubore made a **motion to reduce the fines assessed against 21021 Strawrick Terrace by half**, seconded by Mr. Oakley. Discussion. **Motion passed, (5/2/0/0), Mr. Batchelder and Mr. Hancock opposed.**

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

- **21111 Deep Furrow Court** – Mr. Cushman provided a status of BLM's custodianship of the property for Housing and Urban Development. He stated that it could be quite some time before a sale can transpire. Ashburn Farm has spent \$1,700-\$2,000 in repairs to date.
- **Chokeberry Square & Southwind Terrace Parking** – Mr. Cushman stated this is something we hear about in other neighborhoods, but Chokeberry is particularly bad. There was discussion amongst the Board about a previous effort to create additional parking spaces from the common area in Chokeberry Square, funded by the properties benefitting from the additional parking; it did not receive the support to move forward.
- **Pond Dredging Update** – Mr. Cushman stated he talked with a Loudoun County stormwater engineer about Ashburn Farm's potential dredging project; Mr. Cushman will review information received. Cooler weather has reduced/eliminated the weeds. Dye treatment planned for the Spring.
- **Newsletter Advertising Rate Increase** – Mr. Cushman stated that the rate increase coupled with new advertising prospects should result in revenue increase to offset 2022 costs.
- **Association Office Covid-19 Response** – Moved to Executive Session.
- **Architectural Review Board Meeting Minutes** – Mr. Cushman reported that Staff is moving along with reviews/approvals of EAA's as allowed; the process is

*Continued on page 8...*





# Annual Christmas Card Contest

Winners will be chosen by Ashburn Farm residents by voting on the Association website. The winners will be divided into three different age categories: 6 and under, 7 to 10, and 11 and older.

There will be a separate winner for best overall artwork.

Website voting will begin Monday, December 13th, and entries may be turned in up until 3 pm on Friday, December 10th.

Winners from each age category will receive a sweatshirt personalized with their drawing on the front. The artist who wins "Best Overall Artwork" will also receive a \$50 gift card.

## Contest Rules:

- You must be a resident of Ashburn Farm
- Art work must be completed on an 8 1/2 x 11 sheet of paper
- Pencils, crayons, or markers should only be used
- The back of the drawing must have your name, address, phone number, age and shirt size

Entries may be mailed in, dropped off at our office between 9am and 5pm Monday through Friday, or put in our drop box located outside the office. Mail entries to 21400 Windmill Drive, Ashburn, VA 20147. Please contact Kristen or Marie with further questions at [events@afhoa.net](mailto:events@afhoa.net) or (703) 729-6680.

Remember to vote on the website: [www.ashburnfarmassociation.org](http://www.ashburnfarmassociation.org). Again, website voting will begin December 13th at 5 pm. Good luck!



ASHBURN FARM  
ASSOCIATION

# Holiday DECORATION CONTEST

**Unleash Your Decorating Expertise!**

**Ashburn Farm Association would like to recognize and show appreciation for those property owners who do an outstanding job of decorating their homes for the holidays!**

## HOW THE CONTEST WORKS

Ashburn Farm Association would like to celebrate the holidays with our annual Holiday Decoration Contest by recognizing property owners whose holiday decorations are outstanding. The contest is open to all single family and townhome residents. To enter, submit your one photo of your home decorated for the holidays via email to Kristen at [Events@afhoa.net](mailto:Events@afhoa.net). Updated photos will not be accepted and so ensure you send the best one. All submissions must be submitted into the Association by 3:00p on December 13th. Winners will be selected by all Ashburn Farm residents voting on the Association website. Voting will begin December 7th at 5PM. The cut off for voting on homes will be December 20th at 5PM.

The top three winners will receive a gift card from the Association. The property with the most votes will be placed on the cover of the January 2022 Across the Fence newsletter, for all of Ashburn Farm to see.

For More Information or Questions contact the  
Association  
(703) 729-6680 or e-mail [events@afhoa.net](mailto:events@afhoa.net)



# Board Briefs *(continued)*

working.

- **Budget & Finance Meeting Minutes, Bank Balances & Financials** – Dr. Lubore made a **motion to move funds (\$40,004) from the Operating Budget to the Undesignated Reserve Account**, seconded by Mr. Oakley. **Motion passed, (7/0/0/0).**

## OLD BUSINESS

- **Association Exterior Alteration Application Form Change Resolution 11022021** – Mr. Cushman reported that this will add electronic submission as an additional method of submitting Exterior Alteration Applications and move the burden of notifying the four affected properties to the Association. Mr. Cushman addressed/responded to questions and clarified process to the Board. Mr. Batchelder made a **motion to approve the online ARB Application for Exterior Alteration Applications to supplement as an additional means of submitting these applications**; Dr. Lubore seconded. **Item Tabled.**
- **Association Draft 2022 Operating Budget** – Dr. Lubore made a **motion to approve the Association 2022 Operating Budget**; seconded by Mr. Oakley. **Motion passed, (7/0/0/0).**

## NEW BUSINESS

- **Association 2020 Draft Financial Audit** – Dr. Lubore made a **motion to approve the Association 2020 Financial Audit**; seconded by Mr. Oakley. **Motion passed, (7/0/0/0).**
- **Association Architectural Standard Review – Appearance of Concrete** – Discussion about tasking Architectural Review Board to consider language or a threshold for the physical condition of concrete and/or appearance; the term serviceable was introduced. **Action Item –write up and send to the Architectural Review Board for consideration of clarifying language in the Standards.**
- **Breezyhill Pool Facility Roof Replacement – General Reserve Expenditure** – Dr. Lubore made a **motion to approve, at a cost not to exceed \$15,000, to replace the shingled half of the Breezyhill Pool House with Landmark Pewter CertainTeed 40-year guaranteed shingles**; seconded by Mr. Fedak. **Motion passed, (7/0/0/0).**
- **Member’s Equity Transfer for Association Facility Solar Panel Deposit** – Dr. Lubore made a **motion to move \$36,000 from the Undesignated Reserve Account and deposit in the Association Facility Solar Panel deposit**; seconded by Mr. Fedak. **Motion passed, (7/0/0/0).**
- **Damaged & Worn Pool Furniture Refurbishment** - Dr.

Lubore made a **motion to approve expenditure of \$7,400 to replace/refurbish damaged pool furniture**; seconded by Mr. Brewer. **Motion passed, (7/0/0/0).**

## INFORMATIONAL

- **Association Delinquent Status Report** – A copy of the Attorney’s report was included in the Board packet. **No Discussion**
- Dr. Lubore made a **motion to leave Regular Session and move to Executive Session to discuss Association Office Covid-19 Process**; seconded by Mr. Oakley. **Motion passed, (7/0/0/0) at 8:51PM.**

## EXECUTIVE SESSION

- Reconvened Regular Session at 9:24 PM.
- There were no motions made, votes taken, or action assigned as a result of the Executive Session.

## ADJOURNMENT

- Mr. Oakley made a motion to adjourn; seconded by Dr. Lubore. **Motion passed (7/0/0/0),9:26PM.**

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

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## ASHBURN VOLUNTEER FIRE & RESCUE



## December 2021 Newsletter

**Christmas Trees and Wreaths - Station 6, Ashburn Road.** Our annual Christmas tree Sale at the Firehouse is already well under way. Hurry and select the tree of your choice; we anticipate selling out early as supplies are limited this year.

**Christmas Ornament: AVFRD 2021 Commemorative ornament:** Some are still available for last-minute gift giving or a keepsake for yourself. For more information and how to order go to: [ashburnfirerescue.org/go/ornaments](http://ashburnfirerescue.org/go/ornaments)

**Pancake Breakfast: Dec 12th. - After almost two years 's WE'RE BACK!!** Please join us on Sun, Dec 12th at our Holiday Pancake Breakfast! More information about the event can be found here: [ashburnfirerescue.org/go/pancake-breakfast](http://ashburnfirerescue.org/go/pancake-breakfast)

**Come play Virtual Holiday BINGO with us - Sunday, Dec 12th from 4pm - 6pm.** This Zoom event is free, but donations are greatly appreciated! Registration is required. For more information and how to register, please visit: [ashburnfirerescue.org/go/bingo](http://ashburnfirerescue.org/go/bingo)

**Prospective Members Meeting - Tues - Dec 28th - 7:00-9:00pm.** Learn more about volunteering with AVFRD. Operations and Admin members needed. Many benefits. See our website for more information and how to start the application process: [ashburnfirerescue.org/go/volunteer/](http://ashburnfirerescue.org/go/volunteer/)

**Save the Date:** The ever popular "Chilly Days Chili Fundraiser" at Old Ox Brewery: **Saturday, Jan 22nd, 2022** starting at noon and ending at 4pm (although I would get there way before 4pm). This is not a ticketed event, however a donation at the door is encouraged. There will be at least 8 different local venues supplying free samples of their chili. Go to our website for updates: [ashburnfirerescue.org/events](http://ashburnfirerescue.org/events)

**Founders Hall - Station 6, Ashburn Road** - With modern amenities and simple rental terms, this is the right choice for your event - big or small. Accessible, friendly, and fun for you, family, friends and more! For more details and information go to: [founders-hall.com](http://founders-hall.com) or email: [info@founders-hall.com](mailto:info@founders-hall.com)

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# Library Corner

## Children's Programs & Activities

- **Dec. 2** STEAM Club: Kaleidoscopes, 4 p.m., grades 3-5 (recurring every first Thursday)
- **Dec. 3** Catch the Gingerbread Baby, 3 p.m., outside for preschool to grade 5
- **Dec. 6** Homeschool History Fair, 1 p.m., for grades K-5
- **Dec. 7** STEAM Club Jr.: Science of Sound, 4 p.m., grades K-2 (recurring every first Tuesday)
- **Dec. 9** Art at the Library: Watercolors, 4 p.m. for grades K-5 (recurring every second Thursday)
- **Dec. 12-19** Great Ashburn Gingerbread Contest, for all ages
- **Dec. 12-Jan 23** Read & Bead Winter Reading Challenge
- **Dec. 14** Play & Learn: Obstacle Course Fun, for grades K-2 (recurring every second Tuesday)
- **Dec. 16** Anime Club, 7 p.m., for teens
- **Dec. 20** Christmas Make-and-Take Crafts, 4 p.m., for preschool-grade 5
- **Dec. 28** Cultural Explorers: Kwanzaa Crafts, 4 p.m., for preschool-grade 5
- **Dec. 31** Countdown to Noon, 11:30 a.m. for preschool-grade 5

## For Teens:

- Game On! is **December 1st, 15th, 29th**, and **January 12th** at 4PM.
- DIY Teens: Felt Pinecone Ornament is **December 2nd** at 6PM.
- Portrait Sketching Class on **December 9th** at 7PM. This is for adults and High School.
- D&D Club on **December 12th** at 1:30PM. You could also mention Ashburn is looking for experienced Dungeon Masters (teen volunteer).
- Mindfulness Versus Mindlessness hosted by Ernest Solar is **January 18th**. This is for adults and high school.
- Ashburn Anime Club is **December 16th** and **January 20th** at 7PM.

## For Adults:

- Adult Book Club is **December 7th** at 6:30PM in person and online. The book is *A Redbird Christmas* by Fannie Flagg. January's Book Club is scheduled for January 4th. Hugh usually does a Reader's Advisory instead of a book.
- Portrait Sketching Class on **December 9th** at 7PM. This is for adults and High School.
- ESOL Book Club is **December 23rd** at 10AM (we are open this day even though the county is closed). The book is *Call of the Wild* by Jack London.
- English Conversation Group is every Tuesday at 7PM and every Thursday at 10AM.
- The next ESOL one-on-one tutoring registration is **January 24th**.
- Mindfulness Versus Mindlessness hosted by Ernest Solar is **January 18th**. This is for adults and high school.

## For everyone:

- Live Music: Guitarist Cristian Perez on **December 4th** at 2PM.
- Live Music: Pianist Caleb Nei on **January 15th**



“A book is a gift you can open again and again.”

~Garrison Keller



# 2022 Approved Operating Budget

The Association's approved 2022 Operating Budget continues to strike a balance between cost and service. The approved 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 membership's 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.

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 Approved 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

| 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)                    |

the community pools, common area utilities, insurance, legal 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.

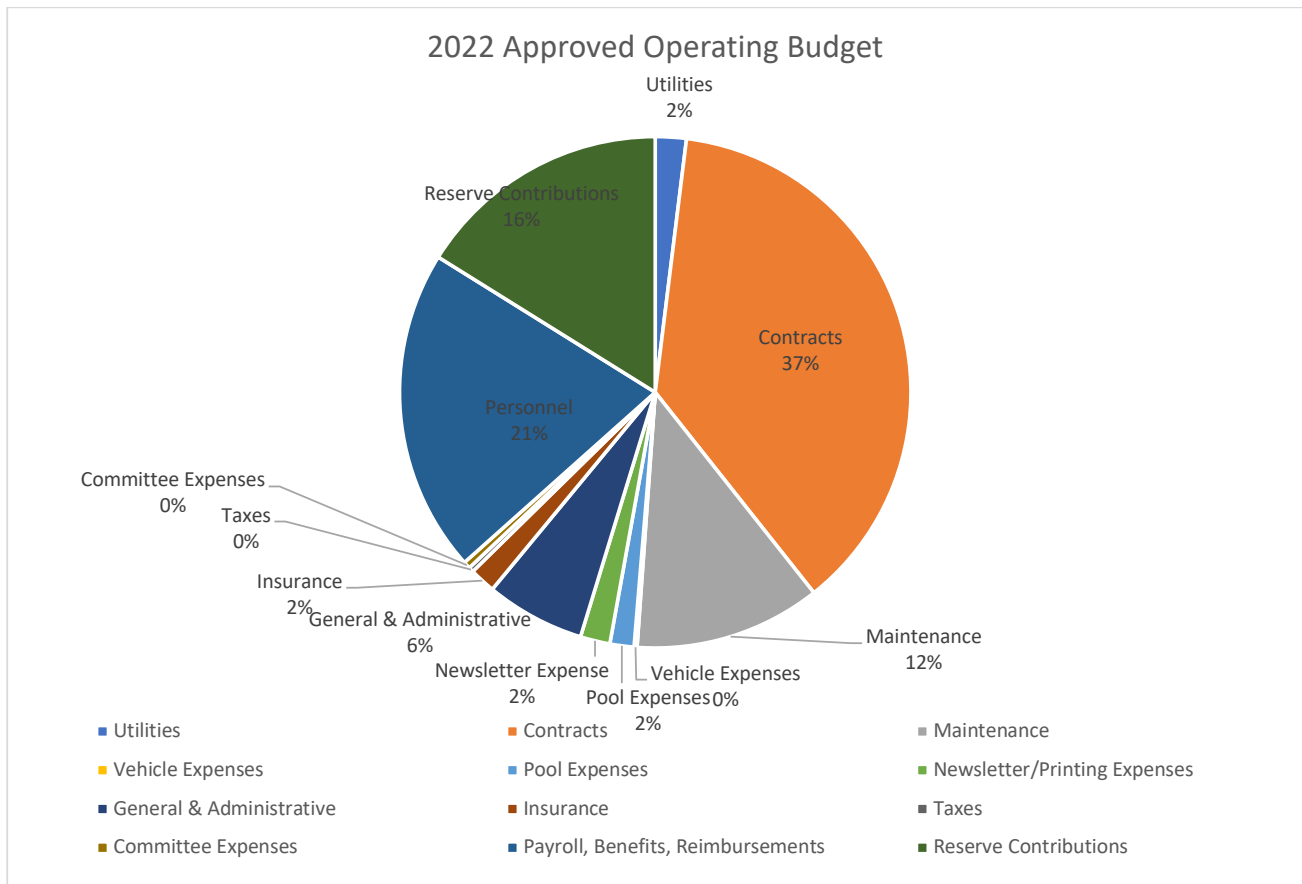
# 2022 Approved Operating Budget

| 2022 Approved Operating Budget | 2020 Spending  | 2021 Budget    | 2021 Forecast  | 2021 Budget - 2021 Forecast % Change | 2022 Draft Budget | 2021 Budget - 2022 Draft Budget % Change |
|--------------------------------|----------------|----------------|----------------|--------------------------------------|-------------------|--|
| Income                         | \$4,451,038.03 | \$4,444,204.27 | \$4,427,456.12 | -0.4%                                | \$4,765,210.00    | 7.2%                                     |
| <b>EXPENSES</b>                |                |                |                |                                      |                   |  |
| Utilities                      | \$86,775.35    | \$99,955.00    | \$73,856.17    | -26.1%                               | \$93,270.00       | -6.7%                                    |
| Contracts                      | \$1,581,519.26 | \$1,658,941.65 | \$1,712,749.24 | 3.2%                                 | \$1,781,382.56    | 7.4%                                     |
| Maintenance                    | \$493,808.39   | \$478,000.00   | \$461,865.98   | -3.4%                                | \$562,000.00      | 17.6%                                    |
| Vehicle Expenses               | \$8,899.84     | \$10,000.00    | \$9,734.46     | -2.7%                                | \$9,000.00        | -10.0%                                   |
| Pool Expenses                  | \$107,632.91   | \$82,500.00    | \$65,804.18    | -20.2%                               | \$72,500.00       | -12.1%                                   |
| Newsletter Expenses            | \$74,734.74    | \$70,500.00    | \$87,273.47    | 23.8%                                | \$89,500.00       | 27.0%                                    |
| General & Administrative       | \$257,899.49   | \$306,500.00   | \$252,686.34   | -17.6%                               | \$299,092.00      | -2.4%                                    |
| Insurance                      | \$74,051.08    | \$77,200.00    | \$77,558.91    | 0.5%                                 | \$78,500.00       | 1.7%                                     |
| Taxes                          | \$702.34       | \$8,100.00     | \$6,032.02     | -25.5%                               | \$15,000.00       | 85.2%                                    |
| Committee Expenses             | \$2,908.82     | \$50,350.00    | \$20,147.59    | -60.0%                               | \$21,350.00       | -57.6%                                   |



# 2022 Approved Operating Budget

|                                   |                       |                       |                       |              |                       |             |
|-----------------------------------|-----------------------|-----------------------|-----------------------|--------------|-----------------------|-------------|
| Payroll, Benefits, Reimbursements | \$873,790.82          | \$976,347.61          | \$828,283.91          | -15.2%       | \$975,000.00          | -0.1%       |
| <b>Reserve Contributions</b>      |                       |                       |                       |              |                       |             |
| Reserve Contributions             | \$796,397.94          | \$625,810.00          | \$565,686.00          | -9.6%        | \$768,615.00          | 22.8%       |
| <b>TOTAL EXPENSES</b>             | <b>\$4,359,120.98</b> | <b>\$4,444,204.27</b> | <b>\$4,161,678.26</b> | <b>-6.4%</b> | <b>\$4,765,209.56</b> | <b>7.2%</b> |
| Current Year Net Income/(loss)    | \$91,917.05           | \$0.00                | \$265,777.86          |              | \$0.44                |             |



# Events Around Loudoun County

## December 4th – 9th Annual Holiday Tree Lighting

20626 Easthampton Plaza, Ashburn, VA 20147

Location: One Loudoun

Time: 6:00 p.m. to 8:00 p.m.

Price: Free

The Holiday Tree Lighting at One Loudoun welcomes the community to celebrate the season with a modern twist on the traditional celebration. The event is designed to engage the broader community and to generate public awareness of One Loudoun and its merchants, restaurants, and partners!

- Santa photos
- Train rides
- Light Show performances
- Ice Carving demonstration
- Live Music
- Food for sampling and sale
- Shopping, vendors, swag and more...

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## December 4th – 2021 Dulles Jingle on the Runway 5K/10K

44701 Propeller Court, Suite 100, Dulles, VA 20166

(703) 572-8716

Location: Dulles Airport

Presented By: Washington Airports Task Force

Time: 7:45 a.m. to 9:00 a.m.

Price: Pricing varies

Email: [peggy.dyer@washingtonairports.com](mailto:peggy.dyer@washingtonairports.com)

Website: <http://www.dullesdayrun.org/>

This is your opportunity for the flattest, fastest course in the area! The runway will be closed off for runners to experience a unique look at the airport grounds, something you do not get to do every day! Run past planes and along the actual landing strip on this certified looped course.

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## December 4th – Holiday Market and Craft Fair

Executive Drive, Suite 120, Sterling, VA 20166

Location: Twinpanzee Brewing Co

Time: 11:00 a.m. or 5:00 p.m.

Website: [www.facebook.com/events/449471459470916](https://www.facebook.com/events/449471459470916)

Worried about finding the PERFECT gift this holiday season? Then get ready to BUY LOCAL at our Holiday Market and Craft Fair on Dec 4th! The holidays are almost here! Join us Saturday, December 4th from Noon to 6PM for an indoor Holiday Market & Craft Fair. We'll have an amazing indoor market with local artisan vendors and artists showcasing handmade products and artwork. Spend the day with us and have a brewski or two as you support our local artisans and artists! This will be the perfect way to kick off the holiday season with locally made artwork and products.

## December 5th – Love U More Foundation 2nd Annual Youth Talent Showcase

21586 Atlantic Blvd, Suite 110, Sterling, VA 20165

Location: Events Center

Time: 3:00 p.m. to 6:00 p.m.

Price: General Admission \$10.00 (Five and under) – Solo Performance Act (Sing/Dance/Musical Selection) \$15.00 – Group Performance (two+ people) \$30.00

Kids grab your dancing shoes, tune your instruments, and practice your vocal exercises. The time has come to showcase your talent for charity

About this Event: On December 5, 2021, we will host the second annual Love U More Foundation Youth Talent Showcase to benefit the Loudoun Education Foundation-Loudoun County Public Schools Backpack Coalition. The Backpack Coalition provides healthy family style meals to food insecure students within LCPS during weekends and extended breaks from school. Every week, the coalition provides approximately 800+ meals to sustain them over the course of the weekend. Children between 8-17 years of age are eligible to compete in the showcase. Children 5 and under are free. Mask required for all in attendance.

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## December 11th – Children's Pajama Breakfast

19455 Deerfield Ave, Suite 101, Lansdowne, VA 20176

Location: Reggio's Treehouse

Time: 9:00 a.m. to 12:00 p.m.

Come join us for pancakes and pajamas! Bring your children in their favorite PJs for yummy breakfast and a very enjoyable fun-filled Reggio morning, while you go out and get some holiday shopping going.

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## December 10th – Winter Capital Art and Craft Festival

4320 Chantilly Shopping Center, Chantilly, VA 20151

Location: Dulles Expo and Conference Center

Dates: December 10 through December 12th

Time: Fri: 12:00 pm - 7:00 pm Sat: 10:00 am - 6:00 pm Sun: 10:00 am - 5:00 pm

Price: \$12.00 - Adults; \$10.00 - Adults Online Only; Children 12 and under are free

Email: [capitalcraftfairs@spargoinc.com](mailto:capitalcraftfairs@spargoinc.com)

Website: [www.dullesexpo.com/page\\_event\\_current\\_year.html](http://www.dullesexpo.com/page_event_current_year.html)

The Capital Craft Fair will feature works of art and fine crafts presented by nearly 200 artists. Artists will offer a wide variety of handmade art in mediums including clothing/textiles/fiber, food and beverage, glass, jewelry, leather, metal, mixed media, painting and prints, photography, pottery/clay, printmaking, wood and more.



# Events Around Loudoun County

## December 12th – “Christmas Spirit” Choral Concert

15 W. Washington Street, Middleburg, VA 20117  
(540) 592-1660

Presented By: The Middleburg Concert Series

Location: Middleburg United Methodist Church

Time: 4:00 p.m. to 5:00 p.m.

Price: \$30 for adults; Free for students and children 18 and under

Email: [middleburgconcerts@gmail.com](mailto:middleburgconcerts@gmail.com)

Website: <https://middleburgconcerts.com/>

The Shenandoah University Conservatory Choir will return to Middleburg on Sunday, December 12 for a spectacular “Christmas Spirit” concert under the direction of Chanticleer Director Emeritus Dr. Matt Oltman. The Choir’s 2019 performance in Middleburg before the pandemic was sold out and received wide acclaim.

The 26-member Choir includes voices in all ranges and will be accompanied by five brass instruments, piano and organ as well as brass and piano solos. Dr. Oltman, the Choir’s director, spent a decade directing the Grammy-award-winning all male vocal ensemble Chanticleer, during which time he released twelve acclaimed recordings, toured extensively, and directed numerous choral groups, master classes and workshops worldwide. The concert will take place at the Middleburg United Methodist Church, 15 W. Washington St., Middleburg, VA. Tickets can be purchased at [Eventbrite.com](https://www.eventbrite.com) for \$30/person or at the door, capacity permitting. Students and guests 18 and under are free. All State of Virginia Covid rules will be respected. The performers are vaccinated and tested before the event. The audience is requested to wear masks.

## December 19th – Sip and Shop: Holiday Market!

42245 Black Hops Lane, Leesburg, VA 20176

Location: Vanish

Time: 11:00 a.m. to 6:00 p.m.

Website: [www.facebook.com/events/2483200448490954](https://www.facebook.com/events/2483200448490954)

Join us for our Holiday Sip & Shop at Vanish Farmwoods Brewery! Featuring local artisan vendors, over 20 beers on tap, wine, sangria, food trucks and live music! Free Admission!

VENDOR LINEUP: Ruff City Pet, Zer Skin Care, The Global Local Shop, Molly Supplee, Raw Blossom, Refined k9, Rockstar Designs, Ramuri, Uniquely Vetty Artistry, Clean Fun Bath Works, M.R. Cheesecake, NKU Butter, Chappelle Candle Co, Fingerboard Hemp Market, Rustic Slate Candles, Mistress Arts, Lularoe on the Mountainside, Whispering Meadows Alpaca Breeders, Sparkle Strands Fairy Hair, KCity Bags, The E-Globe Eclectically Simple, LLC, Little Clay Daisy, Brewery Bones, and Bulls Hardwood.  
FOOD TRUCKS: Nomini Bay Oysters, The Pate Wagon, Vanish BBQ, Burgers & Pizza

## December 21st – Tuesday Night Line Dancing in Leesburg

510 East Market Street, Leesburg, VA 20176

Phone: (703) 443-0777

Presented By and Location: The Loudoun Kitchen and Bar

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

Recurrence: Weekly on Tuesday until December 28th

Price: Free

Email: [dave@theloudounkitchenandbar.com](mailto:dave@theloudounkitchenandbar.com)

Website: [www.facebook.com/events/464823408143778/unlkitchenandbar.com/](https://www.facebook.com/events/464823408143778/unlkitchenandbar.com/)

After a year away, line dancing has returned to #loudouncounty! Every Tuesday night, come out to The Loudoun Kitchen & Bar for free line dance lessons from 7:30-9 with Danielle of LineDance4You. Then stick around for open line dancing to follow with DJ Freedom! (Note: Freedom will start music at 7 for those that want to get in a warmup before lessons!)

At least 3 lessons will be taught each night and will range from ultra-beginner to intermediate dances, so whether you’ve been dancing with us for years or have never given it a try, we hope everyone has a chance to join us on the floor for a night of fun!

They also feature arcade games, pool tables, tons of big screens, an amazing menu (this ain’t your average “bar food”), not to mention a killer power hour and food/drink specials, so come check it out! Throughout the pandemic, they have stayed afloat and supported their staff. Now, let’s show them some LOVE!

COVID NOTICE:

Following state guidelines, masks and social distancing will NOT be enforced for patrons, but we encourage everyone to do what makes you feel safe and comfortable. Line dancing is about happiness and acceptance, and we understand if some friends just may not be ready yet, but we’ll be here when you are!



# 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**



# Helpful Numbers & Email Addresses

## Association Office

(P) 703-729-6680  
(F) 703-729-0247  
e-mail: info@afhoa.net

## Patriot Disposal

(P) 1-703-257-7100  
e-mail: customerservice@patriotdisposalservices.com

## Summit Management

(P) 301-495-0146  
(F) 301-933-2625  
e-mail: accounting@summitmanage.com

## Al's Towing and Storage

(P) 703-435-8888

## Breezyhill Pool

(P) 703-858-9831

## Summerwood Pool

(P) 703-729-9706

## Windmill Pool

(P) 703-729-9739  
e-mail: pools@afhoa.net

## VDOT & State Services

### State Highway Info

(P) 800-367-ROAD

### Report a Road Condition

my.vdot.virginia.gov

### State Police

(P) 800-572-4510

### VDOT Snow Removal

(P) 703-383-8368

## Ashburn Farm Condos & Apartments

### Ashberry Condos

(P) 703-707-6404

### Camden Apartments

(P) 703-729-7800

### Sanders Mill Condos

(P) 703-385-1133  
(FirstServiceResidential)

### Westmaren Condos

(P) 703-729-8906  
(Laurie O'Donnell)

### Ashburn Post Office

(P) 703-406-6291  
e-mail: fast@usps.gov

### Ashburn Volunteer Fire/Rescue

(P) 703-729-0006

## New 2022 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    | \$3360/mo          |
| Full Page           | \$850    | \$765/mo           |
| <b>Inside Cover</b> |          |                    |
| 1/4 Page            | \$235    | \$211.50/mo        |
| 1/2 Page            | \$440    | \$4396/mo          |
| Full Page           | \$925    | \$827.50/mo        |

*\*Extended contracts refer to advertising commitments for a period of three months or more. Pre-payment of the term is required in order to take advantage of the extended contract discounts.*

An Insertion Order Form must be submitted with ad. Forms are available at the Association Office or via fax and our website. Advertiser must provide in digital form (PDF or TIF files only, PC formatted). 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 or 703-729-6680.*



# Classifieds Businesses & Services

## 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, 50 min Mat Method FRI @9a. 30 min Intro to Mat FRI @11:30a. 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 TRUST

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!



**Lori Christ** CPA LLC  
703-444-4394  
[www.LoriChristCPA.com](http://www.LoriChristCPA.com)

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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<br>\$10 | Non-Resident<br>\$25 |
| Personal Ad | Resident<br>FREE | Non-Resident<br>\$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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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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43330 Junction Plaza Blvd.,  
Suite 172  
Ashburn, VA 20147  
**703-726-8784**

**BRAMBLETON**

42385 Ryan Rd., Suite 112  
Ashburn, VA 20148  
**703-327-8471**

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MON-FRI: 7AM-7PM  
SAT: 8AM-1PM  
SUN: CLOSED

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

*Coming in January*

January 1st: Assessments Due

January 4th: Board of Trustees Meeting

January 13th: Architectural Review Board Meeting

January 21st: Budget and Finance Meeting

January 27th: Architectural Review Board Meeting