

ACROSS THE FENCE



February 2025 | Volume 37 | Issue 2

THE OFFICIAL PUBLICATION OF THE ASHBURN FARM ASSOCIATION

Across the Fence

The Ashburn Farm Community Newsletter

Inside This Issue

- 3 - Around Ashburn Farm
- 4 - Important Contacts | A Note From The Publisher | BOT Corner
- 5 - Board Briefs
 - BOT Contact Info | BOT Meeting Dates
 - Ashburn Farm HOA Office Closure Dates
- 6 - Committee Dates
- 7 - Assessments & General Information
- 8 - Collection Policy | Home Sales
 - Advertising Info
- 9 - Past Meeting Minutes
- 10 - Friendly Reminders
- 11 - A Message From Our Financial Coordinator
- 12 - Valentine's Day Word Search
- 13 - Clever Ideas to Make Valentine's Day Special
- 14 - Upcoming Event: Go! Go! Green!
- 16 - Upcoming Event: Easter Egg Hunt
- 17 - Loudoun County Public Schools Calendar & Contacts
- 18 - 2025 Homeowner Assessments | Local Community Contacts | Ashburn Volunteer Fire-Rescue
- 19 - Featured Recipe: Oysters Rockefeller
- 20 - Donate Your Dress
- 21 - Word Search Answer Key
- 22 - Upcoming Event: Ashburn Farm Summer Kick Off
- 23 - Real Estate In Ashburn Farm
 - Resolution 01072025A

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Mary A. Corey, D.V.M.

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Emergencies Pet emergency? Let us triage and treat or stabilize!	Behavior Consultations Listening troubles? We'll "Better the Bond" by helping solve any behavior issues.	Exotic Care Furry, feathered or scaled pet not feeling well? We will be their doctor too.
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Hours of Operation
Monday - Friday: 7 AM - 7 PM
Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



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Ashburn, Virginia 20148
www.streamvalleyvet.com

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DISCLAIMERS

By attending an event at Ashburn Farm Association (AFA), you understand you may be photographed or video recorded. Your attendance shall be deemed as your agreement and consent to the publishing and/or broadcast of said photographs or video in various media regarding AFA, including but not limited to magazines, newsletters, and association website (including social media) and other related promotional or informational materials. You understand the association may publish or broadcast your likeness without compensation, and such publication or broadcast shall be at the association's sole discretion.

Across The Fence is the official monthly publication of the Ashburn Farm Association (AFA). Publication in the newsletter of resolutions, rules, regulations, and meetings duly adopted or called by the Board of Residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement. Neither the Ashburn Farm Association, its Members, Staff, Board of Trustees, or Publisher make any representation as to the validity or qualifications of any advertisers. The Across The Farm staff and Publisher reserve the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not reflect the opinions of the newsletter team, the Association, or the Publisher. Articles submitted are subject to editing for clarity and length and should not be self-promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Ashburn Farm community residents. Articles and photographs appearing in The Across The Farm publication may not be reproduced in any manner without the express permission of the Publisher.

Around Ashburn Farm

UPCOMING IN ASHBURN FARM

Easter Egg Hunt- April 11th
Community Clean Up Day- April 26th
Spring Yard Sale- May 3rd
Summer Kick Off- May 24th
Musical Bingo- June 27th
Ice Cream Social- July 18th
National Night Out- August 5th
Middle School Swim Night- August 8th
K9 Kool Off- September 4th & 5th
Fall Yard Sale- September 13th
Musical Bingo- October 10th
Trunk or Treat- October 27th
Winter Festival- December 6th
Food Truck Fridays- Random “pop-up” events throughout the year! Be on the look out for emails!

If you would like to volunteer for Summer Kick Off, please contact events@afhoa.net. Volunteers will receive a free meal and t-shirt!



MAINTENANCE UPDATES

Our maintenance team will focus on interior office painting, completing tot lot inspections to prepare for spring, and repairing signage throughout the townhome neighborhoods.

Thank you to Chip, Marlon & Carlos for all their hard work in making Ashburn Farm beautiful!

ODD JOB SQUAD



ASHBURN LIBRARY





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

Important Contacts

LCSO Emergency:
Dial 911

LCSO Non Emergency:
703-777-1021

Ashburn Fire:
703-729-0006

Patriot Disposal:
703-257-7100

Washington Gas:
703-750-9500

Dominion Energy:
888-667-3000

Loudoun Water:
571-291-7880

Body Works Towing:
703-777-5727

Ashburn Farm Contacts

General Manager:
gm@afhoa.net

Maintenance:
maintenance@afhoa.net

Architectural Review Board:
arb@afhoa.net

Covenants:
covenants@afhoa.net

Resales:
resales@afhoa.net

Finance:
dues@afhoa.net

Questions:
info@afhoa.net

Administrative Help:
admin@afhoa.net

Events:
Events@afhoa.net

Ashburn Farm Association

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

A Note From The Publisher

Happy New Year Ashburn Farm Residents,

As we welcome a new year, it's the perfect time to pause, reflect, and set fresh goals. Whether you're focusing on self-improvement, pursuing a new hobby, prioritizing health and wellness, advancing your career, or tackling home projects, we encourage you to think local and think about utilizing the businesses and professionals who support this publication when selecting those who can help you achieve your aspirations.

The businesses and professionals who support this publication are not only dedicated to serving our community but, in many cases, are residents themselves. Their sponsorship allows us to provide this magazine to every Ashburn Farm resident at no cost (except for postage). By supporting them, you're investing in the very community that makes Ashburn Farm so special.

We also want to remind you that this is **your** publication—a space to celebrate your stories, photos, and accomplishments while shining a light on the incredible community we share. Our goal is to create something you can continue to take pride in, one issue at a time.

From all of us at Imagery Print & Promotions, thank you for an amazing year. Your support, inspiration, and engagement fuel our passion for what we do. Here's to another year of growth, connection, and celebrating the unique spirit of Ashburn Farm!

Warm regards,

The Team at Imagery Print & Promotions

BOT Corner

Snow and ice create a breathtaking winter landscape, transforming the world into a sparkling wonderland. The glistening white blankets of snow on trees and rooftops and the delicate icicles hanging from eaves evoke a sense of magic and serenity. However, beneath this beauty lies a more perilous reality. Snow and ice can create hazardous conditions, making sidewalks and roads slippery and unsafe, especially for the elderly and disabled members of our community.

We need to come together as neighbors to support those who may struggle during the winter months. Simple acts of kindness, like shoveling snow or salting icy pathways, can make a significant difference. I've experienced this firsthand; my friend and neighbor Joe came over to help my wife clear the snow around our house. As someone with a disability, I am unable to manage these tasks myself, and their assistance not only ensured our safety but also lifted my spirits.

Furthermore, keeping sidewalks clear is vital for children navigating their way to school or playing outside. We must prioritize their safety by ensuring that paths are accessible and free from hazards.

As February approaches, bringing with it the warmth of Valentine's Day, let's remember that the most meaningful gift we can offer is our help to those in need. Whether lending a hand to a neighbor or checking in on someone struggling, these small gestures can create a sense of community and compassion that shines brighter than any winter landscape. Together, we can embrace the beauty of winter while ensuring that everyone stays safe and supported.

Scott Batchelder, President

Board Briefs

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

The following Meeting was held on January 7, 2025. Mr. Scott Batchelder, President, called the meeting to order at 7:02PM.

Board Members Present: Mr. Scott Batchelder, Mr. Mark Fedak, Mr. Jeff Colclough, Mr. Cody Rees, Dr. Steve Lubore

Board Members attending virtually: Mr. Rich Oakley (arrived late); Dr. Stephen Boyce (arrived late)

APPROVAL OF MINUTES

December 3, 2024, Board meeting minutes were **approved**. *Mr. Oakley arrived online at approximately 7:04.*

BOARD MEMBER COMMENTS

The Board extended Happy New Year greetings to all.

PUBLIC FORUM

A homeowner from an Ashburn Farm condo community was present to express concern about the HOA's use of pesticides and herbicides. She noted that the HOA has contracted TruGreen for lawn treatment, and expressed concerns about the effects herbicides in use might have on humans, pets, and wildlife. Mr. Fedak asked if she had done any research on alternatives; the homeowner responded that Montgomery County has begun using organic options. There was further discussion about researching alternatives and soliciting further transparency from TruGreen about what is being used on common areas. In response to a discussion about ticks and other disease-carrying pests, the Director of Operations shared that we do not use insecticides for any insects and that diatomaceous earth is occasionally laid down as a means of controlling chiggers, a growing problem in our area. The Board shared its desire to utilize safe and effective lawn care treatments, and invited the homeowner to follow up on further options and findings.

Homeowners from a townhome neighborhood were present dispute a vehicle tow, and to request reimbursement of \$178.50 for the towing charges. The vehicle had been partially obstructing a fire lane; the Director of Operations clarified that the fire lanes, markings, and signage are designated and installed by order of the Loudoun County Fire Marshal and are not the decision of the Association. Mr. Fedak advised the homeowners of the Townhome Committee and encouraged them to consider participation in helping to address some of the unique issues related to living in these neighborhoods. **Motion to deny reimbursement; passed, (6/1/0/0); Mr. Oakley, opposed.**

There were no additional homeowners present or online wishing to address the Board; Mr. Batchelder closed the floor to public comment.

Morgan Stanley Investment Strategy – the Association's two new broker/financial advisor representatives were in attendance to present and discuss the Association Investment Strategy.

Continued...

Board of Trustee's Contact Information:

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

Board of Trustee's Meeting Dates are as Follows:

February 4
March 4
April 1
April 1 - Annual Meeting 8 PM
May 6
June 3
July 1
August 5
September 2
October 7
November 4
December 2

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

Ashburn Farm HOA Office Closure Dates:

February 17
May 26
June 19
July 4
September 1
October 13
November 11, 27, 28
December 24, 25, 31

Committee Dates:

The 2024 meeting dates are as follows

Budget and Finance:

If you have questions or concerns please direct your emails to:

budgetfinancecomm@afhoa.net

February 27 | March 27
May 1 & 29 | June 26
July 31 | August 28
October 2 & 30
November 25
December 30

Townhome Neighborhood:

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

townhomecommittee@afhoa.net

February 20
March 20 | April 17
May 15 | June 19
July 17 | August 21
September 18 | October 16
November 20
December 18

Architectural Review Board:

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

February 13 & 27
March 13 & 27
April 10 & 24
May 8 & 29
June 12 & 26
July 10 & 31
August 14 & 28
September 11 & 25
October 9 & 30
November 13
December 11

Board Briefs (Continued)

After a brief introduction of themselves and their credentials/qualifications, they discussed and presented a plan for best practice objectives, portfolio summary/investment strategies, and best interest vs. fiduciary responsibility, which was compiled as a portfolio review and provided to the Board members and Budget & Finance Committee Chairman. They spent time reviewing and going through each point outlined on the portfolio review with the Board and addressed questions as they arose. Questions and discussion areas included: taxable vs. non-taxable investment purchase strategies, taxable equivalent yield calculations, maturity distribution, income schedule, etc. The Board Treasurer suggested providing Morgan Stanley the fiduciary authority to take certain time-sensitive actions under a set of conditions predetermined by the Board. There was discussion about how the Fiduciary Responsibility Regulation works and the benefit to the Association in employing this strategy for the long-term future of the Association. The Board thanked Morgan Stanley for attending. **Motion to accept Morgan Stanley as Fiduciary for Ashburn Farm; passed, (7/0/0/0).**

APPEALS TO THE BOARD

- **Clarnight Terrace – appeal for Common Area.** Use The homeowners were online to present their appeal to install a fence in a common area 11" beyond their rear property line due to underground utility lines on their property. The homeowner provided specifics about where the utility lines are and the 18" fence placement offset recommended by the energy company, which would move the fence into the common area. The GM provided information regarding the restrictive guidelines and procedures for use of common area. **Motion to deny the appeal to extend the fence into Common Area by 11"; passed, (7/0/0/0).**

- **Farmgate Terrace – appeal for violation charges.** The Covenants Manager provided background about the appeal, which was an ongoing issue. There was a brief discussion among the Board for clarification and understanding. **Motion to deny the appeal of the violation charges; passed, (6/0/0/1) Dr. Boyce, absent.**

MANAGER'S REPORT – reported by the General Manager

- The maintenance staff will be working on townhome mailboxes; organizing pool storage rooms; starting shoulder rehabbing along trails to prepare for next year's trail asphaltting, and during inclement weather days they will begin interior painting of Association offices.
- Weather permitting, a contractor may begin repairs on additional mailboxes.
- Brightview is scheduled to begin tree removal on Gardengate Circle mid-January.
- The carpet replacement and truck purchase are being pushed to February.
- The General Manager provided a status update on ongoing staff activities and projects as follows: Accounting is collaborating with Communications and Summit Management to ensure that homeowners are aware of the new assessment rates and the need to update payments. The Covenants group continues to work on applications, resales, concerns, re-inspections, and patrols.

Funding Requests for February (Reserves): \$100,865

- \$50,000; Replacement of the small Association truck is being pushed to February pending further research and quotes. There was discussion about whether an electric truck is a viable option if the HOA solar panels are producing excess energy. **Continued...**

Board Briefs (Continued)

The Director of Operations stated that the current plan is for a smaller vehicle that will fit on the trails until such time as the trails can be widened to accommodate an emergency vehicle. The option of leasing vs. purchasing was raised; it was decided to bring this into the research/quotes for comparison purposes.

- \$16,775; Replacement of the HOA server was discussed along with whether storage could all be cloud based, depending upon IT architecture, structure and strategy.
- \$19,090; Replacement of office furniture.
- \$15K; Carpet replacement for the DeLong Room.

There was discussion about making funding requests for scheduled items transparent in how they were reached, and verifying that alternative options had been evaluated.

Events in Ashburn Farm

- Plans for Summer Kick Off are in the works and contracts for Fireworks and Amusements need approval to lock in pricing and vendors.
- The GM provided a summary of the December event participation and contest winners as well as upcoming events.
- Toys 4 Tots was a great success with 4 large bags and a big box of toys collected.

Architectural Review Board – Report provided by Committee Chair

For the month of December there were 26 total applications received, 9 were approved by the ARB; 17 were approved by Covenants staff.

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

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

Nothing unexpected to report.

The Designated Reserve Budget for 2025 looks good; the financial numbers have not changed, and reserve expenses are planned out for the year.

Dr. Lubore asked whether B&F had reviewed/approved the upcoming fireworks and amusement contracts and expenses. Mr. Hancock responded that he had not seen them. Discussion followed about the need for contracts and funding requests for these contracts to be brought to B&F for review prior to sending them to the Board for approval.

There was a segue to discussion about planning for Summer Kick Off, and other larger events, and scheduling a time to meet with the Events Team to brainstorm ideas and see how the Board can assist staff with the event. There was a discussion about collecting or pulling together data from last year for the Board to review.

Please see the B&F report for additional information.

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

Operating Accounts – Total \$661,102.06 (Cash)

Continued...

Assessments & General Information

Ashburn Farm Association Staff:

The Association Staff is responsible for enforcing the Covenants and Bylaws of the Association. The staff cannot make or change the policies, nor can they make arbitrary exceptions to existing policies. We are happy to assist you with any questions you may have or provide information. The Association Office is open 9am-5pm, Monday through Friday.

Mission Statement for Ashburn Farm HOA:

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

The Christ Accounting Group Lori Christ, CPA LLC



Lori@LoriChristCPA.com
703-304-5173

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- Monthly Financial Statements
- Business Tax Consulting & Preparation
- Small Business Set up
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Collection Policy:

Assessments are due on the first day of each month. Any installment of the annual assessment not paid to the Association within thirty (30) days after the due date shall be considered delinquent, and a late charge of \$25.00 shall be assessed to the Owner and posted to the Owner's account every thirty (30) days delinquent.

Home Sales:

Effective July 1, 1989, the Virginia General Assembly enacted a new law entitled the "Virginia Property Owner's Association Act". This act required the seller of a home to make certain disclosures to the intended purchaser of their lot. All home sales in Ashburn Farm are subject to the Virginia Property Owner's Association Act. A written request of the Association Resale Disclosure Package and payment in the amount of \$315.00 for an electronic resale package (via email) for townhome/single family; \$350.00 for a paper resale package for townhome/single family; \$100.00 for electronic or paper resale package for condo; are required to begin processing. A rush fee of \$70.00 may be paid to receive your resale package within three (3) business days. Checks should be made payable to the Ashburn Farm Association. A form is available on the website or at the Association office. The completed package will be issued within 14 calendar days to the requesting party or agent. For further information, please contact the Association office.

ACROSS THE FENCE

Deadline For Advertising
Is The 10th Of Every Month

FOR ADVERTISING INFO

Download Or Fill Out A Contract At:
www.ImageryPrintVa.com
ImageryAds@aol.com | 703.723.3400



Board Briefs (Continued)

- **Alliance Bank of Arizona:** #3184 Balance total \$513,622.98
- **Apple Federal Credit Union:** #5019 Balance total \$15.00
- **Atlantic Union Bank:** #5149 Balance total \$143,208.83

Undesignated Reserve Accounts - Total \$429,007.92, Cash \$197,504.27

- **Atlantic Union Bank- Members Equity Money Market** - #0140 Balance total \$81,590.43
- **Morgan Stanley – Undesignated Reserve Account** - #1716 Cash balance \$115,913.84; Balance total \$347,417.49

Designated Reserve Accounts – Total \$4,214,915.27 Cash \$238,094.24

- **Atlantic Union Bank – Reserve Money Market** - #9644 Balance total \$68,277.26
- **Morgan Stanley - Designated Reserve Account** - #1715 Cash Balance \$169,816.98; Balance total \$4,168,408.29

Townhome Committee – reported by Committee Chair

Met Thursday, December 19th

Items discussed

- **General:** Increasing engagement of townhome residents.
- **Parking:** Ongoing discussions about homeowners monopolizing open spaces and suggestions for how to improve; collaborating and working with Association staff about additional ideas to address parking issues.

Mr. Fedak asked about a bullet point in the Townhome Committee Minutes which stated it would be impossible to create more parking in the townhomes. The Committee Chair clarified that this was referencing only a specific plot of

land at Chokeberry Square. Mr. Fedak encouraged the Committee to create a vision for what they want to do to improve the parking there, add a business case about how to get it paid for, and propose it to the Board.

OLD BUSINESS –

A. Parking Policy Resolution 01072025A

The GM provided a brief background and rationale for the change related to commercial vehicles. **Motion to approve Parking Policy Resolution 01072025A;** Dr. Lubore requested definition of commercial vs. non-commercial, discussion followed. The Covenants Manager provided further clarification. **Motion passed, (7/0/0/0).** Dr. Boyce arrived online at approximately 8:45PM.

NEW BUSINESS

A. Summer Kick-Off Fireworks Contract – Motion to approve the fireworks contract with the caveat that the contract is sent to the Budget & Finance Committee for review and passes successfully; passed, (6/0/1/0), Mr. Rees, abstained.

B. Summer Kick-Off Rides Contract– Motion to approve Fantasy World as the amusement vendor with the stipulation that the contract is sent to the Budget & Finance Committee for review and passes successfully, at a cost not-to-exceed \$15,000, passed, (6/0/1/0), Mr. Rees, abstained.

Motion to move to Executive Session at 9:20PM to discuss legal matters and homeowner appeals and requests.

The Board returned to Open Session at 9:43PM. Mr. Batchelder stated that during Executive Session there were no motions or votes taken.

Continued...

Board Briefs (Continued)

Motion to write off the Bad Debts as recommended by our staff and our attorney; passed, (7/0/0/0).

For the sake of clarity, other motions and votes taken following the return to Open Session have been recorded here alongside the discussions pertaining to them.

Motion to adjourn, passed. Meeting adjourned at 9:45PM.

Use The QR Code To Access The Past Meeting Minutes

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



Kelly Gaitten

Associate Broker, ABR

703-966-7036

kelly.gaitten@penfedrealty.com

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

Hi Neighbors,

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

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

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

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

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

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

Warmly, Kelly



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Friendly Reminders

PARKING

Visitor space time frames are as follows: 12 AM- 6 AM is prohibited parking. Open spaces, whether marked or not, are 72 hour parking.

Parking is a shared resource that everyone relies on. Ashburn Farm Association encourages all residents to be courteous of their neighbors and not monopolize unassigned / open parking spaces that are meant to be shared by all. Please be mindful of the parking.

TRAIL SAFETY

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

Thank you!

SNOW POLICY



HOLIDAY DECORATIONS POLICY

A friendly reminder, all exterior holiday decorations should have been removed by the end of January, to be in compliance with the Ashburn Farm Standards.

TRASH REMINDERS

Trash is picked up by Patriot Disposal on Mondays and Thursdays. Routes begin at 6 AM and go until 6 PM. Recycling is picked up on Mondays. If you feel that your trash or recycling has been missed, please contact Patriot Disposal directly. A friendly reminder that Patriot Disposal will need your address & a picture of your missed trash/recycling in order to best assist you.

Patriot Disposal- 703-257-7100

PET ETIQUETTE

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

A Message From Our Financial Coordinator

Dear Ashburn Farm Residents,

Please make sure your payment has been updated to reflect the 2025 HOA assessment rates. The 2025 assessment rates are \$102.93 for single-family homes on VDOT-maintained public streets, \$119.26 for townhomes and homes on private, Association-Maintained streets, and \$80.40 for condos. Residents who pay their HOA dues via automatic ACH withdrawals through Summit Management need not worry about this issue, as updated rates are automatically applied. To sign up for ACH, contact dues@afhoa.net or accountsreceivable@summitmanage.com. Residents who make payments through their personal bank or Alliance Bank on a recurring payment basis must manually update their payment amount.

To update your account with Alliance Bank, log into your account by visiting pay.allianceassociationbank.com/Home?cmid=3196DB01 or scanning the QR code below. If your account is not updated, the small remaining balance will result in a delinquent balance on your account, and you could accrue late and administrative fees.

To view the status of your account, log into your Vantaca portal by visiting [Vantaca Home](#) or contact dues@afhoa.net. If you have any questions about your HOA account, do not hesitate to contact dues@afhoa.net or call (703) 729-6680.



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Valentine's Day Word Search

D X T L B Z G I T R A E H T E E W S K R G X L H
W E I H U V P A Y L V W N J O V A K D Z L K N U
Q V V U G N A B I O H N R M H J A F S V E K Y R
T Z Q O O I S H P V B F A C F J C L H V M N A W
S M B V T A S U H E S A H D Y S G E E E I D L R
E U Y O K I I T N B E H X X I I O D T N M X O M
G D P I B J O D S I S R L U L X D G E I T M R F
X J S I X I N N B R S Z D R M C K K R Z A I K R
R H F W O B A G X D I A W Y T E H A D N D G N B
R E E I C P T S O S K F T K Q W T W T G S V W E
O W R A M F E W X Y D Z T K A I H I E J R F H M
T J A I R S E S O R N B B A O N C E N E U N P I
X E Q R M T T X C P A B Q N E D J J D T O V E N
C V J M M D F L T E S U T W I V D C L A Y P T E
R T H D O E A E A A G J U N H I O F E L R L R W
T R H L X T M T L F U C N O H M S L S O E V M K
J A Z B A R M B E T H E J J C B B I S C V X W T
W E V P R U Q Y R R R S M G X M J E L O E M F I
V C D D Z E A Q R A C L R U O H S N O H R S F E
C Z S U V L Y Z V T C E J A D Z G W V C O S U V
R K I B D O E A Z U Y E S I U Y V P E P F B I T
A I A X Z V E N O T U I P V J C X K Q W P U K J
Y U Q B L E X P F Y B U F W K V I B U D Y Q U Q
Y T E U Q U O B Q D C R R H R L A V B B G O W H

Cupid
Chocolate
Passionate
True Love
Devotion
Admiration
Secret Admirer

Heartfelt
Valentine
Roses
Sweetheart
Bouquet
Warm Embrace
Endless Love

Lovebirds
Be Mine
Forever Yours
Love at First Sight
Romantic Dinner
Hugs and Kisses

Answer Key Found On Page 21

Clever Ideas to Make Valentine's Day Special

Valentine's Day is just around the corner, and while traditional gifts like flowers and chocolates are timeless, adding a creative twist can make this year even more special. Here are some thoughtful ideas to help your creativity out this year:

- **Customized Treasure Hunt:** Plan a fun hunt with love notes or small gifts at each stop, tied to your shared memories.
- **Memory Jar:** Fill a jar with notes about cherished moments or reasons you love your partner for a heartfelt keepsake.
- **DIY Love Coupons:** Create coupons with promises like romantic dinners or movie nights, redeemable anytime.
- **Star Map of a Special Night:** Frame the night sky from a meaningful date as a beautiful reminder of your connection.
- **Cook a Heartfelt Dinner:** Plan a romantic evening at home by cooking a special meal together to create lasting memories.
- **Personalized Playlist:** Curate songs that hold special meaning for you both to set the mood for a romantic evening.
- **Indoor Picnic:** Set up a cozy blanket, snacks, and soft lighting for a unique at-home celebration.
- **DIY Photo Book:** Compile your favorite pictures and captions for a personalized keepsake that tells your story.

These clever ideas go beyond the traditional, allowing you to tailor your Valentine's Day celebration to the unique bond you share with your loved one. Remember, it's the thoughtful gestures that make this day truly special

TURN DRIVE TIME INTO DOWN TIME.

Tame traffic with a carpool or vanpool.



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LOUDOUN
COUNTY
VIRGINIA

Transit and
Commuter Services

Registration for this event is required. Please scan the QR code below!



Join us in keeping Ashburn Farm clean in a community-wide clean up day.
Trash bags, gloves & grabbers will be provided. Pick up in the Breezyhill
pool parking lot.



April 26th, 2025
10 AM
43250 Hay Road, Ashburn



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Easter Egg Hunt

April 11th, 2025

The hunt will begin at 1:30 PM at the Windmill Pavilion.

REGISTRATION WILL BE REQUIRED AS THERE ARE LIMITED SPACES AVAILABLE. PARTICIPANTS MUST USE ASHBURN FARM PROVIDED BAGS. PERSONAL BASKETS WILL NOT BE ALLOWED. PARENTAL SUPERVISION IS REQUIRED AT ALL TIMES.

Register Here!



Loudoun County Public Schools



Main Office Phone:
571-252-2240
Attendance Line:
571-252-2242
20235 Nightwatch St.,
Ashburn, VA 20147



SANDERS CORNER ELEMENTARY

Main Office Phone: 571-252-2250
Attendance Line: 571-252-2252
43100 Ashburn Farm Parkway,
Ashburn, VA 20147



CEDAR LANE ELEMENTARY

Main Office Phone: 571-252-2120
Attendance Line: 571-252-2121
43700 Tolamac Drive,
Ashburn, VA 20147

TRAILSIDE MIDDLE

Main Office Phone: 571-252-2280
Attendance: TMSattendance@lcps.org
20325 Claiborne Parkway,
Ashburn, VA 20147



STONE BRIDGE HIGH

Main Office Phone: 571-252-2200
Attendance: SBHAbsentee@lcps.org
43100 Hay Road,
Ashburn, VA 20147



2025 School Year Calendar



Mon, Feb 17
Mon, Mar 31
Thurs, Apr 3
Fri, Apr 4
Mon, Apr 7
Mon, Apr 14
Fri, Apr 18
Mon, May 26
Fri, June 13

Holiday (Presidents' Day)
Holiday (Eid al Fitr)
End of the Third Grading Period
Student Holiday (Planning/Records/Conference Day)
Student Holiday (County-Wide Staff Development)
Spring Break Begins
Spring Break Ends
Holiday (Memorial Day)
Last Day of School for Students/End of the Fourth Grading Period



Info Taken From LCPS Website And Is Subject To Change

SUMMER FUN CAMP NOW OPEN!

HIT THE ICE THIS SUMMER!

The Ashburn Ice House is proud to offer summer camp options for skaters of all ages and abilities.



ASHBURN
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HOUSE

WWW.ASHBURNICE.COM

2025 Homeowner Assessments

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

Please remember that Homeowners Association assessments are due on the 1st of each month.

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
accountsreceivable@summitmanage.com

Collection Policy

Assessments are due on the first day of each month. Any installment of the annual assessment not paid to the Association within thirty (30) days after the due date shall be considered delinquent, and a late charge of \$25.00 shall be assessed to the Owner and posted to the Owner's account every thirty (30) days delinquent.

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Local Community Contacts

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

PUBLIC INFORMATION

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

LOUDOUN COUNTY

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



Ashburn Volunteer Fire-Rescue February News

Pancake Breakfast

February 9th - , 8:00 AM - 12:00 PM

Bring your family and friends to enjoy a delicious breakfast while supporting AVFRD at Founders Hall, 20688 Ashburn Road.

Volunteer Interest Meeting

February 25th - 7:00 PM - 9:00 PM

Interested in making a difference in your community? Join us at Station 6 on Ashburn Road to learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more! For additional details, visit www.joinavfrd.com and check out our online eBook to explore volunteer opportunities. Come out, get involved, and be part of the AVFRD family!

Save the Dates:

Chili Cookoff - March 1st - Snow Date March 8th - Noon-4:00pm at Old Ox Brewery

Cost: Donation to AVFRD

Baby, it's cold outside and we have just the thing to warm you up! Enjoy unlimited tastings of chili graciously provided by Ashburn restaurants—all proceeds will be donated to the AVFRD. Bring the kids to see the fire truck!

Celebrity judging—whose chili will take home the trophy?
Beer release—War Wagon Kölsch

For more details and updates, visit:
<https://ashburnfirerescue.org/events/>

Join our Instagram community: @avfrd

Follow us on Facebook:

<https://www.facebook.com/AVFRD/>



Featured Recipe: Oysters Rockefeller

These oysters, blanketed in creamy spinach with bacon and Parmigiano-Reggiano and topped with a buttery Ritz cracker crust. stay true to their name with a deep richness and an opulence of flavor.

INGREDIENTS

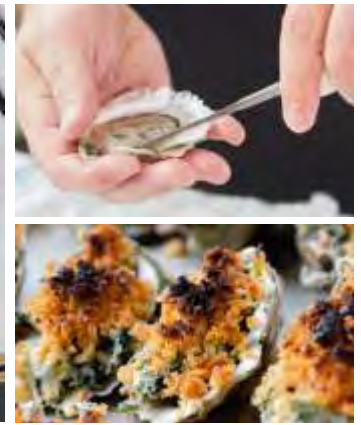
- 12 large oysters
- ½ cup of Creamed Spinach (*can be made days ahead*)
- 6 slices of thick-cut bacon
- ¼ cup of Parmigiano-Reggiano (*freshly grated*)
- ½ cup of Ritz crackers (*crushed into crumbs*)
- The zest of 1 lemon

PROCEDURE:

1. Cut each strip of bacon into thin slices, about the thickness of a quarter. (*The cut is called a "lardon"*)
2. Cook the bacon, in a large saute pan, stirring occasionally, until the bacon bits are fully cooked and you have no rubbery fat left (*about 4-6 minutes*).
3. Once cooked, strain off the bacon fat (*do not throw it away*) and add the creamed spinach to the pot and heat very gently over low heat for about 3 minutes or until warm.
4. Rinse your oysters with water to remove dirt and sediment and shuck each oyster.
5. Once shucked, take the 12 deepest shells and rinse them to ensure no dirt or grime is remaining. Dry Them.
6. Place each shells on an adequately sized sheet pan with the inside of the shell facing up.
7. Place one shucked oysters, along with a splash of their liquid, into each shell.
8. In a bowl, add the crushed Ritz crackers, the lemon zest, and grated Parmigiano-Reggiano, and mix to combine. Stream in the bacon fat that was reserved from earlier and mix to distribute evenly.
9. Preheat your oven broiler to the lowest setting (*about 425 F*).
10. Assemble the oysters by adding about 1 heaping tablespoon of the spinach and bacon mixture to each oyster (so that the spinach serves as a blanket covering the oyster in the shell), followed by enough of the breadcrumb mixture to cover the spinach mixture fully.
11. Once assembled, bake them using your broiler setting only long enough to brown the breadcrumbs and heat the spinach mixture (*about 5-6 minutes*).
12. Once the breadcrumbs are golden brown and the spinach is warm, remove the oysters from the oven and serve on a platter in their shells. Enjoy!

Servings: 4

Time: 40 Minutes



Creamed Spinach

INGREDIENTS

- 10 oz. of chopped frozen spinach (*thawed, pressed and drained*)
- 8 oz. cream cheese (*diced into small cubes*)
- ½ cup heavy cream
- ½ of a yellow onion (*peeled & small diced*)
- 3 large cloves of garlic (*peeled & chopped*)
- 1 tablespoon of butter
- 2 bumps of Tabasco
- 2 bumps of Worcestershire
- 1/3 cup of grated Parmigiano-Reggiano
- 1 pinch of ground nutmeg
- Salt to taste (*about 1 tablespoon*)



PROCEDURE:

1. In a large pot with a tablespoon of cooking oil, cook the yellow onion, over medium-low heat for about 4 minutes, stirring occasionally, until the onions start to become translucent.
2. Add 3 pinches of salt and the chopped garlic and continue to cook on low heat for another 2-3 minutes (*the onions should start to caramelize a bit and turn a slightly golden color*).
3. After 2-3 minutes, the onions should be a slight golden brown color, and the garlic should be toasted. Add the butter and nutmeg. Stir for 1 minute, while cooking, to toast the nutmeg and melt the butter into the onions and garlic.
4. Add the heavy cream, stirring to ensure nothing sticks to the bottom of the pot.
5. Gently bring the heavy cream to a subtle simmer and add your cream cheese. Stir to combine and reduce the heat to a very low setting. Continue to cook on low for about 5 minutes, stirring frequently, until all the cream cheese is evenly melted into the heavy cream.
6. Add the chopped frozen spinach (*that you have thawed, drained, and pressed to ensure that no water is remaining in the spinach*) and stir to combine.
7. Add the Tabasco, Worcestershire, and Parmigiano-Reggiano and combine.
8. Season to your liking with additional salt and lemon juice (*optional*) and serve warm.

Servings: 8

Time: 28 Minutes

DONATE YOUR DRESS!

THE JUNIOR WOMAN'S CLUB OF LOUDOUN PRESENTS:

PROM *Wishes*



Each year, the Junior Women's Club of Loudoun provides shoes, dresses, and accessories free of charge to junior women of the local community so that they can attend their high school proms. New and gently used items can be dropped off.

JANUARY 17TH-MARCH 7TH

All donations are tax deductible!
JWCL is a 501(c)(3) non-profit organization

The Junior Woman's Club of Loudoun (JWCL) is a women's community service organization serving the local community for 70 years. For more information, please visit jwcl.org or email: promwishes@jwcl.org

Drop off: 21400 Windmill Drive, Ashburn,
VA, 20147



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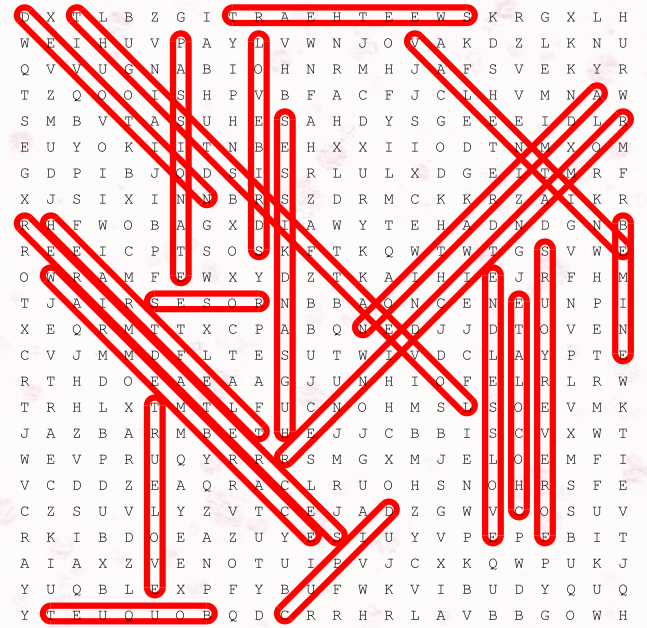
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**Valentine's Day Word Search
Answer Key**



- | | | |
|----------------|--------------|---------------------|
| Cupid | Heartfelt | Lovebirds |
| Chocolate | Valentine | Be Mine |
| Passionate | Roses | Forever Yours |
| True Love | Sweetheart | Love at First Sight |
| Devotion | Bouquet | Romantic Dinner |
| Admiration | Warm Embrace | Hugs and Kisses |
| Secret Admirer | Endless Love | |

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The background of the entire page is a light pink color with scattered white and red confetti. The main content area is a dark blue rectangle with a white border. At the top of this rectangle, there are several colorful fireworks (red, white, blue, yellow) exploding against a dark blue sky. Below the fireworks, the text is centered and surrounded by white stars and horizontal lines.

Ashburn Farm Association

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4PM | 21400 Windmill Drive,
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GROUP



Address	Status	List Price	Structure Type	DOM	Beds	Bath	Above Ground Fin. Sq. Ft.
43221 Chestermill Terrace	C/S	\$650,000	Interior Row/Townhouse	0	3	2/1	2,142
43575 Blacksmith Square	C/S	\$649,900	End of Row/Townhouse	0	3	2/2	1,876
43103 Gatwick Square	C/S	\$599,900	Interior Row/Townhouse	0	4	3/1	1,400
43522 Blacksmith Square	ACT	\$649,950	Interior Row/Townhouse	32	3	3/1	1,414
20985 Timber Ridge Terrace #102	ACT	\$359,900	Unit/Flat/Apartment	65	2	2	1,006
20435 Cherrystone Place	A/C	\$899,000	Detached	5	4	3/1	2,080
20834 Blythwood Court	A/C	\$915,000	Detached	42	4	3/1	2,703
43384 Wayside Circle	PND	\$950,000	Detached	3	5	4/1	3,000
21014 Timber Ridge Terrace #101	PND	\$329,000	Unit/Flat/Apartment	18	1	1	735
20965 Timber Ridge Terrace #301	PND	\$382,000	Unit/Flat/Apartment	7	2	2/0	1,006
43485 Golden Meadow Circle	PND	\$869,000	Detached	5	4	2/1	2,870
43508 Postrail Square	PND	\$635,000	End of Row/Townhouse	26	4	3/1	1,478

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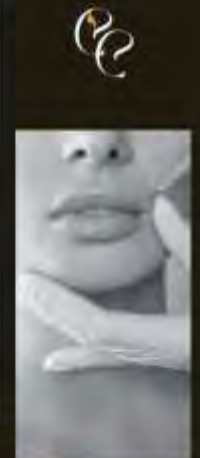
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Sold	43185 Gatwick Square	3	3.1	1,852	\$525,000
Sold	43290 Silver Queen Terrace	3	2.1	2,034	\$665,000
Sold	21348 Sweet Clover Place	4	3.1	3,078	\$910,000
Sold	20879 Yellowbloom Court	5	3.1	3,711	\$990,000
Sold	20935 Gardengate Circle	5	4.1	4,276	\$950,000
Sold	43227 Yorkville Terrace	3	2.0	1,397	\$625,000
Sold	20989 Nightshade Place	5	5.1	6,871	\$1,420,000
Sold	20834 Blythwood Court	4	3.1	3,544	\$900,000
Sold	21012 Strawrick Terrace	4	3.1	2,313	\$610,000



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