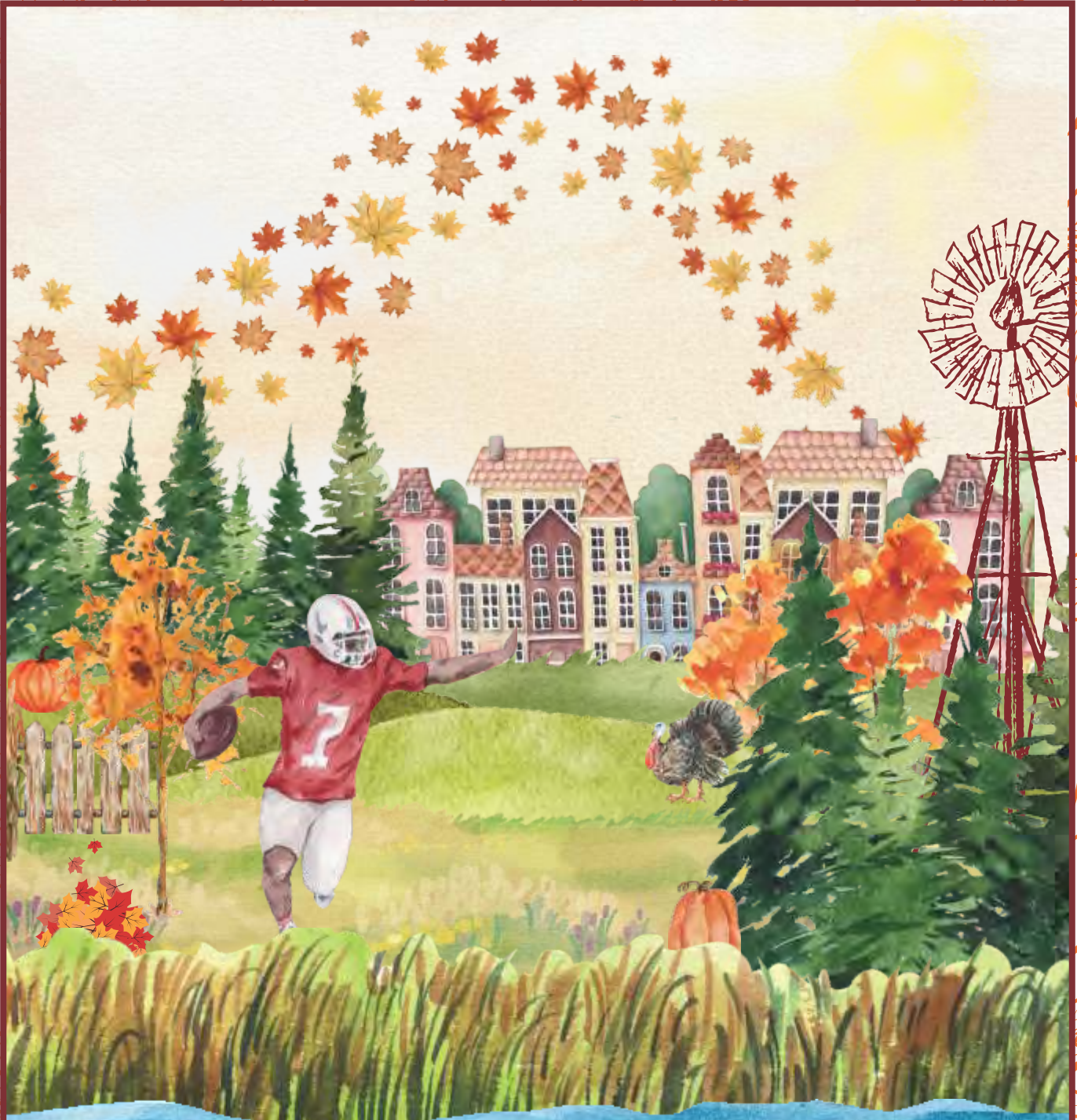


ACROSS THE FENCE



November 2024 | Volume 36, Issue 11

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 | BOT Corner | Board Briefs
- 5 - Board Briefs | BOT Contact Info | BOT Meeting Dates
- 6 - Board Briefs Continued | Committee Dates
- 7 - Board Briefs Continued | Assessments & General Information
- 8 - Board Briefs Continued | Collection Policy | Past Meeting Minutes | Advertising Info
- 10 - Tips/Tricks & Holiday Cheer
- 11 - Thanksgiving Food Drive
- 12 - Holiday Reminders
- 13 - Holiday Helpful Tip! | 2025 Draft Budget Info | Trail Safety | Report a Concern to VDOT QR Code
- 14 - Wounds to Wisdom | Loudoun County Public Schools Calendar & Contacts | Ashburn Volunteer Fire-Rescue Upcoming Events | Ashburn Library Programs
- 15 - Holiday Card Contest
- 16 - 2024 Homeowner Assessments | Local Community Contacts
- 17 - Real Estate In Ashburn Farm
- 18 - Holiday Decorating Contest



"Modern Medicine, Hometown Hospitality"

"All pets deserve Concierge Care. We have been the other family doctor for many local families spanning 20 years! We strive to ensure that your best friend enjoys a long and comfortable life with your family."

Mary A. Corey, D.V.M.

Preventive & Diagnostic Medicine

• Surgery & Dentistry • Obedience Classes •

Boarding • Doggie Daycare • Professional Grooming

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.
--	---	--



Hours of Operation
Monday - Friday: 7 AM - 7 PM
Saturday: 8 AM - 3 PM
Sunday (boarder pick up only): 5 PM - 7 PM



Modern Medicine • Hometown Hospitality
Stream Valley Veterinary Hospital



We're just a few feet away!



703.723.1017
42902 Waxpool Road
Ashburn, Virginia 20148
www.streamvalleyvet.com

Follow us!



@streamvalleyvet

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

Maintenance Updates

The maintenance team is spending November winterizing the pools, checking the pool equipment for needed repairs, and preparing Ashburn Farm for winter.

Helpful Holiday Tip! As you plan ahead for the snow, consider using magnesium ice melt instead of salt. This alternative is less damaging to your property!

TOYS FOR TOTS



U.S. MARINE CORPS RESERVE

Date: November 1st -December 9th
Drop Off 21400 Windmill Drive,
9 AM- 5 PM Monday-Friday

Note: Toys for Tots is most in need of ages 0-1 year old toys and 9 year old-teen toys.

Upcoming Events

November 1st-December 13th-

Toys for Tots

November 20th-December 15th-

Holiday Card Contest

November 20th-December 15th-

Holiday Decorating Contest

December 1st-12th-

Gingerbread Guessing Contest

December 7th-

Winter Festival- 2-5 PM

For any questions or if you would like to sponsor an event, please contact events@afhoa.net



Odd Job Squad



**Resolution
10012024A**





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

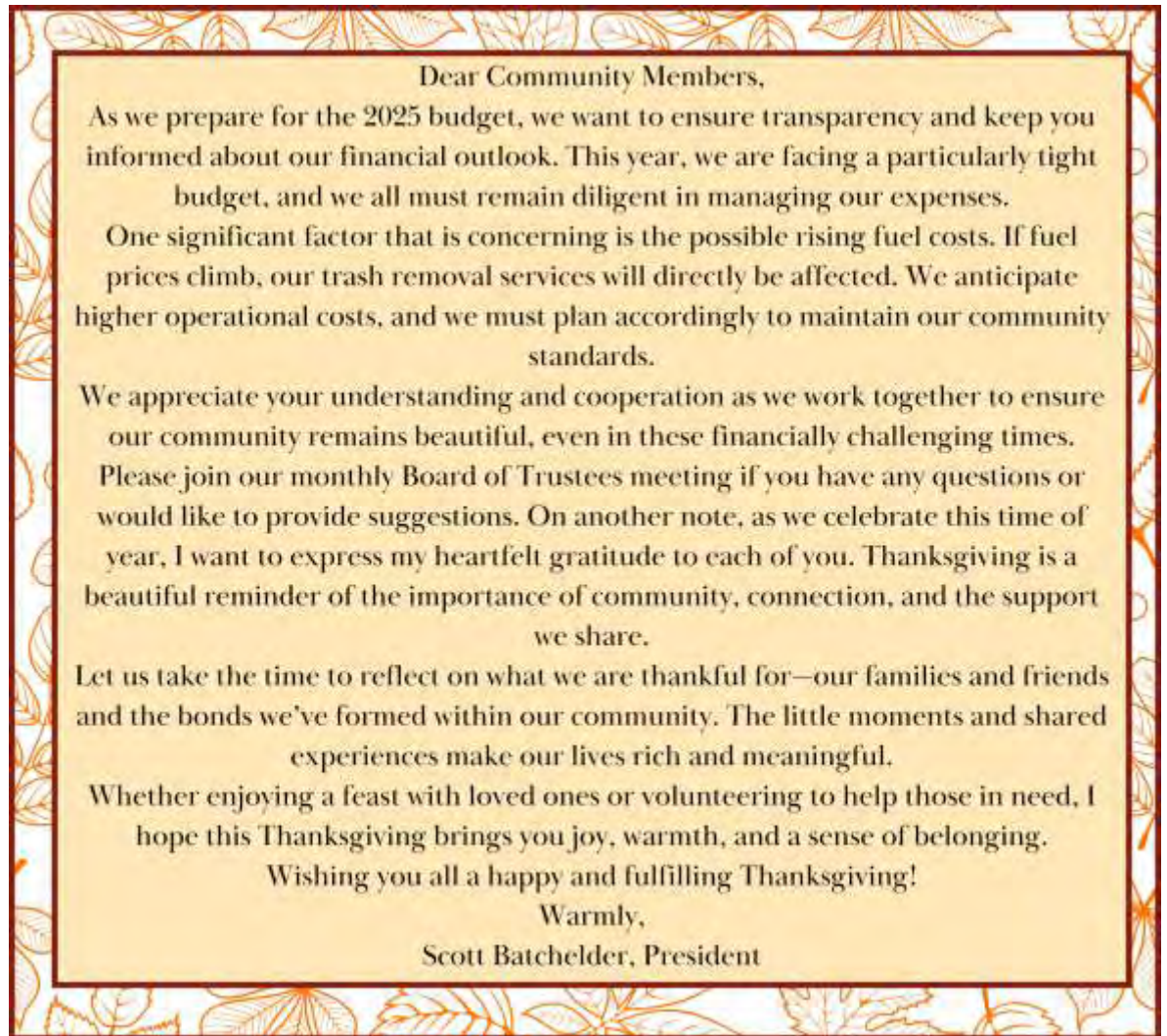
Questions:
info@afhoa.net

Administrative Help:
admin@afhoa.net

Events:
Events@afhoa.net

Ashburn Farm Association

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



Board Briefs

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

The following Meeting was held on October 1, 2024. Mr. Scott Batchelder, President, called the meeting to order at 7:00PM; all in attendance stood for the pledge of allegiance.

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

Board Members Attending Virtually: Dr. Stephen Boyce

APPROVAL OF MINUTES

The September 3, 2024, Board meeting minutes were **approved**.

BOARD MEMBER COMMENTS

Mr. Colclough mentioned the great progress of the Budget & Finance Committee in setting up the foundational Request for Proposal process and Evaluation process. He stated that one of the ideals championed by Mr. Batchelder was a Board with full transparency and processes set up to be able to explain to homeowners how we do business, which the Board has begun putting together and will be tweaked over time. He gave kudos to the Committee for putting the process together; it helps put things together in an organized manner to ensure they can make better decisions as a Board. Mr. Oakley concurred with Mr. Colclough's comments.

Mr. Batchelder extended condolences to Mr. Rector and his family on their loss; he thanked staff for participating in the upcoming TownSq demonstration.

Continued...

Board Briefs (Continued)

PUBLIC FORUM

A homeowner was present to speak about political signage: current guidelines allow for political signs to be placed in yards 30 days before election day. However, this rule was made before early voting was allowed in Virginia. Additionally, only 2 signs are allowed per property; however, in years such as this, there may be more than 2 upcoming elections. The homeowner recommended these guidelines be looked at again for updating.

Mr. Batchelder closed the floor to public comment and the regular meeting commenced.

APPEALS TO THE BOARD

A homeowner of a property in a unique neighborhood is appealing for an extension to correct a house siding color mismatch issue found during their off property, property survey. The homeowner was not present. Background information was presented, including details of a miscommunication that led to the mismatch. A store owner has generously offered to provide the correct paint. There was discussion and questions raised for clarification. **A motion to accept the appeal to allow homeowner until July 1, 2025, to repaint the home in compliance with the unique neighborhood paint standard; passed, (7/0/0/0).**

MANAGER'S REPORT – Mr. Rector

For the month of October, maintenance will be performing the remaining pool closing duties, finishing tunnel and handrail painting, marking landscape enhancements and replacement layouts, and performing trail-shouldering installations.

Reserve items being addressed this month are the DeLong Room carpet and maintenance department truck replacements. Questions about the carpet replacement were raised and addressed by staff and were followed by a discussion about other available flooring options. Staff is securing bids.

Events occurring in and around Ashburn Farm during October were acknowledged.

Mr. Rector updated the Board on his PCAM case study progress, and stated that additional input about the recent community survey was provided in the Board Packet for review.

Architectural Review Board Chairman's Report –

Meeting Minutes – provided in Meeting Packet

For the month of September, there were 33 applications received; 14 were approved by the Covenants staff; 19 were reviewed/approved by the ARB.

- Unique Neighborhood Roof Resolution is on tonight's agenda
- Work continues toward defining the Inspection Priority Levels
- The shed standard revision continues

Several Board members expressed thanks to the ARB for the work they are doing.

Budget & Finance Meeting Minutes, Bank Balances & Financials –

Chairman's Report – Reported by B&F Chair
Operational Budget & Spending – Estimate to Complete (ETC) Review

August's actual expenses were above the original projection to an EAC of \$4,941,323.98.

Trash

Trash expenses went down, primarily due to a reduction in fuel surcharges.

2025 Budget status

- The draft budget continues to work. Two Budget versions (27 and 26-1) were sent to Board members; one (version 27) removes items currently shown as private street and townhome items out of operational funding and into reserve funding. This represents approximately \$22K, which, when moved, balances the budget.

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:

November 5
December 3

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

GARAGE DOOR PROBLEMS FIXED FAST!

Ashburn Farm Homeowners... Cold Weather Can Have A Significant Negative Effect On Garage Doors. Take Advantage Of Our **COLD WEATHER** Garage Door **TUNE-UP OFFER** To Ensure Reliable, Quiet Operation and Safety.

Emergency Complete \$20 OFF TUNE-UP SERVICE

24 HOURS A DAY AND 24 HOURS EMERGENCY SERVICE 365 DAYS A YEAR!

Have A Question? We're Here TO HELP YOU... **703 596-8987**

ACADEMY DOOR & CONTROL CORP.

1973 • CELEBRATING 50 YEARS • 2023

www.AcademyDoor.com

KENNY WILLIAMS

Construction Inc.

Call us to discuss your project! **703-771-8727**

Decks, Porches, Finished Basements, Additions & More

Serving Loudoun County for 40 Years. Great References! Licensed & Insured.

Ashburn Farm Association Staff.

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

Committee Dates:

The 2024 meeting dates are as follows

Budget and Finance:

If you have questions or concerns please direct your emails to:
budgetfinancecomm@afhoa.net

November 21

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

November 21
December 19

Architectural Review Board:

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

November 14
December 12

Board Briefs (Continued)

The Chair responded to questions about the need for the move by stating these items/costs are unique to the townhomes and private streets rather than operations for the entire community. Snow removal may be another control account to look at for the future; funding should come from the reserve side.

The other version (26-1) keeps those items/control accounts intact. The entire budget came down and looks good for 2025.

The Chair responded to questions about whether the 2025 Budget has allowance/provision for economic changes and clarification of Members Equity. There is approximately \$14K that hasn't been allocated in the 2025 Budget or Members Equity would be an alternative source. The Chair stated that Members Equity are funds left over from budget underruns and are often considered "rainy day" funds for emergency expenses.

Further discussion involved:

- o The revised 2025 contract values now being used
- o 2024 operational underrun
- o \$22K of additional operational funding has been identified as possible reserve expenses. Items identified under "Private Street", or "Townhome" (TH) are being funded under the operational fund. Recommend moving the following control accounts to reserve funding:
 - 06202 Private Street Site Item Maintenance
 - 06256 Painting Lt Poles – TH
 - 06257 Parking Lot Striping – TH
 - 06258 Street Light Repairs – Private Streets
 - 06259 Street Sweeping – TH
 - 06260 Street Signs – Private Streets
 - 06261 Sidewalk/St/Curbs - TH
- o the Washington DC Consumer Price Index (CPI) for July 2024 of 3.7% (should have an update 10/15 and will adjust the budget as needed)
- o assessment increases (Public & Private streets at 5%; condos & apartments at 3.3%)
 - Condos & Apartments: \$80.40
 - Public Streets: \$102.93
 - Private Streets: \$119.26

There doesn't appear to be anything with our planning to indicate that assessment increases should change. If inflation remains at 3%, we should probably be okay in a few years; the 5% annual increases will probably need to continue for a while.

The B&F Chair stated that a Board Resolution may be required to move the cost control items from the operational budget to the reserve funding. A motion to recommend moving the following control accounts to reserve funding: 6202 Private Street Site Item Maintenance; 6256 Painting Light Poles – TH; 6257 Parking Lot Striping – TH; 6258 Street Light Repairs – Private Streets; 6259 Street Sweeping – TH; 6260 Street Signs – Private Streets; and 6261 Sidewalks/Street/Curbs – TH; passed, (6/0/0/1), Dr. Boyce absent.

The available cash from non-operational accounts (Reserves) at August month-end is \$283,422.60.

Association Bank Balances – as of August 31, 2024, unless otherwise specified.

Operating Accounts – Total \$506,518.69 (Cash)

- **Alliance Bank of Arizona:** #3184 Balance total \$388,916.86
- **Apple Federal Credit Union:** #5019 Balance total \$15.00
- **Atlantic Union Bank:** #5149 Balance total \$117,586.83

Undesignated Reserve Accounts - Total \$427,213.86, Cash \$115,696.17

- **Atlantic Union Bank- Members Equity Money Market** - #0140 Balance total \$80,984.54
- **Morgan Stanley – Undesignated Reserve Account** - #1716 Cash balance \$34,711.63. Balance total \$346,229.32

Designated Reserve Accounts – Total \$4,312,818.19, Cash \$167,726.43

- **Atlantic Union Bank – Reserve Money Market** - #9644 Balance total \$67,724.54
- **Morgan Stanley - Designated Reserve Account:** #1715 Cash Balance \$100,001.89, Balance total \$4,245,093.65

Delinquent Status

22 delinquent accounts (\$36K approximately) – these are down again this month.

Continued...

Board Briefs (Continued)

Townhome Committee –

reported by Committee Chair

Met Thursday, September 19th from 7-7:53pm

Meeting Minutes included in packet.

The Vice Chair position is still open, and they are looking for interested parties to apply.

Items discussed:

- The main topic of discussion was the continued monopolization of 72-HR Parking. Reminders are being sent out through the Newsletter and Friday Flash; no next steps were discussed.
- A townhome resident requesting an extension for violation items found on their annual off property, property inspection was referred to Covenants staff.

Next meeting is Thursday, October 17th.

OLD BUSINESS - None

NEW BUSINESS

a. Landscaping Maintenance Contract Decision

This item was moved to Executive Session due to proposal changes from previous discussions.

b. Pond Management Contract Decision

The five stormwater retention ponds are treated with Phos-lock to help control algae, and sustain aquatic life. The associated contract includes fountain maintenance. The Board previously approved the B&F Committee to pursue the company Dragonfly at its Special Executive meeting on September 11th; the one-year maintenance contract is \$20,970 and would run from January 1 through December 31, 2025. Staff

supports Dragonfly's B&F recommendation for this contract.

A summary of the RFP and Evaluation process was reviewed for Mr. Rees, who was unable to attend the prior special meeting.

A motion to approve Dragonfly for the Association Pond Management at a cost not-to-exceed \$21K; passed, (7/0/0/0).

c. Pool Management Contract Decision

The Association owns and operates three pools for the community through a contract which provides pool management supplies, life-guards, keeps pool chemicals at safe levels, maintains the restrooms, and provides general cleaning and upkeep of the pool houses and decks. This is a proposed four-year contract that begins January 1, 2025, and continues through December 31, 2028. The Board previously approved the B&F Committee to pursue Crystal Aquatics at its Special Executive meeting on September 11. Further discussion followed about how anticipated miscellaneous expenses were considered in the total bid, and verification that due diligence was carried out in considering a four-year contract.

A motion to approve Crystal Aquatics for maintaining Association Pools at a cost of \$1,344,800.00 for the four-year contract period beginning on January 1, 2025, and continuing through December 31, 2028; passed, (7/0/0/0).

Continued...

Assessments & General Information Mission Statement for Ashburn Farm HOA:

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

Home Sales:

Effective July 1, 1989, the Virginia General Assembly enacted a new law entitles the "Virginia Property Owner's Association Act". This act required the seller of a home to make certain disclosures to the intended purchaser of their lot. All home sales in Ashburn Farm are subject to the Virginia Property Owner's Association Act. A written request of the Association 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.



The Christ Accounting Group
Lori Christ, CPA LLC
Lori@LoriChristCPA.com
703-304-5173

- Individual Tax Planning & Preparation
- Bookkeeping for Small Businesses
- Monthly Financial Statements
- Business Tax Consulting & Preparation
- Small Business Set up
- Sales Tax Returns, Payroll Tax Reports

Certified Public Accountant – Enrolled to Practice before the IRS



ACE HANDYMAN SERVICES
PROUDLY SERVING LOUDOUN & NW PRINCE WILLIAM COUNTIES

(703) 570-6029
22636 Glenn Dr. #304, Sterling, VA 20164



ACE HANDYMAN SERVICES
www.acehandyman.com

Schedule Your Appointment Now!

Assessments & General Information

Collection Policy:

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

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

Use The QR Code To Access The Past Meeting Minutes



ACROSS THE FENCE

Deadline For Advertising Is The 10th Of Every Month

FOR ADVERTISING INFO

Download/Fill Out

A Contract At:

www.ImageryPrintVa.com

ImageryAds@aol.com

Call: 703.723.3400



Board Briefs (Continued)

d. Turf Management Contract Decision

This has been separated from the Landscaping contract. Management recommends TruGreen. Mr. Batchelder requested maintenance staff input; the Director of Operations provided comments about the change and its benefits.

A motion to approve TruGreen as our contractor of choice for Turf Management at a cost of \$370,064.86 for the four-year contract period beginning on January 1, 2025, and continuing through December 31, 2028; passed, (7/0/0/0).

e. Association Insurance Renewal for 2025 Decision

All HOA's are required to carry insurance to protect the Association from liabilities; coverage is renewed every October. The Association currently carries a \$10,000 deductible; 2025 premiums will increase by 12% to \$70,734; raising the deductible to \$25,000 would increase premiums by 6.8% to \$67,320. Management recommends approving the renewal with Philadelphia Insurance. Being an older community with liable amenities (diving boards, pools, slide, retention ponds) it is extremely difficult to find other insurance companies that will cover us.

Staff provided historical background information about insurance proposals received and considered in response to Board queries. Dr. Lubore remarked that Tom Tufts has been vetting and researching these policies on our behalf for years. There was further discussion about claims history, value of higher deductible versus lower deductible, and risk assumptions.

A motion to renew with Philadelphia Insurance for 2025 with a premium cost of \$70,734; passed, (7/0/0/0).

f. Final Audit

The final audit was provided in July for review and needs approval for the record and to publish.

A motion to approve the Final Audit from Daly and Hamad for 2023; passed, (7/0/0/0).

g. Unique Neighborhood Roof Update Resolution 10012024A

The ARB has proposed an update to the standards for the Unique Neighborhood Roofs for Stonebridge Drive, Crocus Terrace, Vineland Square, Wildflower Square. Background was provided for the change, which was due to the unavailability of the listed shingles.

A motion to approve Resolution 10012024A; was made and seconded. Dr. Boyce provided further comments about *Certainfeed* and how a change in their US business that may make finding some shingles difficult. Motion passed, (7/0/0/0).

h. Snow Removal Contract Decision

Staff provided historical background and information about snow removal and the need for a contract. It is a small contract, and did not go through the RFP process or the Budget & Finance Committee. There was discussion about whether other proposals were received, how work was divided, and the importance of going through the processes we are establishing. Mr. Colclough requested to table the decision until pricing is received from other contract bidders and suggested that a synopsis be provided to the Board with bullet points of highlights for easy evaluation. **Tabled.**

Motion to move to Executive Session at 8:03PM

The Board returned to Regular Session at 9:05PM. Mr. Batchelder stated that during Executive Session there were no motions made or votes taken.

A motion to award the four-year Landscaping Contract to J&M Landscaping at their bid price of \$2,321,600.00; passed, (7/0/0/0).

A motion to contract with Summit Management for the calendar year 2025 at their bid price of \$102k plus Attachment A non-contract services and continue our process of developing requirements for an automated portal for Ashburn Farm, passed, (7/0/0/0).

ADJOURNMENT

Adjourned at 9:07PM.



Century Bathrooms & Kitchens

REMODELING SPECIALISTS

Built to Last a Century. Priced to match YOUR Budget.
Guaranteed Quality Design & Workmanship!

Serving Ashburn Farm

Fairfax Showroom by Appointment

CALL: 703-870-7730

centurybathrooms@gmail.com

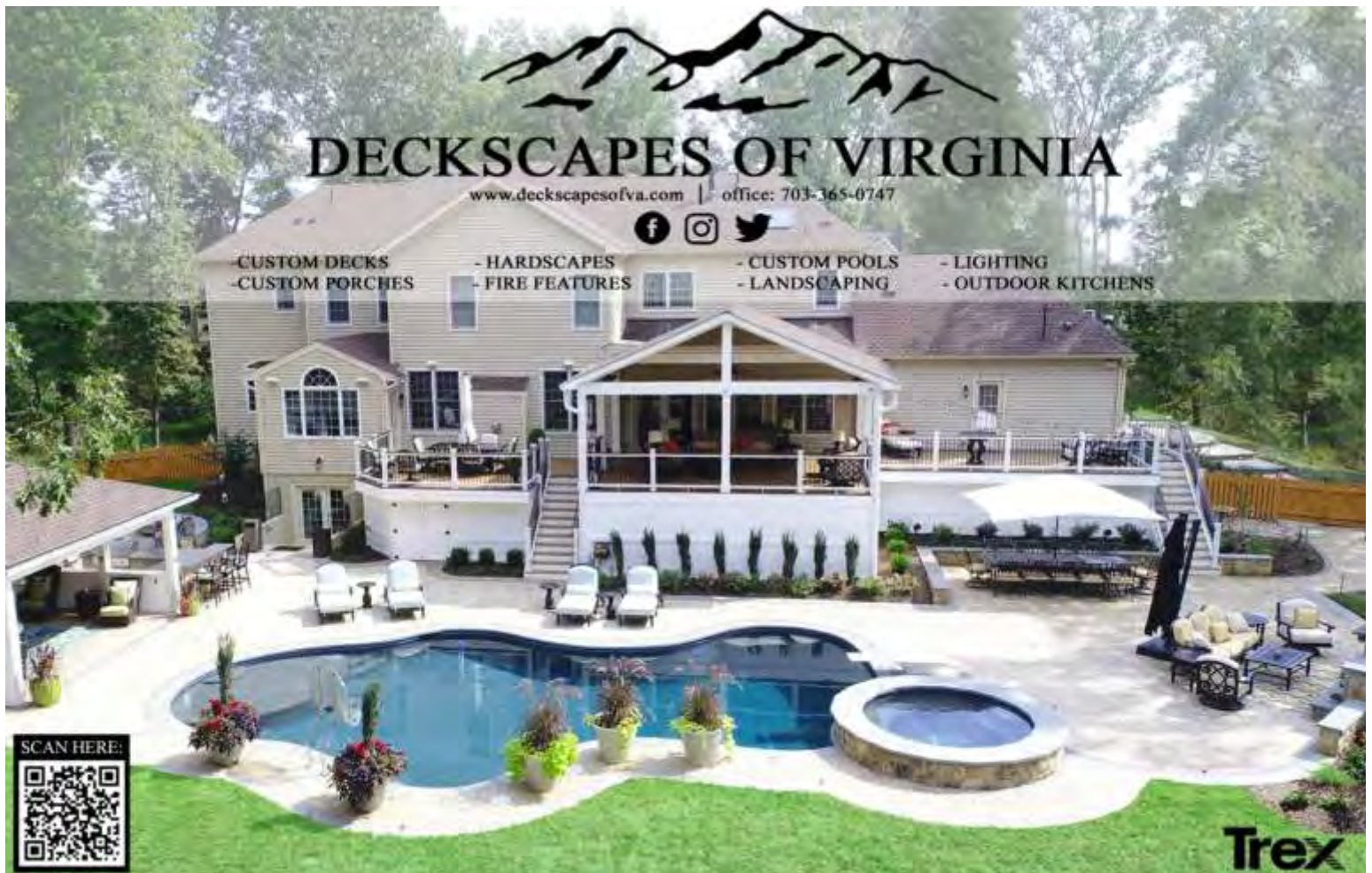
www.centurybathrooms.com

19 years experience. Licensed Master Plumber/Fully Insured

Featured on:  houzz |  |  facebook | 

*Specializing in
Beautiful and
Safe Designs
For All Ages
and Needs.*

barrier free custom showers • tile installation • bathtubs • custom showers • cabinetry



Tips / Tricks & Holiday Cheer

Vendors Wanted! Winter Festival is just around the corner, if you are a resident of Ashburn Farm Association and own a small business, please contact events@afhoa.net and we would love to have you join us!

Holiday Cheer Tip! As open parking spaces can be limited, if you know that you are going to be out of town for the holidays, offer your assigned parking spot to your neighbor for the duration of your vacation.



Christmas Tree Collection

Plan ahead!

Snow Policy Information



Can you find all the turkeys hidden in this issue?

Hint: There are seven!



Does your family have holiday traditions or recipes?
Contact editor@afhoa.net for a chance to be highlighted in the Friday Flash



Your Community Contractor

Serving Northern Virginia
for more than 35 years



WE'RE HERE FOR YOU AFTER THE STORM!

If you've experienced storm damage, please contact us for a **FREE** damage inspection. Our insurance experts are qualified to inspect your home and advise you on how to proceed.

ROOFING | SIDING | WINDOWS
GUTTERS | SKYLIGHTS | SUN TUNNELS
Replacement | Repair

When you need someone you can count on, give us a call.

703.230.ROOF (7663) www.dryhome.com

-Ashburn Farm Association-

OCTOBER 1ST- NOVEMBER 8TH

21400 Windmill Drive

THANKSGIVING
FOOD DRIVE



Scan for a list of items needed

Holiday Reminders

Holiday Parking

Visitor-space time frames remain in effect over the holidays.
12 AM- 6 AM is prohibited parking.
Open spaces, whether marked or not, are 72 hour parking.



With the holidays approaching, family and friends will be getting together. Parking is a shared resource that everyone relies on. Ashburn Farm Association encourages all residents to be courteous of their neighbors and don't monopolize unassigned / open parking spaces that are meant to be shared by all. Spread a little holiday cheer to your neighbors and please be mindful of the parking.

Holiday Trash Schedule

Thanksgiving (Thursday, November 28th)

No services provided, Thursday's regularly-scheduled services will be provided on Saturday, November 30th.

Christmas (Wednesday, December 25th)

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

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

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

Patriot Disposal- 703-257-7100

Raking Leaves

Did you know that leaves are classified as yard waste? When you rake them up, be sure to put them in a yard waste-approved bag, and Patriot will collect them on Mondays!

Please avoid raking leaves to the curb, as they clog gutters and cause damage. Raked leaves will only be picked up in designated yard waste bags.



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

WE SPECIALIZE IN BUILDING SHOWERS THE RIGHT WAY!

- Barrier-Free, Curb-Less Entry Showers
- Full Wall, Gauged Porcelain Panels or Traditional Porcelain Tile
- Shampoo Niches, Corner Benches & Custom Glass Enclosures
- Industry Certified Installers & Quality Workmanship Guaranteed

19 Years Experience | Licensed Master Plumber | Fully Insured



**SPECIAL
OFFER**



**PRO SHOWER
BUILDERS**

703-407-9797 proshowerbuilders.com

**FREE Moen Smart Shower
2-Outlet Panel with purchase
of barrier-free shower!**

Terms and Conditions Apply.



Holiday Helpful Tip!

A good rule of thumb is to plan for 1 pound of turkey per person. If you want leftovers, aim for 1.5 pounds per person. It's always better to have a bit more turkey than not enough.

- For less than 8 people: Although this may be more than needed, a 10 to 12-pound turkey is ideal. Anything smaller will have more bones than meat. Plus, you can always freeze any leftovers.
- For 8 people: Opt for a 10 to 12-pound turkey.
- For 12 people: Go for a 14 to 18-pound turkey.
- For 16 people: Choose an 18 to 24-pound turkey.
- For more than 16 people: Try to buy two smaller turkeys instead of one oversized turkey.

2025 Draft Budget Information:

All draft budget updates and information will be available in the homeowner portal on the website. To access the portal, you will need to log in. If you do not already have an account, please create one.



Report a concern to
VDOT



The Association Office was
festive this past October!

Trail Safety

This is a friendly reminder to please use caution on any of the trails in Ashburn Farm. It is important to stay vigilant and be mindful of harmful plants such as poison ivy and other noxious plants while traversing the trails. A friendly reminder that the trails are for everyone's enjoyment. Please make sure that you are sharing the trails so that walkers, joggers, and dog owners can all enjoy being outdoors.



**PREMIER RESIDENTIAL PAINTER
IN LOUDOUN COUNTY
FOR TWO DECADES**

Interior Painting
Exterior Painting
Drywall Repairs
Finish Carpentry & Mouldings
Power Washing
Rotted Wood Replacement
Wallpaper Removal

**10% OFF Labor for Interior
Painting Scheduled in Nov & Dec ONLY!**

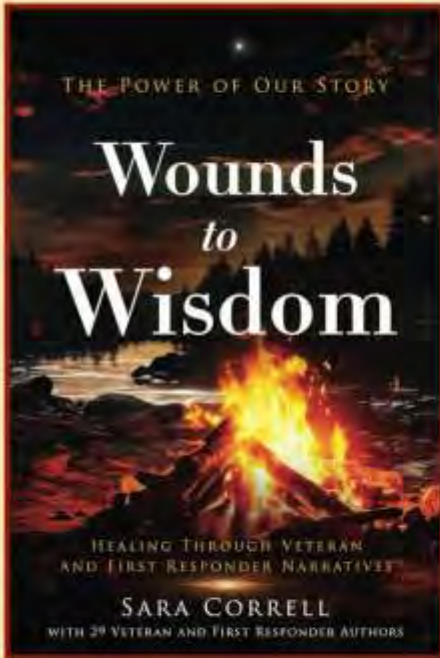
★★★★★
Google 5.0

AAPPLUS.COM
(703) 620-5563
License #2705101649

All American Painting Plus

Wounds to Wisdom

A Message From The Author:



Writing a book with 29 authors sharing experiences on loss and PTSD is a profound way to approach healing and understanding. Each author brings a unique perspective, allowing for a rich tapestry of stories that not only reflect personal journeys but also offer a collective insight into resilience and recovery. Such a book can serve as a beacon of hope and solidarity for those who are grappling with similar challenges, showing them that they are not alone in their struggles. It's a testament to the power of shared narratives in fostering a sense of community and support among individuals facing the aftermath of traumatic events.

I am available to discuss the book and it's undertaking.

Thank you,
Rich Oakley

I can be reached at jurassicnarc1996@gmail.com.

One of our residents was a co-author in a new book, Wounds to Wisdom!
Congratulations on this accomplishment!

Loudoun County Public Schools

2024/2025 School Year Calendar

11/1	Holiday (Diwali)
11/5	Student Holiday
11/27	Thanksgiving Break Begins
11/29	Thanksgiving Break Ends
12/23	Winter Break Begins
12/24	Holiday (Christmas Eve)
12/25	Holiday (Christmas)
1/1/25	Holiday (New Year's Day)
1/3/25	Winter Break Ends

Info Taken From LCPS Website
And Is Subject To Change



SANDERS CORNER ELEMENTARY

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



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



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

Ashburn Library Programs

Scan the QR Code to See
This Months Events



Ashburn Volunteer Fire-Rescue

Veteran's Day Pancake Breakfast
November 10th, 8:00 AM - 12:00 PM

Volunteer Interest Meeting
November 19th, 7:00 PM - 9:00 PM

Christmas Tree Sales
Starting November 29 - 9:00am: Go to
ashburnfirerescue.org/go/trees

Save the Dates:
Santa ride through Ashburn-Dec 1 & 2
Breakfast with Santa - December 8

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



CHRISTMAS TREE Fundraiser

Prevent Double Tax Trees & Wreaths

NOVEMBER 29 - UNTIL SOLD OUT!

STATION 6 PARKING LOT

20688 ASHBURN ROAD
ASHBURN, VA



HOURS:
Fri, Nov 29: 8 am - 8 pm
Sat, Nov 30: 8 am - 8 pm
Sun, Dec 1: 10 am - 2 pm

Weather Notes:
Main Office: 8:00 am - 5:00 pm
Fire Station: 8:00 am - 5:00 pm
Sun: 10 am - 2 pm

ALL PROCEEDS GO TO AVFRD! ashburnfirerescue.org/givestore



VETERANS EAT FOR FREE
Sunday **NOVEMBER 10th**

VETERANS DAY



PANCAKE BREAKFAST
AT STA. 6 - 8AM - NOON

20688 Ashburn Road, Ashburn, VA

Includes a delicious stack of pancakes, scrambled eggs, bacon, sausage, hash browns, juice, tea and coffee!

Veterans eat for FREE

Adults \$12
Seniors 62+ \$10
Child Ages 3-11 \$5
Under 3 FREE



Holiday Card Contest

November 20th- December 11th

Voting is December 12th-15th

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

Scan for contest rules!



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



Classifieds

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

SUPERIOR LANDSCAPING, INC. - Since 1985. DRAINAGE ISSUES SOLVED – 39 yrs experience. Eliminate standing water/soggy soil. French Drains. Downspout Extensions. Patios/Walkways/ Walls/Firepits. Excellent References from neighbors in Ashburn. **Call: 703-830-8800 or www.superiorlandscaping.net**

YOUR HANDYMAN: We specialize in getting homes ready for rent or sale, complete home turnovers. "Don't delay, call today, one call does it all." **Contact us at: 571-437-4113 or Yourhandyman01@yahoo.com**

2024 Homeowner Assessments

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

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

Special Assessment



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

Summit Management Services, Inc.

www.summitmanage.com | Phone: 301-495-0146
accounting@summitmanage.com

Collection Policy

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

Local Community Contacts

EMERGENCY

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

PUBLIC INFORMATION

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

LOUDOUN COUNTY

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



RELATIONAL
ESTATE & ELDER LAW

Estate Planning, Wills, Trusts
& Probate Administration

Joshua E. Hummer, Esq.
Founder & CEO, Attorney-At-Law

☎ 571.498.9009 (Ashburn Office)
🌐 www.relational.law



miss organized
putting your life back in order!

☎ 703-328-9992
✉ LauraKing@MissOrganized.org
📍 MissOrganized.org

Since 2006

Real Estate In Ashburn Farm

Compliments of:
DOM= Days On Market



GARRETT
GROUP



Address	Status	List Price	Close Price	Structure Type	DOM	Beds	Baths	Above Ground Finished Sq. Ft.
20989 Nightshade Place	ACT	\$1,675,000		Detached	5	5	5/1	4,753
20988 Nightshade Place	ACT	\$1,499,000		Detached	84	5	5/2	4,753
43179 Glenelder Terrace	ACT	\$649,500		Interior Row/Townhouse	55	3	2/2	2,174
21014 Timber Ridge Terrace #104	ACT	\$389,900		Unit/Flat/Apartment	42	2	2/0	1,006
21026 Timber Ridge Terrace #201	ACT	\$324,900		Unit/Flat/Apartment	6	2	1	882
43290 Swampfox Court	A/C	\$1,139,900		Detached	73	5	4/1	3,512
20820 Grainery Court	A/C	\$1,049,000		Detached	5	6	5	2,752
43213 Chestermill Terrace	A/C	\$665,000		End of Row/Townhouse	5	3	2/1	2,012
21018 Coach House Square	A/C	\$599,000		Interior Row/Townhouse	33	3	3/1	1,454
43245 Clearnight Terrace	A/C	\$585,000		Interior Row/Townhouse	7	3	3/1	1,367
20626 Hiddengrove Court	PND	\$1,100,000		Detached	8	4	3/1	2,849
43064 Stonecottage Place	PND	\$915,000		Detached	34	4	3/1	2,348
43482 Golden Meadow Circle	PND	\$875,000		Detached	3	4	3/1	2,112
43522 Blacksmith Square	PND	\$542,500		Interior Row/Townhouse	7	3	2/2	1,414
21023 Timber Ridge Terrace #102	PND	\$350,000		Unit/Flat/Apartment	42	2	2/0	1,006
20639 Hiddengrove Court	CLS	\$1,000,000	\$1,101,575	Detached	3	5	3/0	2,873
20979 Homecrest Court	CLS	\$949,900	\$960,000	Detached	4	4	3/1	2,308
43412 Countrywalk Court	CLS	\$949,900	\$945,000	Detached	36	4	3/1	2,404
43230 Yorkville Terrace	CLS	\$698,500	\$760,000	Twin/Semi-Detached	3	4	2/1	2,078
21106 Crocus Terrace	CLS	\$650,000	\$640,000	End of Row/Townhouse	16	4	3/1	1,688
43229 Stillforest Terrace	CLS	\$624,900	\$630,000	Interior Row/Townhouse	8	4	3/1	1,640
21015 Coach House Square	CLS	\$609,000	\$605,000	Interior Row/Townhouse	9	3	3/1	1,427
43524 Blacksmith Square	CLS	\$599,900	\$590,000	Interior Row/Townhouse	47	3	3/1	1,360
21143 Crocus Terrace	CLS	\$532,000	\$540,000	Interior Row/Townhouse	17	2	3/1	1,498
20375 Birchmere Terrace #48A	CLS	\$409,000	\$415,000	End of Row/Townhouse	1	2	2	1,361
21014 Timber Ridge Terrace #201	CLS	\$260,000	\$267,800	Unit/Flat/Apartment	0	1	1	735

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 10/15/2024 11:31 AM



ARE YOU LOOKING FOR A PEACEFUL REMODELING EXPERIENCE?

\$1005 OFF FULL ROOF OR SIDING REPLACEMENT
Minimum Project \$9900. Promotional offers cannot be combined. Sale Ends 11/30/24

60 1964-2024 POND ROOFING 60 YEARS IN SERVICE

Scan Me!

Ask About Our Current Promotions!
ROOFING ★ SIDING ★ WINDOWS ★ DOORS ★ GUTTERS

571.569.4664
www.pondroofing.com

Google ★★★★★ 500+

Holiday Decorating Contest

November 20th–December 11th

Voting is December 12th–15th

Open to all single family, townhome, and condo residents who are in good standing!



Submit one photo of your decorated house to events@afhoa.net to enter!



The Howard Gardner School

Hands-on, experiential, in the field education for bright, creative, non-traditional students. on two vibrant campuses.

Hands-On, Active Learning: A university preparatory education, provided in an engaging, exciting way.

Experience in the Field: Weekly Field Studies, Professional Internships, and Travel Learning

Intentionally Small Community: Limited enrollment, 6-to-1 student-teacher ratio.

Proven and Time Tested: Celebrating our 20th Anniversary, and excited to be expanding our Loudoun Campus cohort.



703.822.9300

www.thehowardgardnerschool.com

HGS Fairfax-Loudoun Campus
45662 Terminal Drive, Suites 140 & 150
Sterling, VA 20166

HGS Alexandria Campus
4913 Franconia Road
Alexandria, VA 22310



529 Edmonton Terrace NE
Leesburg, VA 20176

Presorted Standard
U.S. Postage
PAID
Dulles, VA
Permit No. 3

UNDER CONTRACT IN ASHBURN FARM BY
JEAN GARRELL



91018 COACH HOUSE SQUARE
ASHBURN FARM

3 Beds · 3.1 Baths · 1,934 Sq. Ft.
Listed for \$599,000

ASHBURN FARM HOMES RECENTLY SOLD

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE
Sold	20979 Homecrest Court	4	3.1	3,099	\$960,000
Sold	21014 Timber Ridge Terrace #201	1	1.0	735	\$267,800
Sold	43524 Blacksmith Square	3	3.1	1,960	\$590,000
Sold	21015 Coach House Square	3	3.1	1,907	\$605,000
Sold	20639 Hiddengrove Court	5	3.0	3,525	\$1,101,575
Sold	43230 Yorkville Terrace	4	2.1	2,078	\$760,000
Sold	21143 Crocus Terrace	2	3.1	2,031	\$540,000
Sold	43229 Stillforest Terrace	4	3.1	2,390	\$630,000
Sold	43542 Barley Court	5	4.1	5,402	\$1,039,430
Sold	43300 Marymount Terrace #300	2	2.0	1,121	\$375,000
Sold	20903 Cedarpost Square #201	2	2.0	1,232	\$380,000
Sold	21028 Coach House Square	3	2.1	1,907	\$615,000



JEAN GARRELL - REALTOR®

703.599.1178

Jean@GarrellGroup.com

GarrellRealty.com (VA) 0225094186



**CURIOUS WHAT YOUR HOME IS WORTH?
CONTACT US FOR A FREE HOME VALUATION!**



GARRELL GROUP

Real Estate

*Maximize your bottom line profits with the
Top Producing Team in Loudoun County*

1,876+
Families Served

101%
Average Sold Price/List Price
for 2024

13
Average Days on Market
for 2024

5 Years
Top Producing Team
in Loudoun County

KELLER WILLIAMS REALTY 50 Calodrin Circle, NE, Leesburg, VA 20178

D.C. METRO'S MOST TRUSTED WINDOW & DOOR COMPANY



703.532.0184
hodgescompany.com

44190 Waxpool Road, #192, Ashburn, VA 20147
120 W. Jefferson Street, Falls Church, VA 22046

TRUSTED SINCE 1907

HODGES
WINDOWS & DOORS

ProVia CERTIFIED
INSTALLER