

ACROSS THE FENCE



January 2025 | Volume 37 | Issue 1

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 - 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 - Winter Wellness
- 11 - Happy New Year Reminders
- 12 - Friendly Reminders
- 13 - Employee Of The Year | Snow Removal Policy
- 14 - A Glimpse Of 2024
- 16 - 2025 Homeowner Assessments | Local Community Contacts | Christmas Tree Collection
- 17 - Graffiti Reminders
- 18 - Loudoun County Public Schools Calendar & Contacts | Winter Book Sale | Thank You
- 19 - Real Estate In Ashburn Farm

"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

DELONG ROOM PRICING

The DeLong Room rental pricing will increase in 2025. The new rate will be \$65 per hour. As a friendly reminder, the room tends to book quickly. To guarantee your reservation, stop by the Association Office and speak with our office coordinator, Michelle!

ODD JOB SQUAD



ASHBURN LIBRARY



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!

OVERFLOW PARKING

The Board of Trustees has approved designating a certain number of parking spaces at the Breezyhill Pool Parking Lot for overflow parking in hopes to alleviate the overcrowded parking in the nearby townhome areas. Parking permits will be available for \$150 annually, covering the period from September 5th to May 24th. Vehicles parked overnight without a permit will be subject to towing at the owner's expense. Permits will be prorated over the course of the season.

Permits can be purchased at the Association Office.



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

Important Contacts

LCSO Emergency:
Dial 911

LCSO Non Emergency:
703-777-1021

Ashburn Fire:
703-729-0006

Patriot Disposal:
703-257-7100

Washington Gas:
703-750-9500

Dominion Energy:
888-667-3000

Loudoun Water:
571-291-7880

Body Works Towing:
703-777-5727

Ashburn Farm Contacts

General Manager:
gm@afhoa.net

Maintenance:
maintenance@afhoa.net

Architectural Review Board:
arb@afhoa.net

Covenants:
covenants@afhoa.net

Resales:
resales@afhoa.net

Finance:
dues@afhoa.net

Questions:
info@afhoa.net

Administrative Help:
admin@afhoa.net

Events:
Events@afhoa.net

Ashburn Farm Association

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

BOT CORNER

January represents a time of renewal and reflection, offering an opportunity to set intentions and embrace new beginnings within our community.

As we embark on this new year, the association is committed to strategically planning for 2025 to ensure the sustainability and growth of our community assets. We are focusing on enhancing community engagement, investing in infrastructure improvements, and fostering partnerships that will empower residents and promote local initiatives. By prioritizing these efforts, we aim to preserve the unique qualities of our community while adapting to future challenges and opportunities. Together, we can create a vibrant and resilient environment for all.

Warmly,

Scott Batchelder

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 December 3, 2024. Mr. Scott Batchelder, President, called the meeting to order at 7:00PM.

Board Members Present: Mr. Scott Batchelder, Mr. Mark Fedak, Mr. Jeff Colclough, Mr. Cody Rees, Dr. Steve Lubore, Mr. Rich Oakley (arrived late), Dr. Stephen Boyce (arrived late/left early)

APPROVAL OF MINUTES

November 5, 2024, Board meeting minutes were **approved**.

BOARD MEMBER COMMENTS

There were no Board member comments.

PUBLIC FORUM

There were no homeowners present or online wishing to address the Board; Mr.

Batchelder closed the floor to public comments.

APPEALS TO THE BOARD

Mr. Batchelder led a discussion among the Board about a more effective way to handle homeowner appeals related to the annual surveys, especially those needing an extension of up to six months. There was discussion and clarification of the current guidelines and extensions for violations found during the survey process. Appeals of up to 6-months have routinely gone to the Board. The Covenants Manager stated that the Board can authorize staff to grant extensions up to six months to homeowners needing extra time for contractors or weather dependent repairs to limit the number of these kinds of appeals that come before the Board. **A motion allowing staff to grant an extension of up to six months to homeowners needing additional time to make necessary property repairs discovered during the annual survey process was made; Mr. Batchelder clarified that the homeowners must be able to demonstrate that they are actively working to bring their property into compliance. Motion passed, (5/0/0/2). Mr. Oakley & Dr. Boyce, absent.**

Continued...

Board Briefs

a. Crocus Terrace – appeal for an extension

The Covenants Manager provided a background for the appeal, which was mainly due to repainting and the need for warmer weather to do the work.

b. Sweetgrass Way - appeal for an extension

The Covenants Manager provided a background for the appeal, which was mainly due to more extensive repair work required and a delay in funding.

A motion to approve the appeals for extensions passed, (5/0/0/2).

MANAGER'S REPORT – reported by the General Manager

- The GM provided an update about the required Corporate Transparency Act filing, which is being coordinated by Summit Management on behalf of the Association.
- Maintenance staff projects for December include finalizing the installation of the Butterfly Garden's memorial bench and plaque, preparing snow removal equipment for winter use, installing light poles and fixtures, finalizing the three diving board resurfacing projects, and installing new LED fixtures at Summerwood Pool.
- Vendor projects include regrading and building up behind Ivymount Terrace to allow safer walking, ease in mowing, and easier transit of trash cans for residents. Common areas throughout will have bare areas top-dressed and seeded, leaves removed, and irrigation zones winterized.
- Funding Requests: proposals for the removal of the tree on Gardengate were received after the B&F Committee meeting. Funding requested is \$6,945.00; the tree is beyond saving, presents a danger to the residents and is currently cordoned off. All proposals contain provisions to save parts of the tree to be given to residents of the area as a memento.

There was a brief discussion about ways to preserve a portion as a historical marker.

- In January there will be a funding request of approximately \$65K from Reserves to replace the DeLong Room carpet and Maintenance pick-up truck.

The GM provided a status and update about Accounting and Covenants ongoing activities and projects, a synopsis follows:

- **Accounting:** Annual 401K Plan notices were sent along with additional mailings to former employees still on the Plan; employee insurance renewals were completed; accounts were reviewed and notices sent to homeowners with late or outstanding balances.
- **Covenants:** ongoing processing of extension requests and appeals from the Annual Property surveys; ARB continues to work on the Shed revision and wording of Priority levels for updates of the Standards; revision to the Drainage, Erosion Control & Irrigation Standard submitted for review by ARB; ongoing reinspection of properties, specifically Priority 1 & 2; resale inspections, EAAs, and homeowner concerns are performed, processed, and up-to-date. Recommended update to Parking Policy to clarify the definition of a public or private school vehicle, church vehicle, or organization vehicle as a transport-type vehicle with signage, Resolution submitted.

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.
Savings Coupon \$20 OFF TUNE-UP SERVICE
 SAVE HAY AND SHEDS! EMERGENCY SERVICE 24/7 HOURS A YEAR!
ACADEMY DOOR & CONTROL CORP.
 Have A Question? We're Here TO HELP YOU...
703 596-8987
 Over 52 Years Of Satisfied Customers!
 1973 • CELEBRATING 50 YEARS • 2023
 www.AcademyDoor.com

Resolution submitted.

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:

- January 7
- February 4
- March 4
- April 1
- 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:

- January 1, 20
- 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

January 2 & 30
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

January 16 | 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

January 9 & 30
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)

- **Communications:** Mr. Colclough raised the question whether we know how many homeowners follow and actively use the Friday Flash and other email blast notifications and if there is a means to measure homeowner engagement. The GM stated that the Constant Contact program provides reporting of all opened/unopened notifications.

Architectural Review Board Meeting Minutes – Report provided by Committee Chair

For the month of November there were 15 total applications received, 9 were approved by the Covenants staff; 5 were approved by the ARB and 1 was put on hold.

- Shed Standard Revision is still being worked on, no discussion at meeting.
- Drainage, Erosion Control and Irrigation revision of Standard was distributed; Chair asked for review and suggestions for the December 12th meeting.
- 2024 Survey Inspection Priority Levels language for Standards still being worked on, goal is to have ready in new year.

Budget & Finance Meeting Minutes, Bank Balances & Financials –

Chairman's Report – Reported by B&F Chair

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

October expenses were below the original projection and EAC of \$4,870,887.12, or \$63K below planned October actuals.

Trash

October actuals for trash remain unchanged from the previous month, which indicated an additional cost of \$54,606.76 against the 2024 planned budget.

2025 Budget status

- An Operational Summary of the 2025 Budget was provided to the Board; it is the same as the budget approved by the Board last month.

- Draft Reserve Summary is included; the numbers reflect what is planned for spending out of the Reserve in 2025. The Chair commented about the net expenditure being more than collected, which is expected and planned for in the Reserve Study. This aligns with the Reserve Study details; the chair explained how the Reserve spreadsheet works and the calculations for items pushed into future years. The monthly Reserve spending spreadsheet provides a worksheet tab with cash flow data to allow the Board to make decisions about how and when to invest. He encouraged the Board to review the detail items and stated that the retaining wall work was moved to early 2025.

Assessment increases as follows: Maximum (5%) for Public and Private Streets

2025 Monthly Assessments	
Condos & Apartments	\$80.40
Public Streets (Single-Family and VDOT Maintained)	\$102.93
Private Streets (Townhomes and Association Maintained)	\$119.26

Please see the B&F report for additional information.

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

Operating Accounts – Total \$610,802.84 (Cash)

- **Alliance Bank of Arizona:** #3184 Balance total \$472,433.60
- **Apple Federal Credit Union:** #5019 Balance total \$15.00
- **Atlantic Union Bank:** #5149 Balance total \$138,354.24

Undesignated Reserve Accounts - Total \$427,957.56, Cash \$191,653.97

- **Atlantic Union Bank- Members Equity Money Market -** #0140 Balance total \$81,391.08
- **Morgan Stanley – Undesignated Reserve Account -** #1716 Cash balance \$110,262.89. Balance total \$346,566.48

Continued...

Board Briefs (Continued)

Designated Reserve Accounts – Total \$4,318,389.03, Cash \$372,929.95

- **Atlantic Union Bank – Reserve Money Market** - #9644 Balance total \$68,105.79
- **Morgan Stanley - Designated Reserve Account:** #1715 Cash Balance \$304,824.16, Balance total \$4,250,283.24

Delinquent Status

15 delinquent accounts – \$29,032.05 total; (2023 Avg. 32 at \$60K) 0.4% of Accounts

Townhome Committee – reported by Committee Chair

Met Thursday, November 21st

The Chair announced that there is a new Vice Chair. He requested a short bio from all officers to be sent to Communications for placement in an upcoming Friday Flash or newsletter.

Items discussed

- **General:** a resident reached out about the court reservation system and was directed to the appropriate staff member for assistance.
- **Parking:** ongoing discussions about homeowners monopolizing open spaces and suggestions for how to improve, increase the number of spaces, and address the issues.

Mr. Fedak brought up the idea of looking for an area, perhaps within a townhome neighborhood, to construct reserved parking spaces for a monthly fee. The General Manager addressed and

explained Common Space usage in relation to the conversation. There was discussion regarding options or avenues to pursue to achieve more parking within townhome areas and on VDOT/public streets with similar parking issues. Mr. Fedak commented that townhome owners consistently name the issues of parking and trash as the biggest problems; he did not feel it boded well to sit with the issue forever. Mr. Rees stated that he disagreed, as townhome owners knew the rules and parking constraints when they purchased their property. There was further discussion about the limited parking permits at Breezyhill, trash corrals, and other options for creating additional parking. There was a consensus among the Board that this was not unique to Ashburn Farm but to every townhome area or HOA with townhomes.

Mr. Fedak thanked the Chair for attending in person and encouraged him to consider hosting Townhome neighborhood gatherings and suggested scheduling, publishing, and promoting these early through the Friday Flash and the use of “save the date” notifications.

NEW BUSINESS

a. 2024 Budget Under Run Approval for 2025 Budget

There was discussion about the surplus funds from the 2024 Budget being used to fund the 2025 Budget and any funds remaining placed in Members Equity. Mr. Rees felt that perhaps it should be returned to the homeowners and, if additional funds are needed later, a special assessment could be carried out.

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 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.”

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.

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

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 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.

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)

The consensus among the Board was that the surplus percentage was small in comparison to the budget and may be a factor in the refining of the budget process and calculations. Clarification of the Members Equity fund and its importance to maintaining operations was provided for understanding.

Mr. Batchelder provided a synopsis of the action to be taken with the surplus funds from 2024. A **motion to use the underrun from the 2024 Budget to fund the 2025 Budget and whatever remains after funding be moved to Members Equity, passed, (5/1/0/1); Mr. Rees, opposed; Mr. Oakley, absent.**

b. 2025 HOA Office Closings and BOT Meetings

The GM stated that there were no changes from the previous year. A **motion to approve the 2025 HOA Office Closings and BOT Meeting calendar, passed; (6/0/0/1).** Mr. Fedak requested that all communications about Office closings contain an explanation or reason and was assured that is the current standard practice. Mr. Rees asked for confirmation that this will also be reflected on the HOA website.

c. 2025 Seasonal Parking Pass

Mr. Rector recommends that the current short (\$90) and long (\$250) term parking passes be replaced with a seasonal parking pass for \$150. A **motion to approve removing the short-term and long-term parking passes and introducing a seasonal pass at a cost of \$150 that goes from pool closing through re-opening, passed, (6/0/0/1).**

d. Parking Policy Resolution

Mr. Rector provided background for the Resolution and called upon the Covenants Manager for further details

and reasons for the updates to the Standard, which will allow these vehicles to be parked in the homeowner's reserved space. There was discussion for explanation and understanding of the issue and the need for a change. Mr. Colclough requested the matter be tabled to further clarify the issue. **Item Tabled**

e. Annual Audit and Tax Filing

Proposals were obtained for the Association's Annual Audit and Tax filing. Management recommends approving Strauss & Associates or Daly & Hamad. A **motion to approve Strauss & Associates for preparation of the Association's Annual Audit and Tax filing, passed, (5/1/0/1); Dr. Lubore, opposed.**

f. Operating Account Excess to Money Market Account Resolution 12032024B

Mr. Rector stated that too much cash is sitting in the Atlantic Union operating account. There was discussion to discern whether a Resolution is needed, what action(s) are required, the purpose of the operating account, etc. It was clarified that this is strictly like a petty cash account and is not used to fund normal expenses. Mr. Colclough recommended ensuring that the Resolution documentation contain the specifics needed for clarity. Mr. Hancock suggested stating the Association shall maintain an operational petty cash account not to exceed \$5,000. He further suggested that the other Atlantic Union accounts should be got rid of due to the confusion factor. Mr. Fedak raised a question about whether Morgan Stanley is FDIC insured.

Mr. Colclough recommended tabling the matter until after meeting with Hamilton from Morgan Stanley to discuss strategies and recommendations. **Item Tabled. Continued...**

Board Briefs (Continued)

g. Gardengate Tree Removal

Mr. Batchelder suggested preserving a portion of the tree for posterity and a memorial as it is part of Ashburn Farm history.

There was discussion reviewing the three proposals; each will preserve portions of the tree for possible use in creating a bench and/other mementos for residents. A **motion to approve the proposal from Brightview Landscape at a price not-to-exceed \$7K per the contract with the inclusion of 50 disks for community use**, was made and seconded. There was a brief discussion about a marker and grinding of the stump. **Motion passed, (6/0/0/1); Dr. Boyce, absent; Mr. Oakley arrived late, voted in favor.**

h. Close Atlantic Union Undesignated Reserve Money Market and Transfer Funds to Morgan Stanley Undesignated Reserve Account

Item Tabled, per earlier discussion.

Motion to move to Executive Session at 8:43PM.

The Board returned to Open Session at 8:54PM. Mr. Batchelder stated that during Executive Session there were no motions or votes taken.

A motion to have Joe Shannon, Association legal representative, send a demand and negotiation letter to Patriot Disposal, passed, (6/0/0/1); Mr. Boyce, absent.

Meeting adjourned at 8:55PM

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.



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

WINTER WELLNESS

ICE / SNOW SAFETY

As winter brings the potential for snow and ice, it is essential to stay mindful of safety, particularly around frozen bodies of water. Although ice may appear thick and stable, its actual strength can be deceptive and pose serious risks. Avoid walking on frozen streams, ponds, or lakes, and remember that ice skating or similar activities on Ashburn Farm ponds are strictly prohibited. If someone falls through the ice, remain calm, call 911, and use an object like a tree branch or rope to assist from a safe distance. Never enter the water yourself to rescue a person or animal. Teach children the importance of staying away from frozen water, avoiding sledding or walking on or near ice. Additionally, exercise caution when driving after snowfall, as children or pets may be on the roads. By staying vigilant and informed, you can enjoy a safer winter season.



CONCRETE MAINTENANCE

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



SNOW & TRASH PICK UP

If snow or ice prevents trash vehicles from providing service, Patriot Disposal may cancel trash pickup. Should this occur, the Ashburn Farm Association will notify residents via email and updates on the website. For any questions regarding cancellations, please contact Patriot Disposal directly.

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.



HAPPY NEW YEAR!

New Year, New Opportunities, Same Community!

As the new year begins, it's a perfect time to reflect, set goals, and make positive changes—both personally and as a community. Here are some community-focused resolutions to consider for the year ahead:

Keep Our Neighborhood Beautiful

Let's commit to maintaining the cleanliness and appeal of our common areas. Whether it's picking up litter during walks, picking up after our pets, or participating in our community clean-up event on April 26th, every little bit helps preserve the beauty of Ashburn Farm.

Stay Connected

Building strong relationships with our neighbors fosters a sense of belonging and security. Resolve to introduce yourself to someone new, attend our Association run events, or volunteer around Ashburn. A connected community is a thriving community!

Follow Community Standards

The HOA Standards are in place to ensure everyone enjoys a peaceful and harmonious environment. Let's commit to staying informed about policies, such as parking policies, pet etiquette, and architectural standards, to help our neighborhood run smoothly.

Be a Good Neighbor

Acts of kindness can make a big difference. Whether it's helping a neighbor shovel snow, lending a hand with a project, or simply offering a friendly wave, small gestures create a welcoming atmosphere for everyone.

As we enter this new year, let's all commit to making Ashburn Farm a safe, welcoming, and beautiful place for everyone. Together, we can achieve great things

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!

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.

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 / 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.

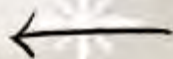
Patriot Disposal- 703-257-7100

HOLIDAY DECORATIONS POLICY

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



REPORT A CONCERN TO
VDOT



REPORT A CONCERN TO
LOUDOUN COUNTY



EMPLOYEE OF THE YEAR

Ashburn Farm Association would like to recognize Chip Mathews for being the employee of the year. Chip has shown that he exemplifies the HOA Mission Statement, contributes meaningfully to the staff, demonstrates growth in his role, and uplifts both the community and his colleagues. Thank you Chip for everything that you do for Ashburn Farm.



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 Dec & Jan ONLY!



All American Painting Plus

AAPLUS.COM
(703) 620-5563

License #2705101649



SNOW REMOVAL POLICY

Ashburn Farm Association is not responsible for treating or removing snow from state or county maintained (VDOT) roadways. The Association is only responsible for clearing snow from paved parking areas in townhome neighborhoods of the community. Snow removal service will begin in the eighteen townhome neighborhoods when two inches of snow or a quarter-inch of ice/sleet have accumulated on paved surfaces or at the discretion of the Association as conditions dictate. Pre-treatment of streets using salt brine will be used when conditions warrant its use.

Snow removal is prioritized in the following manner: streets are initially opened to one lane to facilitate emergency vehicle access and to inspect conditions in each section of the community. Streets are systematically cleared in the eighteen neighborhoods and Perennial Lane once opened. It can take up to six hours or longer per eight inches of accumulated snowfall to clear all neighborhoods depending on conditions.

Sidewalks will be cleared once the streets have been cleared down to bare asphalt, including mailbox access and sidewalks abutting Association common property and the walking trails used by those walking to school. The remaining walking trails will be cleared thereafter. Please remember that it is the responsibility of the homeowners to clear their own sidewalks of snow and ice after a snowstorm. All single-family homes are located on state or county owned streets; snow removal on those streets is the responsibility of VDOT and Loudoun County. To contact VDOT please call 703-383-8368.

A GLIMPSE OF 2024

THANK YOU FOR A FANTASTIC YEAR



Classifieds

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

SUPERIOR LANDSCAPING, INC. - SINCE 1985: CELEBRATING 40 years! CALL NOW FOR OUR BEST OFF-SEASON DISCOUNTS! PATIOS, WALKWAYS, WALLS, FIREPITS! DRAINAGE ISSUES SOLVED. www.superiorlandscaping.net or call **(703) 830-8800.**

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

Local Community Contacts

EMERGENCY

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

PUBLIC INFORMATION

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

LOUDOUN COUNTY

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

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.

CHRISTMAS TREE COLLECTION

Christmas Trees are not to be placed outside until the collection day.

Christmas trees will be collected during the first full 2 weeks of January (January 6 – January 18) on yard waste days. If a Christmas tree is placed curbside for collection on yard waste collection day and is not picked up, leave it out at the curb and collection will be completed as soon as possible. All tinsel and decorations must be removed, and trees should not be placed in plastic bags. If your tree is missed, please contact Patriot Disposal directly at 703-257-7100

GRAFFITI REMINDERS

Graffiti; Noun

graf-fi-ti | \grə-'fē-tē : writing or drawing made on a public structure without permission; or usually unauthorized writing or drawing on a public surface.

Ashburn Farm is facing an increasing issue with graffiti in our common areas. To address this, we aim to remove graffiti promptly whenever it occurs. We encourage all residents to contribute by reporting incidents and taking proactive steps to discourage vandalism within the community.

Recommended Actions for Addressing Graffiti:

Report vandalism in progress

· If you witness someone defacing property, do not intervene. Instead, contact the Loudoun County Sheriff's Office at their non-emergency number, 703-777-1021. Provide as many details as possible about the individuals involved, such as their number, approximate age, gender, and any identifying features or clothing.

Engage your neighbors

· Encourage your neighbors to remain vigilant and report any instances of graffiti or suspicious activity. Building a network of alert community members helps keep Ashburn Farm safe and well-maintained. Notify neighbors and board members of any graffiti or vandalism you observe.

Document and report graffiti on HOA property

· When graffiti appears, take photographs and record relevant details such as the date, time, and location. Share this information with the police and the Homeowners Association as appropriate. Quick reporting allows us to act promptly, discouraging further vandalism and maintaining the beauty of our community.

· By staying watchful, reporting incidents quickly, and providing photographic evidence where possible, we can reduce the frequency of graffiti and preserve the quality of life in Ashburn Farm. Please report graffiti to maintenance@afhoa.net and continue to look out for our shared spaces.

Remember, if you see something, say something. Contact the Loudoun County Sheriff's Office and the Association Office. Together, we can keep Ashburn Farm a wonderful place to live and enjoy.

Talk with your kids about the repercussions of vandalism in the community. It is defacing private property, damaging the community's morale, and there is a cost of fixing the damages.

Loudoun County Public Schools

2024/2025 School Year Calendar

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

Info Taken From LCPS Website And Is Subject To Change

SANDERS CORNER ELEMENTARY



Main Office Phone:

571-252-2250

Attendance Line:

571-252-2252

43100 Ashburn Farm Parkway,
Ashburn, VA 20147

TRAILSIDE MIDDLE



Main Office Phone:

571-252-2280

Attendance:

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

CEDAR LANE ELEMENTARY



Main Office Phone:

571-252-2120

Attendance Line:

571-252-2121

43700 Tolamac Drive,
Ashburn, VA 20147



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

20235 Nightwatch St.,
Ashburn, VA 20147



STONE BRIDGE HIGH



Main Office Phone:

571-252-2200

Attendance:

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

FOAL 2025 Winter Book Sale

PRESALE:
FRIDAY JAN 24TH 5-8PM
ENTRANCE FEE \$20 PER PERSON

REGULAR SALE:
JANUARY 25TH & 26TH
9:30AM-5:00PM

SCANNERS OR SIMILAR DEVICES ARE NOT ALLOWED ON SATURDAY & SUNDAY

DONATIONS OF BOOKS, AUDIO BOOKS, DVDS, CDS, ALBUMS, & PUZZLES/GAMES ACCEPTED DURING NORMAL LIBRARY HOURS JANUARY 11TH-22ND

THE ASHBURN LIBRARY
43316 HAY ROAD ASHBURN, VA. 20147

Friends of the Ashburn Library is a 501 (c)(3)

Thank You

TO ALL OUR
BOARD MEMBERS
& COMMITTEE MEMBERS
WHO SERVED IN 2024

WE APPRECIATE YOUR
TIME AND DEDICATION
TO ASHBURN FARM
AND OUR COMMUNITY



Chase Flooring LLC

Carpent Repair Services

18 Years of Experience: VA/MD/DC

chaseflooringdmv@gmail.com
dariushderak@gmail.com



703-303-1566 | 703-975-8607

Real Estate In Ashburn Farm

Compliments of:
DOM= Days On Market



CARRERA
GROUP



Address	Status	List Price	Close Price	Structure Type	DOM	Beds	Baths	Above Ground Finished Sq. Ft.
43485 Golden Meadow Circle	C/S	\$869,000		Detached	0	4	2/1	2,870
21014 Timber Ridge Terr #101	C/S	\$329,000		Unit/Flat/Apartment	0	1	1	735
43522 Blacksmith Square	ACT	\$649,950		Interior Row/Townhouse	6	3	3/1	1,414
20985 Timber Ridge Terr #102	ACT	\$359,900		Unit/Flat/Apartment	39	2	2	1,006
20834 Blythwood Court	A/C	\$915,000		Detached	42	4	3/1	2,703
43533 Postrail Square	A/C	\$654,900		Interior Row/Townhouse	15	3	2/2	2,334
43508 Postrail Square	A/C	\$635,000		End of Row/Townhouse	26	4	3/1	1,478
43290 Silver Queen Terrace	PND	\$685,000		Twin/Semi-Detached	4	3	2/1	2,034
20965 Timber Ridge Terr #301	PND	\$382,000		Unit/Flat/Apartment	7	2	2/0	1,006
20989 Nightshade Place	CLS	\$1,550,000	\$1,420,000	Detached	35	5	5/1	4,753
20879 Yellowbloom Court	CLS	\$984,999	\$990,000	Detached	5	5	3/1	2,852
20935 Gardengate Circle	CLS	\$920,000	\$950,000	Detached	8	5	4/1	3,022
21348 Sweet Clover Place	CLS	\$880,000	\$910,000	Detached	4	4	3/1	2,412
43227 Yorkville Terrace	CLS	\$625,000	\$625,000	Twin/Semi-Detached	3	3	2	1,397
21012 Strawrick Terrace	CLS	\$610,000	\$610,000	End of Row/Townhouse	2	4	3/1	1,913
43304 Crape Myrtle Terrace	CLS	\$569,000	\$570,000	Twin/Semi-Detached	6	3	2/0	1,397
43185 Gatwick Square	CLS	\$525,000	\$525,000	Interior Row/Townhouse	0	3	3/1	1,452
21033 Timber Ridge Terr #204	CLS	\$349,000	\$349,000	Unit/Flat/Apartment	3	2	2	1,006

© 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: 12/16/2024 12:49 PM



LET US HELP YOU STAY WARM, SAFE, AND PROTECTED THIS WINTER!

**\$1005 OFF FULL ROOF
OR SIDING REPLACEMENT**

*Minimum Project \$9900. Promotional offers
cannot be combined. Sale Ends 1/31/25*

POND
ROOFING
Trusted Since 1964

Scan Me!

Ask About Our Current Promotions!

ROOFING ★ SIDING ★ WINDOWS ★ DOORS ★ GUTTERS

571.569.4664

www.pondroofing.com



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**



**20634 BLYTHWOOD COURT
ASHBURN FARM**

4 Beds • 3.1 Baths • 3,544 Sq. Ft.
Listed for \$915,000

ASHBURN FARM HOMES RECENTLY SOLD

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE
Sold	20989 Nightshade Place	5	5.1	6,871	\$1,420,000
Sold	21012 Strawrick Terrace	4	3.1	2,313	\$610,000
Sold	21033 Timber Ridge Terrace #204	2	2.0	1,006	\$349,000
Sold	43304 Grape Myrtle Terrace	3	2.0	1,397	\$570,000
Sold	21026 Timber Ridge Terrace #201	2	1.0	882	\$315,000
Sold	43213 Chestermill Terrace	3	2.1	2,012	\$685,000
Sold	21111 Crocus Terrace	3	3.1	2,461	\$650,000
Sold	20931 Cedarpost Square #103	2	2.0	1,121	\$360,000



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 Calverton 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