



Lansdowne on the Potomac



connection

MARK YOUR CALENDAR
LANSDOWNE

**Annual
Meeting**
**November 11
at 7PM**

www.lansdownehoa.com

Winter 2021/22



LANDSLOWNE

◆ *On The Potomac* ◆

www.lansdownehoa.com

Board of Directors Contact:
bod@lansdownehoa.com

**The deadline for the SPRING 2022
ISSUE IS JANUARY 20**

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LANDSDOWNE RESIDENTS -
send your holiday photos for inclusion
in the next issue of the
Lansdowne Connection. Send photos of
your home and your neighbors to
imageryprint@aol.com. Please put
Lansdowne Holidays in the subject line
and include photographer's name and a
caption. The deadline is
January 1, 2022.

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**UPDATE YOUR CONTACT INFORMATION TODAY AND STAY CONNECTED TO
LANDSDOWNE ON THE POTOMAC HOA**

DO WE HAVE YOUR MOST CURRENT CONTACT INFORMATION?

ARE YOU REGISTERED ON THE LANDSDOWNE HOA WEBSITE?

**DO YOU RECEIVE THE FRIDAY FLASH WHICH INCLUDES INFORMATION ON COMMUNITY
EVENTS AND HAPPENINGS IN THE COMMUNITY?**

EMAIL: ILYCIA SILVER, LIFESTYLE DIRECTOR EMAIL: activities@lansdownehoa.com

TODAY - TO UPDATE YOUR INFORMATION.

Lansdowne's Master Plan

The Master Plan Committee meets on the first Thursday of each month, with each meeting announced in the preceding Friday Flash. Since our July meeting, we have been meeting in-person at the Potomac Club, while still providing a Zoom link to provide a hybrid meeting format.

The Committee continues to evaluate and assess the projects identified in the Master Plan. We have now made a number of recommendations to the HOA Board of Directors for projects to improve the Potomac Club and site facilities around the LOTP community. Many of the projects are considered in collaboration with other HOA Committees, and this collaboration is reflected in our recommendations to the Board. Projects that have been approved by the Board and are progressing include:

- Interim fitness center improvements at the Potomac Club.
- Hiring an architect and an interior designer to begin developing design concepts for improvements at the Potomac Club.
- Cleaning and pump replacement at the waterfall and ponds, along with a concept design prepared by a Landscape Architect to introduce improvements and enhance the aesthetics of this important LOTP amenity and entry feature.
- Virtual gate/ license plate reader (LPR) system at entrances to LOTP.

Other community site improvements are currently being evaluated by the Committee, such as improvements to the playgrounds and Tot Lots. Our Committee has also provided project planning and phasing input to the Board to help prioritize upcoming projects and provide input to the HOA 2022 budget planning.

We have a large and active Committee with smaller Working Groups. If you are interested in learning more about the Master Plan and the Committee's work, please join one of the upcoming Committee meetings. The Master Plan Committee continues to invite input from the community in-person or by Zoom at Committee meetings or by utilizing the link to an on-line Google Form, which is included in the Friday Flash. As announced in the Friday Flash, we followed a unique format for our August meeting with an expanded Resident Open Forum and participation by deputies from the Loudoun County Sheriff's Office (LCSO). Community input is important and continues to inform the Committee's work and will help us identify the benefits and underscore the value to the LOTP community, forming part of our recommendations to the HOA Board.

The Master Plan documents are available on the LOTP website under the HOA Resources tab. Other documents prepared by the Master Plan Committee are also located on the LOTP website under the Committees tab.



POTOMAC CLUB HOLIDAY SCHEDULE:

Nov 24 - 2pm closing
Nov 25 - Closed
Dec 24 - 2pm closing
Dec 25- Closed
Dec 31 - 2pm closing
Jan 1 - Closed

EDITORIAL POLICY

The Lansdowne on the Potomac newsletter, the *Lansdowne Connection*, is a quarterly publication, which aims to print resident articles and announcements as well as community information. Article topics of most interest include landscaping, home repair, interior design, child and pet information, and community issues. Please submit articles in a Word document, without information that is advertising in nature. The name, contact information, and occupation of the article author will appear with the submission. Articles should be approximately 350 words in length, and contain appropriate material geared to all residents. Articles submitted must be approved by the HOA staff and/or Publisher, and may be edited for length and/or content. The HOA staff and Publisher may decline publication of any article that is not appropriate, or does not serve the general interest of the community. Publication of articles is subject to space availability; submission does not guarantee publication. Non-resident articles will be considered and accepted based on space availability and topic. Other items, (e.g. questions) especially those requiring rapid response, should go to the Lansdowne website, www.lansdownehoa.com. Past newsletters are available on the Lansdowne website. All content, photos and any related graphics are the property of the Publisher of *Lansdowne Connection*.

BOARD REPORT

HOA FINANCIAL OVERVIEW AND THE 2022 BUDGET

By John Bennett, HOA Treasurer



Dan Passarella
President

With the fall season upon us and 2021 rapidly coming to a close, the finance committee and our HOA management company have been busy evaluating two items. First, how did we manage HOA finances in 2021 compared to our budget? Second, prepare the HOA budget for 2022.

First, let's talk about 2021. Overall, through the end of August, our bottom line shows a slight favorability compared to our budget. Budgeting for 2021 presented unique challenges. How do you plan future expenses amid vast uncertainty caused by a global pandemic? In November 2020, when the 2021 budget was approved, it was based on assumptions of when our economy might open up. When can LOTP commence normal activities? When can we plan on renting out the Potomac Club? How, and when, and with what restrictions, can we start planning community activities? Do we need to continue the increased cleaning protocol that doubled our janitorial expenses in 2020 into 2021? Considering all the challenges, to be faring expense-wise better than planned can be viewed as a success.

Now for 2022. Our budget process starts every year around May. Our HOA manager starts a spreadsheet listing, by expense category, actual HOA expenses for the past five or so years. It shows trends and enables us to see patterns that could extend into the future.

Next, the HOA manager looks at our contracts.... trash, landscaping, pool, HOA management, etc. He fills in the contracted expense into the appropriate category for any of those contracts not expiring by the end of the year. If a contract is set to expire at the end of the year, an RFP is prepared and sent out to vendors. Once bids have been received, the BOD can either choose to renew the existing vendor or select a new one. The winning bid can then be added to the budget. The major contract expiring at the end of 2021 was the landscaping contract. With labor costs and fuel costs escalating, and supply chain interruptions causing price increases for equipment, we anticipated a significant increase in this line item. Kudos to our HOA management company for negotiating a five-year renewal with Advantage, our current vendor, at a cost lower than our current expiring contract and locking in those savings for the entire five years.

Next, the HOA manager looks at the reserve study and any yearly adjustments based on reserve expenditures during the year and how they impact future

reserve expenses. He then places what the reserve study states should be budgeted for the upcoming year into the spreadsheet.

Last, committee chairs are contacted and asked to present to the Board any items they would like to receive funding in the upcoming year for community projects. The Board reviews these requests, establishes priorities for the upcoming year, and makes the appropriate recommendation to be included into the next years budget.

While all this is going on, starting in June/July, there are regular monthly meetings with the finance committee to review the budget, plus there are discussions at the monthly BOD meeting.

While the 2022 budget is not complete, we anticipate a vote at the October meeting. HOA dues will be increasing, but all efforts to evaluate ways to save are being examined. Two income areas that help offset our HOA dues will be less in 2022:

- i) Investment income is projected to be down significantly in 2022, with years of a low-interest-rate environment finally catching up
- ii) Comcast pays the HOA a marketing fee for the first five years of the contract. That amount, just over \$50K, used to be accounted for in full. Our auditors are now telling us that we must allocate it over the entire term of our Comcast contract.

As far as HOA expenses, there are several factors that will adversely impact our costs:

- i) Inflation. We have not experienced inflation at our current level for over 10 years.
- ii) Snow removal expenses (such as we experienced in last year's multiple ice storms) needs to be increased.
- iii) Comcast can raise its fee by \$5 month, per household.
- iv) Our trash contract has a provision where, if Loudoun County recycling costs go up, Bates can roll that fee over to us (and it did indeed go up).

If you have questions or any suggestions, please email the Board at bod@lansdownehoa.com



Samantha Carrier
Vice President



John Bennett
Treasurer



Jeff McCowen
Secretary

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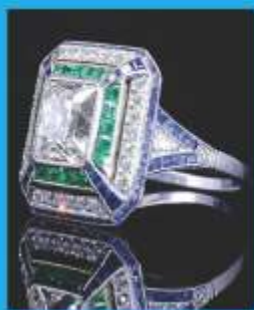


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General Manager REPORT



Jerry Berman
General Manager x112
general.manager@lansdownehoa.com



Sara Louise Hines
Assistant Manager x110
facilities@lansdownehoa.com



Ilycia Silver
Lifestyle Director x115
activities@lansdownehoa.com



Kristine Freitas
Covenants Administrator x113
covenants@lansdownehoa.com

Over the past 20 years Lansdowne On The Potomac has proven to be a great place to live. Looking forward it seems clear it will become even better. The group of volunteers on the numerous Committees and the current Board of Directors all work in their spare time to make your (and their) neighborhood a more desirable, valuable, and fun place to live. An example is the recent 20th Anniversary/Fall Festival which was happily attended by close to 800 residents. Your Activities Committee together with Ilycia Silver from CAMP worked endless hours to bring this hit event to all our residents. Another is the work of the Facilities and Grounds Committee with Assistant Manager, Sara Hines, who've made tremendous strides at enhancing the common area landscaping and most recently completing the "sidewalk shaving" project. We'll soon see work starting to enhance the Lansdowne Boulevard entrance, including the waterfall and pond. This beautification project, spearheaded by the Master Plan and F&G Committees, will make a nice feature even better. This project together with others from the St. Mawes Master Plan will most certainly raise the value of every home in Lansdowne.

Other volunteers working in their spare time on your behalf include the Covenants Committee members, who with the assistance of the CAMP Covenants Administrator, Kristine Freitas, diligently work towards approving the scores of design applications submitted for enhancement and improvement of individual homes. Ultimately this keeps our neighborhood beautiful, raising the value of everyone's home. We also have volunteers on the Communications, Financial Advisory, Technology, Parking and Safety Committees who all perform their community service with the goal of enhancing home values at Lansdowne.

Leading the effort are the members of your Board of Directors. They are responsible for financial decisions, oversight of the committees, and the general wellbeing of Lansdowne. Through feedback from the Committees, residents, and CAMP, they carefully deliberate the alternatives with each decision they make. Their role is ultimately the one that has the most significant impact on life at Lansdowne. The process followed by the Board and Committees is transparent and open to all. All meetings are open with plans and decisions announced in the "Friday Flash" and "What's Up Lansdowne" as well as special eblasts to the community. Additionally, everyone is encouraged to reach out with questions by email to BOD@Lansdownehoa.com.

On November 11th we are having our Annual Meeting. At this very important meeting members of your Board of Directors are elected. This year there are two positions up for election. The homeowners who have willingly submitted their name in the running and their Candidate Statements are included in this edition of the Lansdowne Current. Please read these statements carefully, participate in the Meet The Candidates activities, and MOST IMPORTANT – **CAST YOUR VOTE**. You can vote either online, in-person, or by proxy and it's easy. We need your vote or risk not reaching our quorum requirements. We also need your vote because it's your primary and simple responsibility in this great community, Lansdowne On The Potomac. Let's together, make the next 20 years EVEN BETTER than the first.

Jerry Berman
CAMP On-Site Manager



Heather Graham
CAMP's Executive
Vice President for
Lansdowne



Jason Owen
Maintenance Technician



Chris Schrader
Front Desk Attendant



Orion Rathbun
Front Desk Attendant



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LANDSDOWNE

◆ *On The Potomac* ◆

LANDSDOWNE ON THE POTOMAC HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS ELECTION 2021

Annual Meeting Notice

November 11, 2021 ~ 7pm

Dear Lansdowne on the Potomac Homeowner:

In accordance with the provisions of Article III of the Bylaws of the Lansdowne on the Potomac Homeowners Association, this letter provides official notice of the 2021 Annual Meeting of the Association on **Thursday, November 11, 2021** via Zoom. See the Friday Flash for the Zoom link.

The primary business to be conducted at the meeting will be the election of two (2) homeowners to serve on the Board of Directors. The Lansdowne governing documents call for directors to be elected to 3 year terms that are staggered so that approximately one third of the board seats are up for reelection each year.

Each lot will be entitled to cast one ballot. In the event that more than one ballot per lot is received, votes for that lot may be invalid and not counted. The Election Committee has established a record date of October 25, 2021 for the purpose of determining lot owners who are eligible to vote.

As per Section 3.10.3 of the Bylaws, a ballot/proxy may be used which can be found on the Association website or available at the Potomac Club. All homeowners are asked to vote in one of three ways: using the online voting service provided by VOTE HOA NOW, mailing in or dropping off the proxy form or by casting a ballot in person.

Voting Eligibility. One ballot per lot may be cast and only property owners in good standing may vote. Good standing is defined in the HOA governing documents which can be found on the HOA website (lansdownehoa.com). Lessees are not eligible to vote or participate in the meeting unless given an assignment of voting rights by the owner of record.

If you have any questions about the Annual Meeting or voting procedures, please contact Jerry Berman at 571-333-1212 or email at Lanonpot@ciramail.com

Sincerely,

Jerry Berman

Jerry Berman
General Manager



BOARD OF DIRECTORS ELECTION 2021

Voting Instructions

There are three ways to vote for the 2021 Lansdowne on the Potomac Board of Directors Election:

1. You may mail in or drop off a Proxy Form to be received by November 11, 6pm.
2. You may vote online using the VOTE HOA NOW online voting service by November 11, 6pm.
3. You may cast a ballot in person at the Potomac Club on November 11.

1. Cast your vote online using the VOTE HOA NOW online voting service

You may cast your vote online using the third-party representative – VOTE HOA NOW beginning October 25, 2021. Each lot/property with an email on file will be assigned a unique code so no duplicate voting is possible (*if there are two owners, only one owner will receive the unique code*). The lot/property owner will receive an email invitation directly from VOTE HOA NOW. Please be sure to add this email address (LOTPHOA@ivote.com) to your safe sender list/address book so you can participate in the vote. If you do not receive the email invitation by October 22 please contact Ilycia Silver activities@lansdownehoa.com.

Voting online is easy and quick. You will have three steps.

- Receive the email and click the link to go to the voting site
- Register for the vote by entering your name, email, and creating a password
- Make your choices on the ballot and submit

When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded.

2. Mail in or drop off a Proxy Form

If you are not planning to cast a ballot in person on Thursday, November 11, 2021 you may vote by using a Proxy located on the HOA website and provided on the following page in this issue of the *Lansdowne Connection*. Residents may deliver the proxy to the Association Office at the Potomac Club, send by mail or give it to the individual you have assigned as your proxy to drop off. Please have your proxy returned to the Association by 6pm on **November 11, 2021**. Proxy instructions are provided below.

3. Cast your ballot at the Potomac Club on Thursday, November 11, 2021.

You may cast your ballot in person at the Potomac Club on November 11. If vote tally completes prior to adjournment of the Annual Meeting, winning results will be announced.

Proxy Instructions

*Incomplete or unsigned proxies may be invalid. Please follow these steps:

1. USE THE PROXY ONLY IF YOU DO NOT WISH TO VOTE IN PERSON OR ONLINE.
2. Print your name and address (please match your closing documents received at settlement). Print the name of the person you wish to designate as your proxy.
3. Select Instructed Proxy.
 - a. **Instructed Proxy** means the name of the person you assign (Secretary if left unidentified) will vote as you direct with your selections.

Note: If the assigned person does not show up at the meeting – no vote will be cast. Secretary (if left blank) will be at the meeting.

4. **SIGN and DATE** your proxy. Give the proxy form to the person you have designated as your proxy or; Mail or deliver a copy of the proxy to Lansdowne on the Potomac HOA, 43459 Riverpoint Drive, Leesburg, VA 20176 to be received by 6pm Thursday, November 11, 2021.
5. Please note that if you appoint someone to vote your proxy, be sure that they will attend the meeting. The proxy form is not effective by itself; the person you select must attend to vote for you.

If more than one ballot or vote per lot is received, votes for that lot may be invalid and not counted.



LANSDOWNE
 ♦ On The Potomac ♦
 Proxy Form

(Proxy means that this paper or the person you assign acts for you at the meeting and in the election process)

Address

(I) _____ and _____
 (print name as shown on closing document/legal name) (print name as shown on closing document/legal name)

under the provisions of Section 3.10.3 of the Bylaws, hereby grant(s) (MY) (OUR) proxy to

* for the sole purpose of casting (MY) (OUR) votes at
 the meeting on November 11, 2021 or any subsequent meeting called due to a failure to obtain a quorum at the first
 attempt to hold the meeting.

Votes may be cast for two (2) candidates

Check the appropriate box - either this is an uninstructed proxy or an instructed proxy, one box must be checked:

*The primary difference between these options is you assign somebody to vote as he/she sees fit on your behalf (uninstructed) OR
 you direct the proxy to vote as you wish (instructed) by November 11 at 6pm.*

☐ **Instructed Proxy:** The person named above in this proxy **must cast this vote only on my behalf for the
 name(s) I check below** at the Annual Meeting or any adjournments thereof for the following candidate(s) for the
 Board of Directors and is not otherwise authorized to vote on any other issue that arises during the Annual
 Meeting.

Check Next to Name Selection(s): Votes may be cast for two (2) candidates

_____ Dawn Couch
 _____ Atul Govani
 _____ Dan Passarella
 _____ Beverly Bradford

Only one owner's signature is required for this proxy to be valid

_____ **Date:** _____ **Date:** _____
 (Owner's Signature) (Owner's Signature)

_____ **(Owner's Email - Optional)** _____ **(Owner's Email - Optional)**

***IF PROXY IS NOT IDENTIFIED, SECRETARY WILL AUTOMATICALLY BE PROXY**



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3 Beds · 3 Baths · 4,500 Sq. Ft.
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UNDER CONTRACT FOR FULL ASKING PRICE



18841 ACCOKEEK TERRACE
4 Beds · 3.1 Baths · 3,791 Sq. Ft.
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LANDSDOWNE ON THE POTOMAC HOMEOWNERS ASSOCIATION

CANDIDATE STATEMENTS



BEVERLY BRADFORD

Two years ago, when seven candidates ran for the Lansdowne on the Potomac HOA Board, the elections chair announced a series of three candidate forums that would be taped and posted on the HOA web site for access by every property owner. The very first forum went sideways when a resident who was not even a candidate took the floor to talk about a candidate who was not present, repeating allegations of minor violations of HOA covenants.

Although the event had been clearly advertised as a forum for board candidates, no one among five seated board members at the forum objected to this unprovoked attack on the good name and reputation of his next-door neighbor. That episode was repeated at the second of the three forums, again without intercession by any HOA board member. Ultimately, the elections chair decided unilaterally not to post any of the audio tapes from the forum, never announcing that decision.

In every election since the Declarant ceded control of the Lansdowne HOA to residents in 2007, what is intended as an election among qualified candidates has become a cynical exercise to "elect" people from the same tight cabal. In 2020, at the outset of the Covid-19 pandemic, the board spent \$149,000 for a "master plan" with no consensus of support. In August, 2021, the board voted to spend \$200,000 for security cameras at intersections of VDOT highways - not private roads - at just three of LOTP's nine entrances.

Two of the HOA Board members who initially approved the \$149,000 "master plan" without competitive bids resigned and moved before their terms expired. Others have raised HOA dues for three consecutive years. The Master plan recommends continuing these annual increases, although few residents even know about decisions that dismiss other initiatives they support, like a simple fenced exercise yard for dogs. There was no evidence that LOTP even has enough crime to meet the costs of storing and retrieving data, or identifying who will have access to the data it yields. Only 6 of 17 master plan committee members voted to approve the "virtual gates" and only 3 HOA board members approved it in August, but our dues will pay for these cameras.

Although it is unlikely anyone can be elected without support from those who control the HOA, I am running because I am tired of seeing my neighbors persecuted for their national origin, race, gender, religious beliefs, age, economic, marital, or parental status, sex, or political preference. I want our board to comply with the Virginia's Property Owners Association and Fair Housing Acts. If elected, I would be the first resident of a townhouse - not a patio home - elected to the HOA board;

Because 500 words cannot convey enough information about the candidates so "Lansdowne owners may cast fully informed votes," my views will be aired at "Lansdowne in Common," a private Facebook group. Your candid and polite engagement and comment there are welcome to be shared with other residents. Thank you!



DAWN COUCH

Hello, my name is Dawn Couch and I would like to ask you for your vote, so that I may serve you as a member of the Lansdowne on the Potomac - Homeowners Association Board.

This December my husband and I, along with our 10-year-old son, will mark our fifth anniversary as residents in this amazing community. Over these last five years, we have been fortunate to have met original members of the community, many of whom will often talk about the early days as they watched the homes being built, to new residents with young children who look forward to Lansdowne living for years to come. Regardless as to how long one has lived here, everyone shares the same opinion - collectively we love Lansdowne and all it has to offer, including its diversity, proximity to historic destinations, local shops, and amazing restaurants.

While my professional background is in Event Planning, Public Relations, and Marketing, my passion, as a LOTP homeowner, is in wanting to seek and make sustaining improvements to our community. I have been involved with various HOA committees in hopes of keeping Lansdowne a sought-after community. I believe we should not have to leave our community to seek outside amenities when we can have those very things, right in our backyard. I was thrilled when the Master Plan was rolled out and excited to see proposed updates to our slightly aging, neighborhood. Unfortunately, little progress has been made and my goal is to help make those changes. I prefer not to be just a seat filler and avoid terms like "it's always been done this way," "we've never done it this way" and "status quo."

If elected, my focus will be on the future. I will be the voice, your voice, and the voice of all the residents who share the same vision - Making this community even better than it is today. In listening to our friends and neighbors, and hearing from residents during various committee. Meetings and community events, I feel most residents would like to see noticeable improvements towards putting the Master Plan into action and sooner rather than later. I believe these upgrades and other modern improvements will allow the community to come together socially and truly enhance the communal vibe. Lansdowne has been a destination community in Loudoun County for the past twenty years, and if I am trusted with your vote, I will work to ensure our community, above all others, is where people call home.



Please note all candidate statements appear as submitted. The publisher only formatted but did not edit verbiage.

CANDIDATE STATEMENTS

ATUL GOVANI

(Note no photo submitted)

I live in great community for 7 plus year and in this area for 20 plus years. I have served on Master-Plan committees and provide lots of suggestion improve our community without increase the HOA dues and most important to try to establish right ethic. I am only one provided my discloser to HOA from Master plan committee members.

I will bring following changes to our community

- Reduce the HOA dues
- Open web portal for resident for open transparent communication
- Make sure HOA management company server resident fairly and promptly.
- Streamline the resident indoor/outdoor improvement application that include online application submission, change/update 20 years old Plus HOA rules and on spot application improvement.
- Work with Loudoun planning VDOT to take care of our community road and sidewalk
- Work with Conservancy to address sidewalk, tree and dirty smelly pond
- Invest more time and money on maintain our existing structure and improve current facility
- Make HOA rules apply fairly and make sure management company provide best service to residents

Most of you know the current HOA does not allow web portal for resident to openly communicate its very typical when HOA has special interest instead of making difference in community. By closing resident communicate they do want resident to united and raise voice against waste like Masterplan. The current BOD spends 2 plus year on this smoky mirror master-plan project.

Here is summary of Master-plan waste for 2 plus years

- The Master-plan was sole source contract for \$149000 to single vendor without any competitive bid This HOA allowed to master-plan committee operated with discloser of conflict of interest from committee members
- This HOA denial /hide .deceived the data request from residents
- Our HOA dues went up in COVID-19 and its may go higher again due to following nonessential project pushed by MP committee and BOD
 - o Sound system \$15000,
 - o Waterfall Area \$15000,
 - o Master-plan catalog \$149000 – Sole source to single vendor
 - o And camera system \$200000.
- None of these project address current issues in community but will create long and short term liability to all residents [INCREASE IN HOA DUES \$\$\$]
- Last two years HOA failed/ignore address the maintainance of existing structure

I want to make difference in our community and I am seeking all resident your support. We all make difference together



Dan Passarella

I have been an original townhome owner and resident of Lansdowne on the Potomac since 2004. Born and raised in Belleville, NJ, I moved to Northern Virginia in 1997 with my wife Denise, a current member of the LOTP Communications Committee. Nikolas, our son, is a junior at Riverside High School. As a former small-business owner, commercial real estate investor, software engineer, and most recently, a founder and volunteer head crew coach for Riverside High School – my work experience has given me extensive entrepreneurial, project management, property management, and leadership skills.

Serving on the Board for the last three years, the past two as President, has been a privilege and an honor. During my first term, the Board has:

- Conducted an RFP process for the management contract. That process resulted in a management change for the first time in twenty years. Service has been dramatically improved, and monthly contract costs reduced by 20%.
- Terminated the street tree and sidewalk mitigation project in favor of a patented sidewalk shaving process that resolved 3,750 sidewalk defects in just over a year. Over the next five years, this change will save residents close to one million dollars, save hundreds of mature shade trees, and keep tons of concrete out of our landfills.
- Formalized a fast-track design approval process for routine replacements/repairs such as a leaking roof. Residents no longer need to wait for a Covenants committee meeting for approval.
- Extended our landscape contract for five more years, saving the HOA forty-eight thousand dollars over the term.
- Conducted an RFP for our garbage contract and locking in our rate for the next seven years.
- Started a path lighting safety project to light up the darker areas of our communities.
- Conducted a master plan study and subsequently created a committee to implement some of the projects out of that study. (Spending precious HOA dollars should never be done without careful planning.)
- Implemented audio recording of all public portions of HOA Board meetings and posted the recordings for residents the next day.
- Implemented an anti-discrimination policy and code of conduct policy.
- Added outdoor security cameras to the parking lots of our clubhouses.
- Fixed numerous drainage issues throughout the community.

In my second term, my priorities will include:

- Reviewing the current relationship with the Lansdowne Conservancy to ensure LOTP is appropriately represented.
- Reviewing and implementing projects from the master plan committee that add value (property and quality of life) to our residents.
- Updating our design guidelines to be more prescriptive and less ambiguous by engaging a professional firm. This would result in a less burdensome process for residents to update their homes.
- Continue reviewing every contract we sign to ensure we are getting value for our hard-earned HOA dollars.
- Continue working with our management team and our residents to make Lansdowne a great place to call home.

If reelected, I will continue to be a reasonable, rational, fiscally responsible voice for owners and residents, representing everyone on issues that matter to the Lansdowne community.

FACILITIES & Grounds committee

The Lansdowne on the Potomac Facilities and Grounds committee had an active Summer, and we are planning for an equally active Fall/Winter in the community.

Over the past few months we have:

- ~ continued to work with our vendors for sidewalk repairs, tree-trimming, and the installation of additional pathway lighting.

- ~ received the Boards approval to purchase and install three additional “Little Libraries” which will be placed throughout the community.

- ~ we have been working closely with the Master Plan Committee and the Board to assist in the upcoming Waterfall restoration and renovation project – be on the lookout for exciting details about this project soon!

In addition, the Board recently approved a three year extension with our community landscaper; *Advantage Landscapes*. The F&G committee will continue to work closely with them to ensure they are focused on delivering us the best curb appeal and well-maintained community grounds.

Our newest project that the Board just approved is addressing the mis-matched community signage poles throughout the neighborhood. One thing that sets our community apart from others is our commitment to a consistent signage pole package. As you will notice throughout the community, our signage is affixed to a black,

decorative pole. However, over the past few years, VDOT has installed new signs through the neighborhood and they have affixed them to poles that do not match our community appearance. In addition, as some of our signage poles were damaged, they were replaced with poles that do not match. The Board has now approved our team to begin a replacement program so we can ensure that all community signage is affixed to our approved, black, decorative pole. Our goal is to complete 12-pole changes before the end of year, all centered around the main entrance area near the waterfall and pushing towards the Potomac Club and Mill Dam Place. Once that is complete, we will begin working through other sections of the community. We have identified a significant number of signs that are affixed to the wrong poles and our goal is to create a uniform look, by switching those signs to our approved signage pole design, over the course of the next two years.

Our team is also focused on working closely with the Lansdowne Conservancy to ensure the grounds and facilities surrounding Lansdowne on the Potomac are properly cared for as well.

If you have any Facilities or Grounds projects you would like to bring to our attention, or if you are interested in volunteering on the committee, please email Shines@gocampgmt.com

committees & members

ACTIVITIES

Leslie Matz, Chair,
Courtney Bintz, Secretary
Dawn Couch, Jennifer Lofquist,
Stephanie Roemer,
Samantha Carrier, *Board Liaison*

COMMUNICATIONS

Amy Gooen, Chair
Brian Fennimore,
Denise Passarella, Jennifer Watts
Dan Passarella, *Board Liaison*

COVENANTS

Mike Gough, Chair
Jennifer Collister, Carolyn Gierer, Jennifer Peiler, Brian Stevenson, Andrea Vaccarelli
Dan Passarella, *Board Liaison*

FACILITIES AND GROUNDS

Patrick Seville, Chair
Christine Podbielski, Secretary
Matt Hussion, Nathan Critz,
Beverly Rudolph,
Jeff McCowen, *Board Liaison*

FINANCE AND BUDGET

Chase Banks, Gordon Caylor,
Brian Fennimore,
Lynne Huling, John Nix
John Bennett, *Board Liaison*

PARKING

Jeff Kramer, Chair
Ashley Dunn, Secretary
Victoria Petruska, Maralyn Smith,
Neichaun Tatum
John Bennett, *Board Liaison*

SAFETY AND SECURITY

PJ Azzolina, Chair,
Nathan Critz, Vice-Chair
Tony Belotti, CJ Couch, Chris Huber
Jeff McCowen, *Board Liaison*

TECHNOLOGY

Aaron Gersztoff, Chair
Maher Ghazzi, Kingsley Ilodiana,
Rod Little, Matt Russell, Terence Winsky

MASTER PLAN

Gordon Anderson, Chair,
Peter Podbielski, Vice Chair,
Chase Banks, Sarah Coffman,
Dawn Couch, Nathan Critz, Linda Glenn,
Atul Govani, Laurie Jo Hesson,
Lynne Huling, Lauren Law,
Amanda Megliola,
Lisa Picciolo, Beverly Rudolph,
Andrea Vaccarelli
Jeff McCowen, *Board Liaison*

*Make a Difference
in Lansdowne
Please consider joining a committee...*

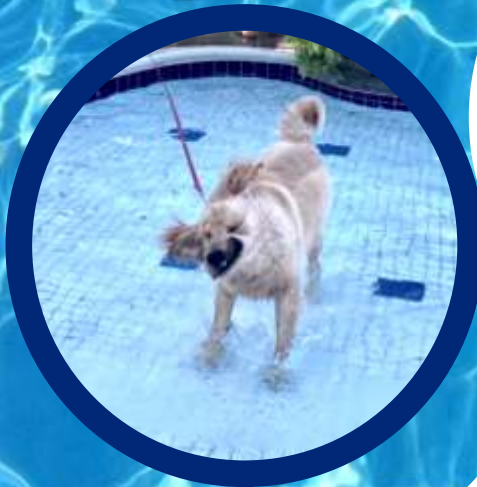


Lansdowne

Photos By
Carrie Wright

POOCH POOL PARTY

*This photo by
Donna Bernier*



*This Photo by
Dawn Martin*



Lansdowne Fall Fest 2021





Lansdowne Real Estate Sales

3rd Quarter 2021

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ADDRESS	ABOVE GRADE FINISHED AREA	CLOSE DATE	LIST PRICE	SALE PRICE	DAYS ON MARKET	ADDRESS	ABOVE GRADE FINISHED AREA	CLOSE DATE	LIST PRICE	SALE PRICE	DAYS ON MARKET
18851 Accokeek Ter	3237	2021-07-30	\$ 799,900	\$ 825,000	12	19497 Mill Dam Pl	4256	2021-06-03	\$ 989,000	\$ 989,000	5
18869 Accokeek Ter	3222	2021-07-30	\$ 799,000	\$ 790,000	16	19230 Mill Site Pl	6558	2021-06-03	\$ 1,195,000	\$ 1,185,000	11
18879 Accokeek Ter	3237	2021-07-01	\$ 749,900	\$ 760,000	3	19279 Mill Site Pl	4243	2021-09-27	\$ 1,070,000	\$ 1,040,000	16
19079 Boyer Fields Pl	5564	2021-05-11	\$ 1,195,000	\$ 1,289,000	5	43248 Overview Pl	3986	2021-06-01	\$ 1,125,000	\$ 1,135,000	4
43473 Calphams Mill Ct	4215	2021-07-16	\$ 1,300,000	\$ 1,300,000	1	43284 Overview Pl	5255	2021-06-29	\$ 1,374,000	\$ 1,410,000	2
43609 Carradoc Farm Ter	2932	2021-05-20	\$ 775,000	\$ 791,000	3	43235 Parkers Ridge Dr	5484	2021-09-24	\$ 1,650,000	\$ 1,650,000	1
43601 Catchfly Ter	2989	2021-05-24	\$ 735,000	\$ 767,500	3	43239 Parkers Ridge Dr	5532	2021-08-02	\$ 1,075,000	\$ 1,040,000	13
19223 Chartier Dr	3384	2021-05-27	\$ 849,000	\$ 850,000	2	43266 Parkers Ridge Dr	4374	2021-05-31	\$ 1,195,000	\$ 1,200,000	1
19157 Commonwealth Ter	2484	2021-06-09	\$ 565,000	\$ 565,000	26	19081 Quiver Ridge Dr	2629	2021-07-08	\$ 840,000	\$ 840,000	35
18977 Coreopsis Ter	3200	2021-05-07	\$ 735,000	\$ 754,500	4	19101 Quiver Ridge Dr	3400	2021-07-22	\$ 849,000	\$ 925,000	2
18994 Coreopsis Ter	4121	2021-06-10	\$ 849,000	\$ 890,000	4	19162 Ranleigh Ter	2504	2021-06-18	\$ 585,000	\$ 575,000	9
43382 Coton Commons Dr	3914	2021-07-22	\$ 800,000	\$ 825,000	3	18848 Ridgeback Ct	4309	2021-07-20	\$ 1,265,000	\$ 1,250,000	6
19242 Coton Holdings Ct	2684	2021-05-07	\$ 759,900	\$ 772,000	10	18688 Riverlook Ct	10269	2021-09-20	\$ 3,499,999	\$ 3,500,000	85
19247 Coton Holdings Ct	2892	2021-07-19	\$ 819,500	\$ 819,500	5	43327 Riverpoint Dr	4522	2021-07-28	\$ 1,199,999	\$ 1,200,000	21
19148 Coton Reserve Dr	3410	2021-06-17	\$ 885,000	\$ 910,000	6	43409 Riverpoint Dr	4255	2021-08-12	\$ 1,089,000	\$ 1,025,000	14
19260 Creek Field Cir	4256	2021-05-21	\$ 898,500	\$ 985,000	0	43768 Riverpoint Dr	4175	2021-07-02	\$ 1,099,000	\$ 1,085,000	7
19277 Creek Field Cir	2904	2021-06-15	\$ 835,000	\$ 880,000	1	43776 Riverpoint Dr	4175	2021-06-01	\$ 1,125,000	\$ 1,150,000	6
19048 Crimson Clover Ter	3000	2021-08-20	\$ 775,000	\$ 775,000	4	43804 Riverpoint Dr	4587	2021-06-22	\$ 1,118,000	\$ 1,126,000	4
19181 Ferry Field Ter	3237	2021-09-16	\$ 745,000	\$ 755,000	7	43813 Riverpoint Dr	4162	2021-06-10	\$ 1,025,000	\$ 1,025,000	5
43274 Fieldsview Ct	4538	2021-07-28	\$ 1,275,000	\$ 1,275,000	4	43820 Riverpoint Dr	3627	2021-06-02	\$ 948,000	\$ 985,000	3
43816 Goshen Farm Ct	4552	2021-06-22	\$ 998,000	\$ 1,035,000	5	43841 Riverpoint Dr	2794	2021-08-27	\$ 879,000	\$ 912,100	5
43836 Goshen Farm Ct	3172	2021-09-03	\$ 912,000	\$ 953,000	4	43873 Riverpoint Dr	3542	2021-06-11	\$ 885,000	\$ 905,000	0
43721 Grey Oak Way	2672	2021-09-07	\$ 819,900	\$ 820,000	12	43896 Riverpoint Dr	5095	2021-05-20	\$ 1,075,000	\$ 1,200,000	0
43724 Grey Oak Way	3456	2021-08-24	\$ 899,900	\$ 885,000	7	43937 Riverpoint Dr	3924	2021-06-30	\$ 998,000	\$ 1,075,000	3
19196 Greystone Sq	3284	2021-05-26	\$ 740,000	\$ 800,000	2	19015 Rocky Creek Dr	3032	2021-09-30	\$ 950,000	\$ 1,004,000	4
19076 Grouse Ter	2828	2021-06-30	\$ 590,000	\$ 590,000	13	19140 Rocky Crest Ter	2644	2021-07-12	\$ 599,500	\$ 630,000	3
43593 Habitat Cir	3577	2021-06-15	\$ 914,900	\$ 970,000	2	19153 Rocky Crest Ter	3092	2021-09-10	\$ 689,000	\$ 689,000	6
43617 Habitat Cir	3136	2021-05-28	\$ 850,000	\$ 930,000	6	43103 Rocky Ridge Ct	3477	2021-06-23	\$ 909,900	\$ 920,000	4
43633 Hopkins Mill Ter	3284	2021-09-30	\$ 750,000	\$ 800,000	3	43150 Scenic Creek Way	4885	2021-07-01	\$ 1,250,000	\$ 1,205,000	13
44001 Indian Fields Ct	4237	2021-07-11	\$ 1,275,000	\$ 1,275,000	1	19244 Snider House Ct	3075	2021-09-22	\$ 799,000	\$ 815,000	7
44005 Indian Fields Ct	5165	2021-06-25	\$ 1,350,000	\$ 1,350,000	0	19400 Susquehanna Sq	3405	2021-05-07	\$ 639,000	\$ 630,000	6
19238 Kepharts Mill Ter	2688	2021-08-04	\$ 575,000	\$ 590,000	1	43575 Wild Indigo Ter	3935	2021-05-17	\$ 750,000	\$ 758,000	4
19241 Kepharts Mill Ter	1842	2021-07-14	\$ 499,000	\$ 505,000	7	43579 Wild Indigo Ter	2010	2021-07-15	\$ 524,998	\$ 540,000	3
18762 Kipheart Dr	4631	2021-07-15	\$ 1,085,000	\$ 1,085,000	10						
43838 Kittiwake Dr	3448	2021-06-07	\$ 849,000	\$ 885,000	5						
43640 Lees Mill Sq	2628	2021-06-25	\$ 605,000	\$ 715,000	5						
43658 Lees Mill Sq	1840	2021-09-30	\$ 500,000	\$ 500,000	30						
43706 Lees Mill Sq	3658	2021-08-19	\$ 695,000	\$ 705,000	6						
43731 Lees Mill Sq	2644	2021-10-01	\$ 624,990	\$ 625,001	9						
43746 Lees Mill Sq	2380	2021-06-28	\$ 565,000	\$ 585,000	7						
43768 Lees Mill Sq	1880	2021-06-18	\$ 578,000	\$ 575,000	6						
43566 Merchant Mill Ter	3074	2021-08-31	\$ 775,000	\$ 842,500	3						
19376 Mill Dam Pl	4517	2021-06-15	\$ 1,195,000	\$ 1,195,000	6						
19393 Mill Dam Pl	3878	2021-08-16	\$ 874,990	\$ 901,000	5						
19445 Mill Dam Pl	4650	2021-07-08	\$ 989,000	\$ 989,000	9						

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18848 Ridgeback Court
Lansdowne • \$1,250,000



43103 Rocky Ridge Court
Lansdowne • \$920,000



18788 Ridgeback Court
Lansdowne • \$1,315,000



43593 Habitat Circle
Lansdowne • \$970,000



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Travel The World!

The reason for this new column is to present some ideas for adventures that you may not have realistically considered before and to connect you personally with residents who can answer questions you may have about a location.

If you read this article and want to know more, write us at imageryprint@aol.com - tell us you are from Lansdowne and we will connect you with the author of the article or send your question on to them for a reply.

Have you traveled to a place that is unique, amazing, even just simply relaxing? Do you have family in another state or country? Please consider submitting an article and photos. We ask that you keep the article and photos to approximately one page and advise if you would welcome questions from your neighbors should they be submitted.

The next deadline for the Spring 2022 issue is January 15, 2022.

Iceland



Iceland wasn't my first choice for vacation. When I discussed the trip with friends, I received three responses: "Oh I hear it's beautiful," "I was there once on a stopover" or

"I hear it's great for maybe for three days, tops". With limited flight options due to Covid, our three-day vacation turned into eight which turned out to be quite a blessing.

Traveling north to "the land of the midnight sun" was interesting. We arrived at 5am and felt out of sync as the sun never fully set, but the air was so crisp and clean that we were rejuvenated. After a few hours of rest, we hit REYKJAVIK, the capital, on foot. What stood out first was the "Icelandic" language. It's so complicated and is very different from English. As one local explained, they take 3-4 words and combine to form one, so every word is a short sentence of sorts.

Our first stop was an old, comfortable watering hole! We sat at the bar listening to conversations. I told my husband I would love to go see the Puffins (photo on the following page) and the bartender, who we didn't even think noticed we had arrived, turned to me, in English, and asked, "would you like to taste one"? I promptly replied "No, they are too cute. I could never do that." He laughed and replied, "if you ever heard how annoying their cry is you might want to borrow my hammer."

One thing I love to do when I travel is visit a small grocery store or mall. I love to see how different cultures *really* live, what their tastes are, and what the economy is like, away from the tourist traps. Doing this also provides a taste for the people. One observation that stood out most was that the locals never seemed to look at me unless they had to. It was as though I were invisible. For someone who smiles wholeheartedly, at virtually everyone, (so much in fact that I am occasionally scared people will think I had an early release from somewhere) it left me sad. However, as time passed, I discovered that when spoken too, most locals were quite warm and almost all seemed to be able to go from their native tongue to English mid-sentence, with much ease.

While our days during the trip were filled with many exciting adventures, the ones that really stood out, or that people asked about the most were:

The Blue Lagoon - A geothermic spa. This is perhaps the most famous spot in Iceland. It has been named one of the "25 Wonders of the World" by *National Geographic* and I can frankly state that I have never experienced anything like it. This is an amazing lagoon that is filled with silica, algae, and minerals. Imagine a bath with a pudding consistency of milky blue water. The atmosphere was quite serene, and we literally floated about. It was so peaceful that we actually slept for a bit as we floated. After an hour or so, we navigated to another area where all were wearing face masks. Four selections of masks were offered, and it was interesting to see so many others with their faces coated in a white or black coating. As we continued on, we wound up at a bar without ever leaving the milky substance. The temperature of the seawater was perfectly comfortable and it was a sublime experience.

Next up was a hike to **Perlan - the Planetarium**. This was a must see as I so wanted to experience the *Aurora Borealis* (Northern Lights). Because we visited at the end of June, when the sun sets for at most, 2 hours a night, it was impossible to witness in its natural setting, however, Perlan had the most spectacular, 4k digital experience. It was literally mesmerizing, as was the view from the top of the Perlan dome. Everything was so crisp and clean, as though it were a picture with an enhancing filter added to it. From there, we entered an indoor ice cave - which was a bit scary but also invigorating.

Reynisfjara Black Sand Beach - One day we took a car to the black beach (you may have seen it featured on *Down to Earth*, where actor Zac Efron explored Iceland and baked a pancake under the black sand). The beach offered sites I have never even enjoyed in my dreams. The caves were deep and sharp. The views were exceptional, and the greatest joy came from seeing the Puffins. But I must admit, the bartender may have had a point about their cry. The drive back from the beach was surreal. We stopped to climb rocks behind waterfalls and explore caves. We sang along to the radio, which was playing songs like "Home on the Range" and even "Rawhide", the theme from an old TV show, but in Icelandic. It was like existing in a time warp where the language was garbled.

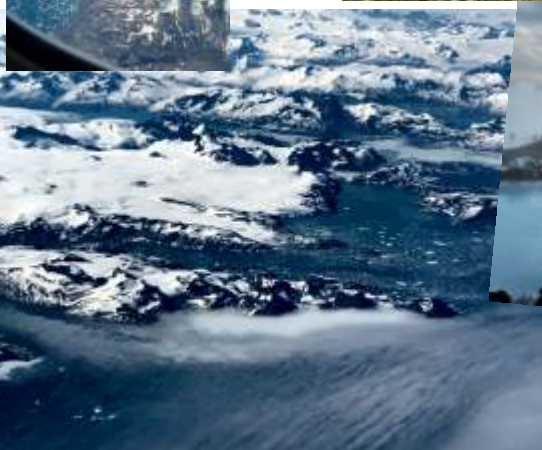
(continued)

Iceland (continued)

There is so much more to be said about the atmosphere. It was wonderful to be able to sleep with the windows open (but shades drawn of course to shield the sun). For those who loved "Game of Thrones", so much of Iceland would seem familiar to you. They even have a tour named for the show. Another stunning natural phenomenon were the geysers. They were so unusual, and eruptions occurred so often that you only needed to wait minutes for the experience.

In regard to the food, well, it wasn't really my thing. That especially goes for the horse. I confess that I tasted it and would have likely passed it off for beef had I not known - but one taste was all I could handle.

I leave this article with a note and a purpose. I know that the "climate crisis" is yet another seemingly political topic that we are not supposed to discuss or opine on in public, but our Iceland adventure convicted me that it's time to act! As they say a photo is worth 1,000 words. Please see the photo beside this article, of the glaciers, taken from the plane as we flew over Greenland - July 4, 2021. A member of the flight crew shared that he could remember, not that long ago, when these same glaciers were solid white. Note the amount of melt afloat. The Icelandic people know it's real - they talk about it freely - and are scared. It's not political - it's real!



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AVOIDING THE "WINTER BLUES"

Tips on how to combat Seasonal Depression

While we are by no means offering medical advice - following are some commonly accepted tips for combating seasonal depression.

CHECK YOUR VITAMIN D LEVELS

Research has shown that Vitamin D affects the body's serotonin production which can throw off one's sleep-wake cycle and affect energy levels. Checking your Vitamin D levels may be a good place to start.

CONTEMPLATE LIGHT THERAPY

Light therapy is used to supplement natural sunlight that is lost during the months where it gets darker earlier.

MAINTAIN A HEALTHY DIET

Numerous foods such as salmon, leafy greens, whole grains, and nuts are beneficial for brain health and have shown positive affects on those suffering from depression.

SOCIALIZE

Socializing with others can help you feel less lonely and combat the natural urge to isolate, which typically worsens the symptoms of depression. Interacting with others can help take your mind off your worries.

ENJOY THE LITTLE THINGS

The tendency to dwell on the negative and to allow it to snowball is common in those suffering from SAD. It is important to highlight the positives to keep life in perspective and help you stay optimistic.

MEDICATIONS

Sometimes SAD is the result of a chemical imbalance, when this is the case, medication can help to find that balance.

DON'T BE AFRAID TO ASK FOR HELP

Close to 5% of Americans suffer from SAD and many others experience it in some form throughout the year. If you need help or even think it can make things easier, speak out and let those closest to you know. You are not alone.



WHAT are THE "WINTER BLUES?"

According to the National Institute of Mental Health, Seasonal Affective Disorder, commonly referred to as the "Winter Blues", is defined by periods of times where people feel sad or not like their usual selves, usually starting when days get shorter in the winter and ending in the spring, with longer daylight hours.

SYMPTOMS

- Low energy levels
- Loss of interest in hobbies
- Difficulty concentrating
- Trouble sleeping or excessive sleeping
- Feeling of hopelessness
- Changes in appetite/weight
- Easily agitated
- Increased anxiety
- Feeling depressed nearly everyday

**As listed on NIMH.NIH.gov*

For more information please refer to The National Institute of Mental Health website at nimh.nih.gov or consult your medical professional.

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preparing your home for winter

Checklist of seasonal tasks to prepare your home for the winter season

- **INSPECT YOUR ROOF AND GUTTERS**
The worst time to find out you have a leak is during a storm. Take the time to check before winter weather arrives and it could save you a ton.
- **INSPECT & SERVICE YOUR FURNACE**
Routine maintenance can save you money in the long run. Also, don't forget to change your filters
- **CHECK YOUR WINDOW AND DOORS FOR DRAFTS**
Resealing your exterior can save you hundreds in gas and electric bills.
- **DRAIN YOUR OUTDOOR WATERLINES/FAUCETS AND TURN OFF OUTDOOR WATER SUPPLY**
This can prevent potential busted pipes and interior water damage.
- **REVERSE THE SPIN DIRECTION ON YOUR CEILING FANS**
Switching the spin direction will push the hot air trapped near the ceiling around the room to help heat your house evenly.
- **ADJUST AIR DAMPERS TO MAXIMIZE HVAC EFFICIENCY**
Shutting your dampers fully or halfway in the winter will force hot air into the lower levels of your house, which will then naturally rise.
- **THINK ABOUT FLUSHING YOUR HOT WATER HEATER**
Over time, sediment can build up on the bottom of your tank, lowering the efficiency of your tank and potentially leading to damage. Winter is not the time of year you want to risk it going down.
- **MAKE SURE YOU HAVE YOUR NECESSARY EQUIPMENT/SUPPLIES**
Finding out you don't have rock salt or a shovel after a snow storm is never a good place to be. Beat the pre-storm store lines and get your equipment early.

Lawn + Garden CHECKLIST

Reseed, aerate, and fertilize your lawn in the fall to allow it to grow during the winter

During the winter, the grass seeds grow underground, establishing a strong root system to set you up for a beautiful yard year round.

Trim your bushes & trees

Frozen tree limbs can snap off and damage your tree or other belongings.

Be sure to tend to, cover, and drain all outdoor equipment/furniture

Water or gas/oil left in machinery can freeze and destroy your equipment. Also, furniture left uncovered could lead to premature aging. Cover your belongings to keep them looking nice and new.

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Lori@LoriChristCPA.com
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Tuesday - Saturday 12 p.m. - 4 p.m. | www.loudounrestore.org

off the line

By Jamie & Alejandra

Featured Recipe: Apple Butter



INGREDIENTS

- 4 pounds apples (your choice) (cored & chopped)
- 1 ½ cups brown sugar
- Juice of 2 lemons
- 2 tablespoons ground cinnamon
- ½ teaspoon ground nutmeg
- 1 teaspoon salt

1. Core and dice/slice your apples into wedges or cubes. (Do not have to be perfect but should be similar in size) (we use an apple corer/slicer)
2. Preheat your oven to 250 F.
3. Once all apples are cut, put them into a large bowl and season with salt, ground cinnamon, ground nutmeg, and lemon juice, then add the brown sugar and toss to evenly distribute.
4. Add all the apples and seasonings to a large pan, and wrap the top with plastic wrap, then aluminum foil. (Make sure that the plastic wrap is not hanging down the sides of the pan lower than the aluminum foil.)
5. Put the pan into the oven and bake at 250 F for about 2 hours.
6. After 1 ½ hours, take the pan out of the oven, carefully pull off the plastic/aluminum foil layer (BE CAREFUL WHEN REMOVING PLASTIC WRAP, THERE WILL BE STEAM), and mix the apples to move them around and distribute the liquid.
7. After the apples have been mixed, replace the plastic/aluminum foil and place the pan back in the oven to continue baking for another 2 hours.
8. After 2 more hours, Remove the pan from the oven and let it cool at room temperature for about 20 minutes before pureeing.
9. Once the apples have cooled slightly, puree them into a smooth liquid using a blender.
10. Once all apples are pureed, taste the apple butter and adjust the seasoning with salt/brown sugar/lemon juice/spices to your liking before chilling.

Servings:
1 1/2 quarts

Prep Time:
10 minutes

Cooking Time:
4 hours 10

Have Questions or Want To Request
A Special Recipe?
Email Imageryprint@aol.com and put
Lansdowne in Subject Line.



Featured Recipe: Vanilla-Cinnamon Candied Almonds

While there are many ways of candying nuts, the way we believe works the best is by coating them in a flavored mixture of whipped egg whites that you toss the nuts in and roast, low and slow, until they are fully dehydrated. The beauty of this technique is that you can really add any flavors you want to the coating and, because the egg whites are what is used to bind everything, you don't actually have to use much sugar (or any) at all.

INGREDIENTS

- 3 each egg whites
- 12 ounces of unsalted almonds
- ½ teaspoon vanilla extract
- 1 teaspoon ground cinnamon
- 1/3 cup granulated sugar
- 1 teaspoon salt

1. Preheat your oven to 225 F and coat a baking sheet with pan spray.
2. Separate the 3 eggs and put the egg whites in the bowl of your stand mixer with the whip attachment. Make sure that the bowl is very clean and none of the egg yolk gets in with the egg whites.
3. Add the vanilla and ground cinnamon to the egg whites and begin mixing on a slow speed for about 10 seconds.
4. Once you have agitated the egg whites (after the 10 seconds), turn the mixers speed up to medium-high and continue to whip.
5. Once the whites become frothy and start to increase in volume (about 30-40 seconds), slowly stream in the granulated sugar while continuing to whip the egg whites on medium-high speed until the whites form soft peaks. They should have a smooth, glossy look.
6. Remove the bowl from the mixer and gently add the almonds to the bowl with the whipped egg whites and softly mix/fold the almonds with a rubber spatula to evenly coat.
7. Spread the almonds, with the coating, onto the baking sheet you prepared earlier and sprinkle the salt evenly amongst the almonds.
8. Bake at 225 F for 30 minutes.
9. After 30 minutes, remove the pan from the oven and, using a rubber spatula, break them up so it is not one large clump. Spread them back out in an even layer and continue to bake for another 30 minutes.
10. After the second set of 30 minutes is up, remove the almonds from the oven and repeat the previous step to break them up once again. Continue to bake for another 30 minutes or until all the almonds are completely dry.
11. Once the almonds are completely dry, remove the pan from the oven and allow it to sit at room temperature for about 15 minutes. (during this time, they will begin to harden and become crunchy.)
12. Once they have reached room temperature, remove the almonds from the baking sheet and put them into a dry air-tight container to store until needed.

Yield:
12 ounces

Prep Time:
3 minutes

Cooking Time:
90 minutes

Did you try this recipe?

Tag @offtheline_cooking on instagram and hashtag it #offthelinecooking

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LANSDOWNE LIGHTING SWIM TEAM FAQ's:

By Holly Roe

Winter Sessions
begin in January!
Sunday afternoons
@ Potomac Club

- Lansdowne Lightning is a recreational swim team and a part of Old Dominion Swim League (ODSL).
- Swim team is open to swimmers 5-18 years of age that are residents of Lansdowne.
- Daily Practices are held at Coton Common Pool.
- First Practice – Tuesday, May 31st - Season runs through July.

- Swim meets take place on either or both Wednesday afternoon and Saturday mornings.
- Evaluations (completed late Winter/early Spring) for all new swimmers, regardless of age/ability, must demonstrate min. competency in swimming before you are allowed to register for the team.

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hollyroe@me.com
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Pets Questions & Answers



Kimberly Correnti is a Pet Nutrition Expert and Owner of Dog Gone Natural in Ashburn and Leesburg. She is happy to answer your questions if you send them to and Imageryprint@aol.com

We recently visited our Vet because our dog was very itchy and losing fur. We were told he has demodex mange. They gave us medicine and a medicated shampoo. Is there anything natural we can use?

This naturally occurring mite is a normal part of your dog's skin flora and usually causes no harm or trouble. However, when an animal has a weakened immune system these tiny mites can increase in population quickly and cause intense itchiness, hair loss and red inflamed skin. Symptoms of this non-contagious mange may appear in small localized areas such as around the eyes or muzzle or may effect a larger area of your dog's body. Depending on the severity of the infection, a natural or combination of remedies may be needed. When dealing with demodex mange it is beneficial to not just kill the mites but to also get to the root problem - the immune system.

The first step is to examine the food your dog is eating. If you are feeding kibble, make sure the manufacturer only uses high quality ingredients and derives most of their crude protein from animal sources and not from the other ingredients in the bag. Consider adding a more natural diet in addition or in place of the kibble. Raw, dehydrated, freeze-dried foods or just simply home cooking go a long way in helping the immune system. These less processed foods provide more naturally occurring nutrients that are easier for your dog's body to utilize.

Next, add a probiotic to ensure a balanced gut flora. With 75% or more of the body's immune cells living in the intestines, it is important to take care of our pet's gut health. Keeping a balance of good flora will make it difficult for illness-causing bacteria and viruses, or in this case, mange, to take hold and cause problems. Probiotics contain the beneficial bacteria our pet's need for a healthy gut and are easy to add to their diet. The Wholistic Pet, Flora Dog and Ark Natural offer high quality products that guarantee a high viable count of CFU (colony forming units) of good bacteria. These probiotics come in powder or capsule form making it easy to add to your pet's food.

Another important supplement to add to your dog's diet is colostrum. The use of this powerhouse supplement dates back thousands of years. Research shows that colostrum is one of the most important nutritional supplements available for enhancing or helping in tissue repair and growth. The unique properties of bovine colostrum make it a universal donor for all mammals. Colostrum contains all of the immune factors necessary for protection from bacteria, allergens, toxins and viruses. It also contains a balanced proportion of growth factors that are required for healing.

The herbal remedy Super Immunity by Animal Essentials is an essential supplement to add to your dog's healing regimen. This remedy packs a powerful punch by combining the healing properties of Olive Leaf and Echinacea. Olive Leaf contains antibacterial, anti-fungal and antiviral properties. It is known in the holistic world as "nature's antibiotic" because of the magnitude of ailments it can help heal. Olive leaf helps boost the immune system and heal the skin. Echinacea, an immune system modulator, is important for creating equilibrium in the inflammatory responses to the mites. Echinacea is also effective in helping the body heal the secondary bacterial

infections that occur on the skin from scratching. This remedy is easy to add to the food or it can be squirted directly into your pet's mouth.

Topical remedies are also important to help control the itch while the body is healing from the inside. Colloidal Silver is a valuable remedy that can offer relief and protection. As a spray, colloidal silver can easily be applied to help alleviate itching, protect the skin from secondary bacterial infections and kill the mites. Another topical relief you may consider is spraying a light amount of olive oil onto your dog's skin. The olive oil helps to soothe the skin and smother the mites rendering them harmless to your pet.

Most animals, depending on their level of infection, find relief and healing using a natural or combination of remedies. Not just killing the mites but also focusing on the root problem is key. As the immune system strengthens, the problem will continue to resolve, bringing balance to your dog's skin and the naturally occurring mites will go back to their trouble-free levels.

Important Reminder for Dog Food Bins:

Fall Clean Up is a good time to remind everyone to clean those food bins! Using a container to store your dog's food is great way to keep it fresh but it needs to be washed out with hot soapy water. This task should be done every time or every other time you purchase new food. Oils used in dry dog food leave a slight residue on the bins. These left over oils over time begin to oxidize and eventually go rancid. If the bin is left uncleaned these rancid oils get mixed with the new food poured into the bin. This can create enough bad bacteria on the food that can lead to pickiness and not wanting to eat the food to diarrhea or vomiting.


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Tips on Preventing Identity Fraud

Provided by the Loudoun County Sheriff's Office

www.sheriff.loudoun.gov

EMERGENCY: 9-1-1

NON-EMERGENCY: 703.777.1021

ONLINE REPORTING:

Sheriff.Loudoun.Gov/ReportOnline

Use the following prevention tips to reduce the risk of having your identity stolen:

- Shred financial documents and paperwork with personal information before you discard them.
- Protect your Social Security number. Give it out only if absolutely necessary or ask to use another identifier.
- Don't give out personal information on the phone, through the mail, or over the Internet unless you know who you are dealing with.
- Use firewalls, anti-spyware, and anti-virus software to protect your home computer; keep them up-to-date. Visit OnGuardOnline for more information.
- Don't use an obvious password.
- Keep your personal information in a secure place at home. Do not keep this information in your vehicle.
- Pay attention to your billing cycles.
- Review your credit reports with the three major bureaus annually. You may request a free credit report online here.
- Minimize the amount of personal information that is in your wallet.
- Be alert and educated.

What to Do if Your Identity is Stolen

Follow these steps for what to do if your identity is stolen:

1. Place a "Fraud Alert" on your credit reports, and review the reports carefully. The three nationwide consumer reporting companies have toll-free numbers for placing an initial 90-day fraud alert; a call to one company is sufficient:
 - Equifax: 800-525-6285
 - Experian: 888-397-3742
 - TransUnion: 800-680-7289
2. Close any accounts that have been tampered with or established fraudulently.
 - Call the security or fraud departments of each company where an account was opened or changed without your ok.
 - Use the Identity Theft Affidavit.
 - Ask for verification that the disputed account has been closed and the fraudulent debts discharged.
 - Keep copies of documents and records of your conversations about the theft.
3. File a police report.
4. Report the theft to the Federal Trade Commission by phone at 877-438-4338 or TTY at 866-653-4261.
5. Complete the Virginia Attorney General Passport Application for identity theft.

MISSED JURY DUTY SCAM

Victims receive a call saying that they missed jury duty and that there is a warrant out for their arrest. The scammers tell you the warrant will be removed if you purchase gift cards or send money through cash apps or Bitcoin.

If they ask you to purchase gift cards, the scammer will give you time to run to the store to make the purchase. They will call you back and ask for the gift card information, including the pin number.

Loudoun County Sheriff's Office

Emergency 9-1-1 / Non-Emergency 703-777-1021

As always, call us if you need us - we will be here!



As a reminder, law enforcement agencies will **NEVER** ask you to purchase gift cards or send money by a cash app. Always be suspicious if someone asks you to pay for anything using these methods.

For more information on scams please visit the Federal Trade Commission at www.consumer.ftc.gov.

Ashburn Volunteer Fire and Rescue Department



UPCOMING EVENTS AT: ASHBURN VOLUNTEER FIRE-RESCUE

November 26 - December 19

Christmas Tree & Wreath Sales –

Our annual Christmas Tree Sale at the Ashburn Firehouse returns again this year. We'll be receiving a large shipment of premium trees of all sizes for you to pick from. The sale will start on the day after Thanksgiving and will continue until we're sold out

November 30 @ 7:00 pm - 9:00 pm

Virtual Prospective Member Meeting

Interested in becoming a volunteer EMT or Firefighter, or volunteering on our Admin staff? AVFRD holds Virtual Prospective Member Meetings on the last Tuesday of every month starting at 7pm.

Christmas Ornaments:

AVFRD 2021 Commemorative ornament now available for purchase online: Limited supply, order early. For more information and how to order. <https://ashburnfirerescue.org/go/2021-ornament/>

December 3+4 @ 5:00 pm - 8:00 pm

Santa Claus is Coming to Town!

Santa will be coming to town again this year and thanks to the AVFRD, he will be riding around on top of a fire truck so his reindeers can rest up for the Christmas.

Loudoun County Library Programs

The Loudoun County Library system offers exceptional programming on a wide variety of subjects. For more details, to register for a program and to discover other options go to: <https://library.loudoun.gov/>



Buying or Selling Items Online?



Here is a list of useful tips to help you buy and sell safely on sites such as Facebook Marketplace and Craigslist.

1. Buy and Sell Locally.
2. Check the Buyer's and Sellers Profile (Marketplace).
3. Discuss details of the transaction, prior to meeting.
4. Arrange an instant payment.
5. Consider bringing someone with you.
6. Meet in a public place.
7. Trust your instincts.
8. Never provide personal information.

LOUDOUN COUNTY SHERIFF'S OFFICE



Loudoun County Public Schools 2021 - 2022 Calendar

October 28	End of Grading Period
October 29	Student Holiday (County - Wide Staff Development)
November 1-2	Student Holidays (Planning/Records/Conference Days)
November 4	Holiday (Diwali)
November 24-26	Holiday (Thanksgiving)
December 20-	Winter Break (Classes Resume January 3, 2022)
December 31	
January 17	Holiday (Martin Luther King Jr. Day)
January 28	End of Grading Period
January 31	Moveable Student Holiday* (Planning/Records/Conference Day)
February 21	Holiday (Presidents' Day)
March 7	Student Holiday (County- Wide Staff Development)
April 8	End of Grading Period
April 11-15	Holiday (Spring Break)
April 18	Student Holiday (Planning/Records/Conference Day)
May 3	Holiday
May 30	Holiday (Memorial Day)
June 17	LAST DAY OF SCHOOL/End of Grading Period
June 20 -21	Planning/Records/Conference Days

CLASSIFIEDS

Website and Subject to Change

FROST SHADES - Summers in Virginia can be brutal. It's difficult to keep your home's temperature even throughout. Closing blinds and drapes helps, but who wants to sit in the dark? Frost Shades' premium window film solutions can help keep your room cool without sacrificing sunlight. Visit www.frostshades.com/dc to schedule a complimentary estimate.

Our LCPS Contact Info



Selden's Landing Elementary School
43345 Coton Commons Drive - Leesburg
Phone: 571-252-2260 - Fax: 703-779-8953
Absentee: 571-252-2262



Steuart W. Weller Elementary Schools
20700 Marblehead Drive - Ashburn
Phone: 571-252-2360 - Fax: 571-223-2282
Absentee Line: 571-252-2361



Belmont Ridge Middle School
19045 Upper Belmont Pl - Leesburg
Phone 571-252-2220 - Fax 703-669-1455
Absentee 571-252-2222
House A (8th Grade) 571-252-2228
House B (7th Grade) 571-252-2227
House C (6th Grade) 571-252-2226



Trailside Middle School
20235 Claiborne Parkway - Ashburn
Phone 571-252-2280-Fax 703-724-1086
Absentee Line 571-252-2282



Riverside High School
19019 Upper Belmont Place Leesburg
Phone 703-554-8900 Fax 703-858-7910
Absentee Line 703-554-8902



CONGRATULATIONS TO
OUR OWN

Kimberly Jackson

Loudoun County 2021

Teacher of the Year

Ms. Jackson teaches math at
Riverside High School and we are
proud to say that she is
a resident of Lansdowne.

Because we care...



Stephanie Scarola in coordination with an elected official in Virginia who is working with the Homeland Security and the Department of Health and Human Services collected direct donations for refugees.

Because of the generosity of our Lansdowne community among others, we have made a difference in the lives of 115 families totaling approximately 500 men, women and children who are starting life over again here, in their new home country. Thank you for opening your hearts and showing them the kindness, neighbor-helping-neighbor behavior that is so very much part of the fabric of our community and of America in general. The families are incredibly grateful for all that we've been able to provide - each item easing their burden a bit through such a challenging time. It fills my heart with gratitude and hope to be apart of such a wonderful community of neighbors.

Because of the amazing response, we have been able to conclude our drive earlier than anticipated.

Thank you for all of your generous support!

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Welcome to Lansdowne ...



Few events in life are more exciting than buying a home. We're glad you've chosen Lansdowne on the Potomac! You're now a member of our community association. We're proud of our association and trust it will contribute to the quality of your experience in our community. Here are a few tips and bits of information to help you make the most of community association living.

Your Own Space - Your unit and its upkeep belong entirely to you. You're responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber, not the association manager.

Common Elements and Assessments - The community has a number of common areas and services—like the grounds and the maintenance to keep them attractive and enjoyable. We share these areas and their expenses when we pay our assessments.

Community Rules - Because many residents share the common areas, it's necessary to have a few basic rules so everyone can enjoy the community. If you don't have a copy of the community rules, please go to lansdownehoa.com.

Membership - When you purchased your home, you became a member of our community association. Membership entitles you to attend and observe board meetings and vote in board elections. You may even want to consider joining a committee or running for a board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. Get involved—we need you.

Provide current contact information to the HOA management company. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency. All of this information can be updated at ciranet.com.

Ensure that tenants, visiting relatives, and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules. A copy of the lease must be provided to the management company upon ratification.

Are you a new homeowner in Lansdowne? Please contact the Front Desk by email: staff@lansdownehoa.com or by phone 571.333.1212 for more information on obtaining membership cards for your family.

Your Commitment as a Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about your home's exterior maintenance, design guidelines, and when you must pay association assessments.

Provide current contact information to the HOA Management Company. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact HOA Management, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

Association Documents Open to Owners

Have you lost your copy of the bylaws? Would you like to read minutes from past board meetings? Would you like to read a resolution for background information on an association policy?

Some of these documents can be found on our association website. However, these and other association documents are available to all members for review; owners have the right to inspect them, and the association is happy to make them available. However, we ask that you follow a few standard procedures so we can serve you efficiently.

First, submit a written request to the manager stating which documents you wish to read. Submit your request several days before you need the documents. We may need extra time to locate

Welcome Home ...

Following is a brief summary on the number of services and amenities available to Lansdowne on the Potomac residents. Additional information on each can be found on the community website, www.lansdownehoa.com or at the Potomac Club.

POTOMAC CLUB FACILITIES PASS

All the Lansdowne homeowners and their immediate family, including spouses and children who are living at home, are entitled to receive a Potomac Club Membership Card and have access to the Club. The pass must be presented to the Front Desk upon entering the clubhouse.

Are you a new homeowner in Lansdowne? Please contact the Front Desk by email: staff@lansdownehoa.com or by phone 571.333.1212 for more information on obtaining membership cards for your family.

AGE RESTRICTIONS

No one under the age of (12) twelve is permitted to access the Potomac Club, swimming pools or tennis courts unless accompanied by a person 16 years or older.

Members between the ages of 12 and 15 must surrender their Potomac Club membership card to the Front Desk upon entering the facility. Members between the ages of 12 and 15 will not be permitted to use the facility without presenting their card. Membership cards may be picked up upon leaving the club. Note: Members 12-15 years of age are not permitted to bring guests into the facility.

GUEST FEES

Guests of Potomac Club members must pay a guest fee to access and use the recreational facilities and must be accompanied by a member at all times. The daily guest fee is \$5.00, paid with either check or credit card. Homeowners receive ten (10) daily guest passes per year at no charge.

PROGRAMS & ACTIVITIES

The Potomac Club, a Community Center located on the site of the historic Coton Barn, is the focal point of community recreation and activities. The Club offers a variety of programs, classes, and services to help you plan your leisure time as Lansdowne residents.

The Potomac Club's amenities include a 25 meter indoor pool, resort style outdoor pool, fully equipped game room, fitness center, business center with computers, meeting rooms and ballroom facility.

A tot-lot, outdoor amphitheater and a sand volleyball court are located on the exterior grounds of the club. Additional amenities include three outdoor tennis courts.

FITNESS CENTER

The fitness center is open during regular operating hours. Information on aerobics classes, personal trainers, and group exercise sessions will be posted in the Potomac Club. The Potomac Club trainers are available for private sessions at your convenience. Fees and personal trainer contacts are available at the front desk. Fees for personal fitness training and exercise classes will be paid directly to the trainer or exercise instructor.

No one under the age of 14 (fourteen) is allowed entrance to the fitness center, regardless of parent's consent. Children ages 14-15 must have a waiver signed by parents on file at the Club.

BALLROOM, LOWER LOUNGE, AND CONFERENCE ROOM RESERVATIONS

The Gardner Ballroom, Conference Room, and Lower Lounge are available for rental for residents' private functions. All reservations must be scheduled in advance with the Activities & Events Director and are subject to rules and usage fees established by the Board of Directors.

Anyone interested in reserving the Ballroom, Conference Room, or Lower Lounge should contact the Activities & Events Director for specific reservations, procedures, and applicable fees.

GENERAL RULES

Pets, with the exception of service animals, are not permitted in Lansdowne on the Potomac Recreational Facilities

Shirts, shoes, and pants must be worn at all times while in the facility unless at the pool.

Smoking is permitted in the designated smoking areas. Cigar and pipe smoking is prohibited.

The consumption of alcohol is prohibited at all Lansdowne on the Potomac recreational facilities with the exception of:

- events hosted by the Association and approved by the Board
- private parties in which an ABC license has been obtained

WEBSITE REGISTRATION

The HOA encourages residents to sign up for the Lansdowne HOA website in order to fully participate in our community. Residents may receive blast email announcements from the HOA regarding upcoming events, committee meetings and much more. Residents must be registered at the Potomac Club before signing up on the community website.

TRASH & RECYCLING SERVICE BATES TRUCKING

703.212.9395

lansdownehoa@batesrucking.com

Tuesday / Friday - Trash Pick-up

Wednesday - Recycle Pick-up

Wednesday-Yard Waste Pick-up (April - December)

POTOMAC CLUB HOURS OF OPERATION

Monday - Friday ~ 6am - 9pm

Saturday - Sunday ~ 9am - 8pm

IMPORTANT CONTACTS

Bates Trucking (Trash & Recycling)	703.212.9395
lansdownehoa@batestrucking.com	
CAMP Management, Main Office	571.333.1212
www.gocampmgmt.com	
Comcast Bulk Customer Service	855.638.2855
Dominion Energy www.dom.com	888.667.3000
Department of Motor Vehicles	866.368.5463
Dulles Airport	703.572.2700
Emergency	911
Fire/Rescue	571.258.3722
Highway Dept VDOT	703.737.2000
Health Department	703.777.0236
Police NON-Emergency - Sheriff's Office	703.777.1021
Crime Solvers Tip Line	703.777.1919
Lansdowne Resort Golf Club	703.858.2118
Leesburg Post Office	703.669.3755
Loudoun County Animal Control	
www.loudoun.gov/animals	703.777.0406
Loudoun County School Board	
www.loudoun.k12.va.us	571.252.1000
Narcotic Tip Line	703.779.0552
Poison Control	800.222.1222
Traffic Hotline	703.771.5798
Washington Gas (Non-Emergency)	703.750.1000
Water: Loudoun Water	571.291.7880
Town of Leesburg (West Goose Creek)	703.771.2701

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
Parks & Recreation	703.777.0343
Loudoun Water	571.291.7880
Loudoun Traffic Hotline	703.771.5798
INOVA Loudoun Hospital	703.858.6000
Loudoun Public Schools	571.252.1000
Loudoun Sheriff's Dept Administration	703.777.0407
Loudoun County Sheriff Non-emergency	703.777.1021
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

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or call them at 855-877-2472

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Are YOU SELLING YOUR HOME IN LANSDOWNE OR REFINANCING?

IMPORTANT DOCUMENTS & INFORMATION FOR RESIDENTS

RESALE DISCLOSURE DOCUMENTS

Are you thinking of selling your home in Lansdowne? One of the important documents Virginia law requires you obtain is the Lansdowne on the Potomac Resale Disclosure Documents or Packet for your property. These Disclosure Documents contain pertinent documents and information including the Articles of Incorporation, Declaration, By-Laws, Amendments, Resolutions, Current Budget, Design Guidelines, Financial Documents, and any design or maintenance violations that may have been observed during an association staff exterior inspection of your property. In addition, the disclosure packet will include Lansdowne on the Potomac Assessment information for new buyers, recreational opportunities, a map of the community, as well as other homeowner resource materials.

Residents can order Resale Disclosure Documents through CAMPS's website at www.gocampmgmt.com. Click on "Closing Documents" on the top right side of the page. This will take you to the Closing Portal of Ciranet. If this is your first time accessing the Closing Portal you will need to create a new user account using your email address. Please note this account will not be the same as the account, you use to access the Owner/Resident Portal. Your account will be verified by CiraConnect staff over the next 24 hours, not including weekends. Once your account has been verified, you will receive a

confirmation email. You will then be able to log in and order by clicking on "New Request" at the top of the page.

Please use the Closing Portal to request a Statement of Account (SOA), Inquiry, Payoff, Estoppel, Paid Assessment Letter, Resale Certificate, Disclosure Package, completion of a Lender Questionnaire or other property conveyance/ closing documentation.

Unable to access your account or need assistance? Please contact Ciranet at service@ciramail.com or call 855-877-2472.

HOA INSURANCE

Do you have questions about the HOA insurance, or need a copy of the master insurance certificate? A generic Certificate for Lansdowne on the Potomac can be generated anytime. Please contact Cara Curtin, the Harvey Insurance Agency at 703-743-7991.

However, if the request is for refinancing then you will be directed to EOIDirect.com to obtain an evidence of insurance certificate showing the homeowner's name and address information. EOI Direct standardizes the delivery of certificates of insurance on behalf of Nationwide, the Association's insurance carrier. For additional information or if you need assistance with ordering your evidence of insurance certificate, please contact EOI Direct at 877-456-3643.



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