

# NEWSLETTER

FALL 2017

[WWW.VOPLP.ORG](http://WWW.VOPLP.ORG)

703.753.7401



October 29th  
Halloween Parade!  
(see Page 3 for details)

## Welcome!

Thank you for choosing Villages of Piedmont at Leopold's Preserve as your forever home! We're so glad you're here. Your Board of Directors is comprised of members of the development team from Equinox Investments, LLC. We broke ground in October 2013 and our first unit was settled just a year later. Currently, we're at 60% buildout and growing every day! This community is currently under the Declarant Control Period and will remain that way until the last unit is sold.

## VOP I and VOP II\*

*\*See Master Plan Map on Page 8*

More than eight years ago Equinox purchased this 500+ acre property. Our vision was to create a bucolic community that followed in the footsteps of the famous conservationist, forester, philosopher, and prolific writer — Aldo Leopold—who implored the public to find harmony with nature. We studied the land carefully for the most scenic and the most environmentally sensitive areas, such as forested wetlands, riparian areas, streams, ponds, and the like. We spent many hours walking the property. And then we got creative. We came up with the idea to preserve more than 70 percent (380 acres) of the land by placing it in a conservation easement. That 380 acres is Leopold's Preserve. We then clustered our new homes, nestling them against the existing Villages of Piedmont (VOP I) homes. The end result is an award-winning community that protects the natural environment and creates a living environment that feels in step with the land. It's easy to call a place like this home and we're so glad you did!

The VOP I residents were instrumental in helping us shepherd this project through the County approval process. Along the way they became our friends and now they're our neighbors. The License Agreement which was signed by both VOP I and VOP II, allows for the facilities (clubhouses, pools, tennis courts, etc.) to be shared by residents of both communities.

**Villages of Piedmont Homeowners Association (VOP I)** is comprised of **413 single family homes and townhomes** built by M.I. Homes. VOP I is managed by Property Management People (PMP). They have their own assessment fees and budget. Their on-site community manager, Ms. Gloria Tebyanian, and their community center, pool, and property management office is located at **16080 Market Ridge Boulevard**.

**Villages of Piedmont II Homeowners Association (VOP II)** is currently in the development stage and upon completion will be comprised of **393 single family homes and townhomes** built by Stanley Martin Homes, Richmond American Homes, and Winchester Homes. VOP II is also managed by PMP. We have our own assessment fees and budget. Our on-site community manager, Ms. Ashleigh Wallace, and our community center, pool, and property management office is located at **6770 Pinchot Lane**.



**You won't want to miss this! See page 6 for details on our Oct 22nd Autumn Trail Walk with the Bull Run Mountains Conservancy!**

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## Managed by Property Management People

**Ms. Ashleigh E. Wallace**

Email:

[Ashleigh.Wallace@pmpbiz.com](mailto:Ashleigh.Wallace@pmpbiz.com)

Phone:

(703) 753-7401

**Villages of Piedmont II Homeowners Association**  
**6770 Pinchot Lane**  
**Haymarket, VA 20169**

**On-Site Office Hours:**  
**M-F, 9 am to 3 pm**

## 2017 SOCIAL COMMITTEE

### CHAIR

Kimberly Auguste

### VICE-CHAIR

VACANT

### SECRETARY

Brandy Mahoney

### TREASURER

Matt Elmore

### COMMITTEE MEMBERS

Shanise Allen

Sarah Shelley

## 2017 COMMITTEE MEETINGS

The **Social Committee** generally meets the first Thursday of the month at 7 pm at the Pinchot Lane Clubhouse, 6770 Pinchot Lane, Haymarket, VA 22069.

The remaining meetings for 2017 are as follows:

**November 2nd**

**December 7th**

Yes! If you are a resident of the VOP II HOA and a member in good standing, you are invited to attend these open committee meetings. We welcome your input!

## Happy Fall, Neighbors!

For those of you celebrating the fall season for the first time in your new home, WELCOME! For the old timers, we hope you continue to enjoy your beautiful home.

The VOP II Social Committee held its first event, the **End of Summer Bash**, on Sunday September 3<sup>rd</sup> in celebration of the Labor Day Holiday. Close to 100 neighbors showed up to this joyful celebration. Guests enjoyed the dual slide and moon bounce combo provided by Bruno's Bounce House in Bristow, VA.

Another highlight of the event was the temporary tattoo station. The kids sure showed their creativity by decorating themselves with many tattoo options! All participants contributed to a Pot Luck meal spread with a giant assortment of food options to suit everyone's preferences. The clubhouse and field space served our community well with an excellent location to meet up with neighbors we already knew and provided a great opportunity to meet new ones.

The event was also host to a neighborhood **Cornhole League Tournament** where twelve two-man teams fearlessly battled out their cornhole skills against one another to identify a winning team. The winning team took home a whopping \$400 and a pair of winning trophies. The Cornhole League Tournament was hosted separately from the HOA Social Committee event, but definitely served as entertainment for those in attendance at the End of Summer Bash. Look for a repeat league and tournament to be scheduled in Spring/Summer 2018.



The committee is working diligently to plan and schedule some exciting events for 2018. If you have an idea, please send it to us at [vopii.socialcommittee@gmail.com](mailto:vopii.socialcommittee@gmail.com) for consideration.

**Interested in joining the Social Committee?** We are currently seeking **up to 3 members** to join our team. If you're interested please email [vopii.socialcommittee@gmail.com](mailto:vopii.socialcommittee@gmail.com) to find out more!

Our best,

**VOP II Social Committee**  
**Kim, Brandy, Matt,**  
**Shanise, and Sarah**

## Upcoming Community Activities

**OCTOBER 14, 2017 - 4:00 PM (Fun Run) 5:00 PM (5K)**  
**Leopold's Trail 5K and 1 Mile Fun Run - Starts @ Market Ridge Trailhead**

**OCTOBER 22, 2017 - 1:00 PM**  
Autumn Naturalist Walk in Leopold's Preserve  
Led by Michael Kieffer, Bull Run Mountains Conservancy

**OCTOBER 27, 2017 - 6:30 PM**  
Happy Hour Fall Social (21+ event) @ Pinchot Lane Clubhouse

**OCTOBER 29, 2016 - 11:00 AM**  
Kiddos and Pets Halloween Parade @ Pinchot Lane Clubhouse

**DECEMBER 9, 2017 - 9:00 AM**  
Holiday Breakfast and Photos with Santa @ Pinchot Lane Clubhouse

Visit [www.VOPLP.org](http://www.VOPLP.org) to learn more about these FUN community events!

## OCTOBER VOP EVENTS

### Saturday, October 14th - Leopold's Trail 5K and Fun Run



**Haymarket Fall Fest  
Trail 5K and 1-mile Fun Run**

**2017 Race is Set! - Saturday, October 14th**

The 4th Annual Haymarket Fall Fest - Trail 5K / 1-mile Fun Run is set and going to be bigger and better than ever. In just 3 years since our race began, we've raised just short of \$10,000 so far for non-profits in our surrounding community, and we're hoping you can come out, have a great time and help us cross that mark in 2017. We are happy to announce that this year we will be working with and raising funds for Friends of Homeless Animals.

Friends of Homeless Animals (FOHA) has been serving the Washington metropolitan area since 1973. They are a non-profit 501(c)(3) no-kill shelter dedicated to saving abandoned and abused dogs and cats. They provide rescue, medical care, rehabilitation, and adoption services in the Northern Virginia and Washington, DC metropolitan areas.

We're also happy to announce that there will be even more fun and activities at our event in 2017 so be on the lookout for information and announcements on this soon, and [Register Now!](#)

- [Sign up for email updates](#) and stay in the loop on all the news and festivities.
- [Follow us](#) on Facebook.



### Friday, October 27th - Fall Social and Happy Hour

*You are invited!*  
**fall  
social**

Come on out for a Fall Social and Happy Hour on **Friday, October 27th at 6:30 PM at the VOP II Clubhouse (Pinchot Lane)**. And yes, if you're feeling festive, please wear that costume you've been waiting to show off! Enjoy some great fall-inspired drinks and light refreshments, but most importantly—get to know your new neighbors a little bit more.

RSVP to [vopii.socialcommittee@gmail.com](mailto:vopii.socialcommittee@gmail.com). List name, address, and number of people attending and their names.

**Note: this is a 21+ event and limited to only VOP II homeowners due to Clubhouse capacity limit. We appreciate your understanding and cooperation.**

### Sunday, October 29th - Halloween Parade

We can't forget about the **Kiddos and Pets!** Come on out for a fun-filled **Halloween Parade on Sunday, October 29th at 11 AM at the VOP II Clubhouse (Pinchot Lane)**. Find a spot along the trail that circles the Clubhouse to cheer on the kiddos and pets in their costumes. We will start promptly at 11 AM so get your spot in advance and get ready to hand out some candy (**candy not provided**).

RSVP to [vopii.socialcommittee@gmail.com](mailto:vopii.socialcommittee@gmail.com). List your name, address, and your child's name and/or pet's name.

**Parents: please have your kiddos to the clubhouse by 10:30 am so they can line up. All ages welcome!**

**Pet owners: all pets must be on leash and please pick up after your pet.**



Proceeds from the Haymarket Fall Fest Trail 5K and 1-Mile Fun Run in Leopold's Preserve benefits:



**Friends of Homeless Animals (FOHA)** is a non-profit, no-kill shelter that focuses on the rescue and placement of homeless dogs and cats in the Northern Virginia and Washington DC area. We rely on the support of volunteers and donations from the public to continue our rescue efforts.

To learn more about adopting one of our dogs or cats, please review our [adoption policies](#). If you are interested in adopting a FOHA dog, please complete a [Dog Adoption Application](#). If you are interested in adopting a FOHA cat, please complete a [Cat Adoption Application](#). For general information about the shelter, please call 703-385-0224

Adoption donation fees: Dogs \$325 | Puppies \$375 | Kittens \$150 + \$15 microchipping fee | Adult Cats \$125 | Senior Cats \$100







## About the Author

This article on Spring Beauty was submitted by **Nancy**

**Vehrs**, President of the Virginia Native Plant Society as well as its local chapter, the Prince William Wildflower Society.

Nancy recently received the Cox Conserves Heroes Award for Northern Virginia and a \$5,000 grant which was presented at the Fairfax County Board of Supervisors Meeting in July.

Nancy is a frequent visitor in Leopold's Preserve and resides in Manassas, VA.

# New York Ironweed

*An Article From Nancy Vehrs, President of the Virginia Native Plant Society*

One of our underappreciated late summer native flowers is New York Ironweed (*Vernonia noveboracensis*). When the evening sun strikes its plum-colored fuzzy flower heads, the result is an iridescent masterpiece. New York Ironweed can achieve spectacular heights – 8 feet or higher – in moist, sunny locations, but is usually considerably shorter. Its natural habitats are wet meadows found from New Hampshire to Florida, but it can adapt to drier conditions.

A member of the daisy or composite (Asteraceae) family, the flower heads of ironweed are carried in flat-topped clusters on short stalks. "Flat top" was another common name given to the plant because of this characteristic.



Every head measures about a half inch and holds 20-40, tubular, purple disk flowers, each of which produces nectar attractive to long-tongued native bees and especially butterflies. The botanical name, *Vernonia noveboracensis*, honors English botanist William Vernon, who collected plants in Maryland in the 17th century. Noveboracensis means "of New York," where it may have been collected first.

New York ironweed blooms atop stiff, coarse stems with alternate long leaves with serrated edges. In the garden it is suitable for a back-of-the-border planting and makes a pleasing combination with the yellows of black-eyed Susans or goldenrods. To achieve shorter plants, cut back ironweeds in May or early June. In the fall, the flowerheads fade into fluffy seedheads that can feed the birds through the winter. These seeds also can be

sown in the fall because they require a cold moist period for germination.

Enjoy this tall beauty blooming right now in the meadows in Leopold's Preserve! For more information, check the website of the Virginia Native Plant Society, [www.vnps.org](http://www.vnps.org), which honored ironweed as the 1995 wildflower of the year, and lists native plant nurseries and sales.

## Nancy Vehrs

**President, Virginia Native Plant Society**

**President, Prince William Wildflower Society**



**New York Ironweed**

# An Important Message from The White House Farm Foundation

Dear Residents of VOP II,

As many of you know, Leopold's Preserve -- the 380-acre conservation area surrounding this bucolic community -- is owned and managed by the White House Farm Foundation. Recently, encroachment activities in the preserve, such as mowing, plantings, and trash dumping, have been brought to our attention. While it is common for homeowners to want to extend their backyards into the conservation area by clearing native vegetation and creating additional lawn area, the conservation area is **NOT** VOP II Association property. Some homeowners have dumped grass clippings or yard debris, perhaps thinking such composting helps the natural environment. But clearing, mowing, and dumping debris all promote the spread of invasive plants and harm natural vegetation. Still, other homeowners have erected play equipment, bird feeders, or other structures. These encroachments can destroy wetlands, mature trees, native vegetation, and wildlife.

Here are some simple rules that we ask you to be mindful of:

- **If you don't own the land, don't put anything on it.** If you see a neighbor encroaching into the nature preserve, please talk to him or her about it or contact your on-site property manager, **Ashleigh Wallace**, at **(703) 753-7401** or at **[Ashleigh.Wallace@pmpbiz.com](mailto:Ashleigh.Wallace@pmpbiz.com)**;
- Don't mow or clear past your property line;
- If poison ivy is growing on the conservation side of your property line, leave it alone. Poison ivy, a native plant, is a wonderful food supply for birds and other wildlife;
- Don't dump grass clippings, yard or garden debris or place woodpiles on the conservation property;
- **Don't plant anything in the conservation area** (i.e.; house plants, seedlings, trees, or shrubs); And please don't recycle your dead or dying trees in the preserve.
- **If you see something, say something.** Please report any suspicious activity, graffiti, damaged property, etc. to your on-site property manager who will take the proper course of action to address it.

Leopold's Preserve is a beautiful place to enjoy. We work hard to preserve it for the benefit of this community and for the public. We rely on your continued support and stewardship to keep it that way. Please treat it as a treasure so that it will be sustained for generations.

Thank you,

**Chris Anderson**

Executive Director, White House Farm Foundation



## ABOUT THE WHITE HOUSE FARM FOUNDATION:

The White House Farm is an historic property located on the south fork of the Shenandoah River in the heart of Shenandoah Valley, an area renowned for its agriculture, beauty, and natural resources.

The Foundation was established in 2005 and is a nonprofit educational foundation focused on sustainable agriculture, conservation, local history, and culture.

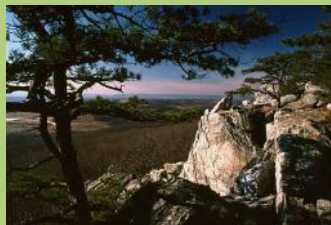


The property has been enrolled in a permanent conservation easement held by the Virginia Outdoors Foundation in order to protect its working agricultural operations and the unique beauty encompassed on the its vast 270 acres.

The property has features such as high bluffs, karst ponds, limestone outcroppings, active corn, soybean, and hay fields, 52 acres of riparian buffer with warm season grasses (and a few exotic invasive species) and almost a mile of river frontage along the banks of the Shenandoah River.

Their mission is to enrich individuals with knowledge of and involvement with our natural ecological systems, sustainable agriculture, holistic community planning, and respect for local history and culture.

## ABOUT BULL RUN MOUNTAINS CONSERVANCY



The Bull Run Mountains Conservancy (BRMC) is an independent, non-profit, 501 (3c) organization founded in 1994 to protect the Bull Run Mountains through education, research, and stewardship.

BRMC promotes the preservation and the improvement of natural resources on the Bull Run Mountains through educational, charitable, and scientific means for the benefit of the general public.

The Bull Run Mountains are the most easterly mountain chain in Virginia, and include unique ecosystems and headwaters of the Occoquan and Goose Creek watersheds.

The Battle of Thoroughfare Gap was fought on Bull Run Mountain prior to the Second Battle of Manassas during the American Civil War. [Interpretive Sign #1 in Leopold's Preserve tells more about this!](#)

## Bull Run Mountains Conservancy To Host Monthly Nature Walks in Leopold's Preserve

Dear Residents of VOP II,

Our friend, **Michael Kieffer**, Executive Director of the **Bull Run Mountains Conservancy (BRMC)**, is partnering with Leopold's Preserve to offer monthly naturalist walks in the Preserve. The monthly programs are themed based on the natural history events occurring throughout the year.

These walks are **FREE, KID-FRIENDLY**, and open to the public. Residents of Villages of Piedmont are encouraged to attend!

The walks will be advertised on the Leopold's Preserve and Villages of Piedmont at Leopold's Preserve Facebook pages and a menu board will be placed in the median along Market Ridge Boulevard a few days before the event.



All walks begin at the public parking lot on Thoroughfare Road. Learn more at [www.LeopoldsPreserve.com](http://www.LeopoldsPreserve.com).



**Autumn Naturalist Walk in Leopold's Preserve**  
**Sunday, October 22**  
**1 pm - 3 pm**



Join **BRMC Executive Director, Michael Kieffer**, as we learn about the changes that accompany the arrival of autumn!

He'll discuss how changing temperatures affect the landscape around us, from the beauty of trees changing color, animals preparing for hibernation, and more.

*Leopold's Preserve*

RSVP to [info@BRMConservancy.org](mailto:info@BRMConservancy.org)

Meet at the Leopold's Preserve parking lots on Thoroughfare Road



# Association News & Friendly Reminders



## ONGOING PROPERTY AND EXTERIOR CHANGE INSPECTIONS

It is important to remember that Covenants Committee approval is not limited to major alterations, such as adding a room, a garage, a fence, or a deck, but includes such items as changes in exterior color, changes to landscaping, modifications to materials, the installation of a storm door, etc. Approval is also required when an existing item is removed.

Please remove all play toys, bicycles, or other riding toys from the front yard, driveway, and/or front porch each day.

Remember to consult the **Villages of Piedmont II Homeowners Association Design and Maintenance Guidelines** prior to any improvement or alteration to the exterior of your home. An **Improvement Request Application** must be received and reviewed by the Covenants Committee prior to making any new or changed improvement.

## HOMEOWNER LAWN CARE

Please remember to mow between the curb and sidewalk in the front or side of your home. Also, please be sure to trim along the back and/or side of your fence line, driveway, walkways, gardens, and sidewalks. In addition, if you have dead plant material such as trees or shrubs please replace those with the same species/type, caliper, height and in the same location.

## SPEEDING

**The speed limit along Market Ridge Blvd is 35 mph.** We are asking all of our residents to please abide by this speed limit to help reduce speeding inside the community. During some of our recent inspections and several complaints from residents we've noticed many vehicles entering and exiting the community at a high rate of speed. **PLEASE SLOW DOWN!**



## PLEASE KEEP OFF PRIVATE PROPERTY

Please be courteous to your neighbors and stay off their private lawns while walking through the community. Don't use their private property as a short cut or a bathroom for your pets.

## CLUBHOUSE RENTALS

The Villages of Piedmont II HOA Clubhouse located at 6770 Pinchot Lane is available for private rental at \$175 for 4 hours with a security deposit of \$400.00. The facility will accommodate up to 79 people, has a limited kitchen, and restrooms. This space is beautifully decorated and wonderful for holiday gatherings, bridal showers, birthday parties, baby showers, and much more. We also have plenty of parking for your guests. Chairs and tables are also available. If you would like to reserve a date please contact Ashleigh Wallace at [Ashleigh.Wallace@pmpbiz.com](mailto:Ashleigh.Wallace@pmpbiz.com). Hurry! The 2017 calendar is filling up fast!



## TENNIS ROUND ROBIN ON THURSDAYS AT 6 P.M.!

Tennis Players! Let's get together and play some friendly tennis on Thursday evenings and enjoy the newly resurfaced courts! It would be great to meet all of the Village of Piedmont tennis players. You can just show up on Thursdays. Contact Pat at [tennisfanaticme@yahoo.com](mailto:tennisfanaticme@yahoo.com) if you need more info. (This is at the VOP I Clubhouse on Market Ridge Boulevard)



**American Disposal Services** (ADS) provides the trash and recycling services for this community.

**Monday & Thursday:**  
**Trash pickup**

**Monday only:**  
**Recycle pickup**

Bulk items\* (i.e.; televisions, mattresses, shelves, and furniture) and Yard waste pickup is Thursday

White goods\* (appliances) is Wednesday

**\*Please call (703) 368-0500**  
**24 hours in advance for**  
**pickup of bulk or white good**  
**items.**

ADS will not pick up on the following holidays: Thanksgiving, Christmas and New Years.

Do not place trash out on the curb until after 8 pm the night before pickup. Trash and Recycling containers are to be stored out of public view except on trash pickup days.

**Yard Debris:** Yard debris will be collected separately on Thursday. Grass clippings & Leaves should be bagged in brown paper bags, or a personal can clearly marked "Yard Debris". Brush & limbs should be bundled and tied (no more than 3 inches diameter, 5 feet long, 50 lbs) Concrete, brick, blocks, mulch, dirt, and sod are **NOT** acceptable.

## HOA PAYMENTS

HOA Payments should be mailed to the P.O. Box listed on your coupon. **Please do not put them in the HOA dropbox at the Pinchot Lane Clubhouse.** This will delay your payment.

**Direct Debit Payments (ACH)** are deducted on or about the 5th business day each month. A Direct Payment Form must be returned by the 30th of the month in order to be processed the following month.

**Questions?** Contact our Finance Department at (301) 694-6900 ext. 1094

**Online?** Visit [www.pmpbiz.com](http://www.pmpbiz.com). Click on the Community Association tab; select Association Forms and select Direct Debit Form.

## Important Information To Know

- ⇒ An **EXTERIOR MODIFICATION** such as a fence, deck, patio, etc. does require a homeowner to complete an Improvement Application **prior** to construction or installation. Please consult the *VOP II HOA Design & Maintenance Guidelines* or contact the property management office at (703) 753-7401 for additional information.
- ⇒ Please Pick Up After Your Pet—You are required to pick up after your **PET GOES POTTY**. There are several pet waste stations that are conveniently located throughout the community. Pet waste is a health risk and detracts from the beauty of our community. Please be a good neighbor and pick up after your pet.
- ⇒ There is a Noise Ordinance in Prince William County. Chapter 14 of the Code of Ordinances limits, among other things, talking, yelling, shouting, screaming, singing, or any other form of human sounds produced by a person or group between the hours of 10:00 pm and 6:00 am. If you suspect the County's Noise Ordinance is being violated, you are encouraged to call the Police Department at (703) 792-6500. Violation of this ordinance is a Class 2 misdemeanor. Thanks for being a considerate neighbor!
- ⇒ Please Be Safe Playing Outdoors—Kids of all ages like playing outdoors in this beautiful weather! But playing, riding bikes, scooters, skate boards, and playing tag in the streets is not safe in any weather situation. We've received numerous complaints of very small children riding ATV's without helmets. This is prohibited by law and by the VOP II HOA Governing Documents. We want our children to be safe. **PARENTS—Please do not let your children play in the parking lot areas, streets of the community, or block traffic in any way.** If you see this please contact traffic safety at 703-792-5919.

