

Villages of Piedmont I

JAN-MAR 2026

Welcome to the Villages of Piedmont I Newsletter!
Your source for community updates, important
announcements, and neighborhood happenings!

Meet Your Board of Directors!
Your dedicated team working to
make our community a
wonderful place to live:

Ben Pearson - President
Amanda Murphy - Vice President
Pat Johnson - Secretary
Robert Young - Treasurer
Raphael Kim - Director

🌟 Thank you for being a valued
part of our community! Stay
tuned for more updates,
upcoming events, and
community highlights in the next
edition of our newsletter.

✉️ Got community news or
feedback? We'd love to hear
from you!

**HAPPY
NEW YEAR!**

Barbara Smith
Community Manager, Villages
of Piedmont I

📞 Phone: 571-248-6630

📠 Fax: 571-248-6647

✉️ Email:

barbara.smith@pmpbiz.com

🏢 Office Hours: Monday -
Friday, 8:00 AM - 5:00 PM

Property Management People,
Inc. 92 Thomas Johnson Dr.,
Suite 170

Frederick, MD 21702

📞 1-800-336-8009

Stay Connected! 🔔 Sign up for
VOP Email Alerts: Register
Here 📅 Check the Community
Calendar: View Events 📱
Download the MokoApp:
Available on Google Play &
App Store – search "Villages of
Piedmont I"

***Reminder: HOA Assessment Rates Effective
01.01.26***

***This is a reminder regarding the upcoming
change to our monthly HOA assessments,
effective January 1, 2026.***

***New Monthly Assessment Rates (Effective
01/01/2026):***

Single-Family Homes: \$123 per month

Townhomes: \$141 per month

***These adjustments were approved to
ensure that our Association can continue
to:***

***Maintain community standards and
common areas***

Provide essential services to residents

***Sustain appropriate reserve funding for
future maintenance and improvements***

***We appreciate your understanding and
cooperation as we work to keep our***

***community well-maintained and
financially stable.***



Do you care about maintaining the beauty, consistency, and long-term value of our community? If so, we invite you to consider volunteering for the Covenants Committee!

★ Two (2) volunteer positions will be opening at the end of January, and this is a great opportunity to be part of a collaborative, engaged team that plays a key role in preserving what makes our neighborhood special.

What Does the Covenants Committee Do?

In simple terms, the Covenants Committee:

Reviews and approves exterior improvement requests (such as additions, paint colors, landscaping, and other visible changes)

Helps ensure all improvements follow our Design Guidelines

Protects the overall aesthetic and property values of our community

Works with homeowners in a fair, reasonable, and transparent manner

Committee Basics (Per Our Governing Documents)

The committee consists of 3 to 7 members

Members are appointed by the Board of Directors

Terms range from 1 to 3 years

The committee elects its own Chair, Vice Chair, and Secretary

Decisions are made by majority vote

All work is volunteer based (no compensation), and committee expenses are covered by the Association

Members meet the third Thursday of each month

What to Expect

Plans are reviewed for compliance with the Design Guidelines—not technical or structural safety

The committee has discretion to approve, deny, or conditionally approve applications

Written records are kept, and approvals are provided in writing

The role is collaborative and supported by the Board, and professional consultants may be used when needed

Why Volunteer?

✓ Be part of a respected leadership team

✓ Help guide thoughtful growth in our community

✓ Make a meaningful impact on neighborhood appearance and property values

✓ Gain insight into community planning and governance

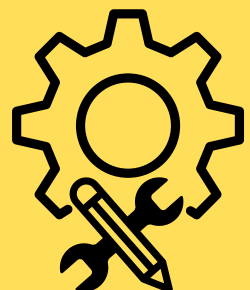
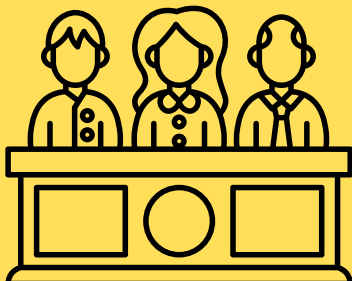
If you enjoy teamwork, fairness, and helping neighbors navigate improvements while protecting our shared vision, this committee may be a great fit for you.

✉ Interested or want to learn more?

Please contact Barbara Smith at 571 248 6630 or

Barbara.smith@pmpbiz.com

We hope you'll consider stepping forward and being part of this important work. Together, we can continue building a community we're all proud to call home!





Winter Wonderland Brings Holiday Magic to Life

On November 28, 2025, our community was transformed into a festive Winter Wonderland, and what a magical day it was! With crisp air, bright blue skies, and just the right touch of holiday cheer, residents gathered to celebrate the season together—and luckily, the weather held out beautifully this year.

One of the highlights of the afternoon was the horse-drawn carriage rides provided by Shenandoah Carriage. Families bundled up as the gentle clip-clop of hooves carried them through the neighborhood, creating the perfect old-fashioned holiday experience and plenty of smiles along the way.

Adding to the charm was Santa Claus himself, who made a grand appearance in a red vintage truck, spreading joy, laughter, and holiday wishes to children and adults alike. Not to be outdone, the Grinch rolled in style in a red Impala, delighting guests with his playful antics and posing for photos that quickly became favorites.

Inside, the holiday spirit continued with festive decorations, glowing lights, and plenty of cheerful moments shared between neighbors. From laughter echoing through the carriage rides to joyful visits with Santa and the Grinch, the event truly captured the magic of the season.

Thank you to the Social Committee and everyone who attended and helped make this year's Winter Wonderland such a memorable success. It was wonderful to see so many residents come together to celebrate, and we can't wait to make even more holiday memories in the years to come.





❄️ Get Ready for a Busy & Beautiful Winter Season

Winter is here, and with colder temperatures on the way, our community is gearing up for a safe, smooth, and successful snow season! We're excited to share important reminders and updates to help everyone prepare for what is expected to be an active winter.

☁️ Snow Removal: What to Expect

Our HOA's contracted snow services will begin once snowfall reaches 2 inches and will continue until all designated areas are treated and cleared. This includes the Market Ridge Blvd clubhouse parking lot, sidewalks to the clubhouse, bus stops, townhome mailbox clusters, and fire hydrants.

To help ensure efficient plowing:

Please park vehicles in driveways or garages whenever possible. Common area parking bays must have four adjacent open spaces to be plowed.

Areas blocked by parked cars cannot be serviced.

Thank you for helping our crews work effectively!

🏠 Homeowner Responsibilities

Within 24 hours after a snow event, each resident is responsible for clearing:

Their driveway

A safe walkway to the front door

The sidewalk in front of or beside their home

Using sand is recommended only as needed for traction. Please also use extra caution when walking pets during or after snowfall—your backyard may be the safest option until snow and ice melt.

🚚 What VDOT Handles

VDOT is responsible for snow removal on:

Market Ridge Boulevard

Streets in Sections 3 & 5 (all single-family home areas)



VDOT prioritizes major routes first—interstates, primary roads, then residential streets. Their crews work around the clock during winter events, and tracking tools activate once 2 inches of snow accumulate.

For updates or to report an issue:

VDOT Customer Service: 800-FOR-ROAD

Road Conditions: Call 511 or visit 511Virginia.org

VDOT Fact Sheet for SF Homes (please see attached)

❄️ Let's Have a Safe & Productive Winter Together

We appreciate your cooperation and community spirit as we head into what is expected to be a busy snow season. By preparing early and staying informed, we can ensure our neighborhood stays safe, accessible, and enjoyable all winter long.

If you have any questions, please don't hesitate to reach out to Barbara Smith at 571 248 6630 or barbara.smith@pmpbiz.com



JANUARY EVENTS

LEOPOLD'S PRESERVE

16290 THOROUGHFARE RD, BROAD RUN

WED.
7

Potomac Riverkeeper Lecture
10 AM | 17405 Beverley Mill Dr

SUN.
11

Celebrating Aldo Leopold

TUE. 13

1 PM

WED. 21

Homeschool Programs

SAT.

10 AM

31

EVERY

Naturalist Walk: Geology

10 AM

FRI

Volunteer Days

9 AM



WWW.LEOPOLDSPRESERVE.COM/CALENDAR



Promote Your Business or Service in the Community Newsletter!

Looking for an easy and effective way to get the word out about your business, service, or special event? Advertise in our quarterly HOA Community Newsletter and reach hundreds of local residents! It's a great way to connect with your neighbors and support our vibrant community.

Advertising is simple:

Just contact Barbara Smith in the HOA Community Office: 📞

571-248-6630 ✉️

barbara.smith@pmpbiz.com

Once your ad is created, it will be emailed to you for approval. After approval, it will appear in the upcoming newsletter and be posted on the community board outside the HOA Clubhouse! 💰

Affordable Advertising Rates:

Classified Ads

Resident: \$30

Non-resident: \$45

1/8 Page Display Ad

Resident: \$50

Non-resident: \$75

1/4 Page Display Ad

Resident: \$99

Non-resident: \$125

1/2 Page Display Ad

Resident: \$150

Non-resident: \$200

Full Page Display Ad

Resident: \$300

Non-resident: \$390

Spaces fill up fast—reserve yours today and get noticed by your community!



VOPI Sherwin Williams Discount!!

We're pleased to share some great news! Villages of Piedmont I has a business account with Sherwin Williams, which means our residents can now receive exclusive discounts on paint and stain products every day.

Here's how it works:

Simply let the Sherwin Williams associate know you're a Villages of Piedmont resident at checkout.

Discounts vary depending on the product but are typically around 30% off, and sometimes as high as 40% off.

You no longer need to wait for a sale — these savings are available year-round!

To ensure the discount is available only to our residents, we're finalizing a simple way for you to verify your residency at the time of purchase. One option under consideration is having residents log in to the Villages of Piedmont website on their phone to show they have member access.

We'd love your feedback — if you have suggestions for another convenient way to verify residency, please share your ideas with us.

Please note: This account does not allow residents to charge purchases to the HOA. Each resident will pay directly for their own products.

We're excited to bring this benefit to our community and hope you enjoy these savings on your next paint or stain project!

2026 Revised Design & Maintenance Standards

The Villages of Piedmont I Board of Directors and Covenants Committee are pleased to announce that the revised 2026 Design and Maintenance Standards (DMS) are now finalized and in effect as of January 1, 2026. The updated document was adopted to ensure clarity, improve usability, and to better support residents in maintaining property standards that protect home values across our community.

Over the last several years, the Board and Covenants Committee have worked to make the DMS more user-friendly, searchable, and aligned with current county regulations and long-term community needs. The revised document now consolidates governing guidance—including county links, approved colors, and previously separate rules—into one easily accessible reference.

Summary of Key Changes

The following revisions are included in the 2026 DMS and will go into effect January 1, 2026:

Townhome Fence Stain Update

Townhome owners may now stain fencing using Sherwin Williams WoodScapes – “Spicewood” (SW3021). This change was added to help homeowners restore weathered fencing and correct prior non-approved stains.

The new stain color is optional for new or naturally weathered fences.

Any fence previously stained an unapproved color must be corrected by covering with Spicewood or removing the old color.

Landscape Maintenance Notification Form

Residents completing routine landscape bed maintenance—such as removing dead or overgrown plantings and replacing them with similar-scale vegetation—may now submit a simple notification form instead of a full modification request.

No neighbor signatures required.

Response provided within two (2) business days.

This change reduces administrative delays for routine maintenance and helps prevent accidental compliance violations.

Air Conditioner Clarity Update

Wording has been updated to clearly state that window air conditioning units and window ventilation devices are prohibited.

Portable Basketball Hoop Policy Update

Portable basketball hoops may now only be used in the rear yard. Use in the front driveway or street-facing areas is no longer allowed. Permanent basketball hoops remain permitted with prior approval.


Access the Updated Document

A full copy of the 2026 Design and Maintenance Standards is now available on the moko app or can be obtained through the Association office and is attached to this email.


We strongly encourage all homeowners to review the updated standards before beginning any exterior project or modification.

Questions or Applications?

Please contact the HOA office or Covenants Committee with any questions or before beginning any modification requiring approval.

 Email: barbara.smith@pmpbiz.com

 Office: 16080 Market Ridge Blvd., Haymarket, VA 20169

 Phone: 571-248-6630

Thank you for your cooperation and ongoing commitment to keeping The Villages of Piedmont I a beautiful and well-maintained community.

Community Reminders!

The 2026 Clubhouse rental season is here! The new rental price is \$250 with a \$400 security deposit. Please visit www.villagesofpiedmont.us for an application and a list of related rules.

No Speeding-Please observe the community speed limits! In the town homes, the speed limit is 15 mph and on Market Ridge Blvd the speed limit is 35 mph

Is there a street light out in the community? The best way to report the incident to management is to retrieve the pole numbers located on each street light. Please email the number to barbara.smith@pmpbiz.com or call 571-248-6630. Once received, management will contact NOVEC or VDOT to get the lights working again!