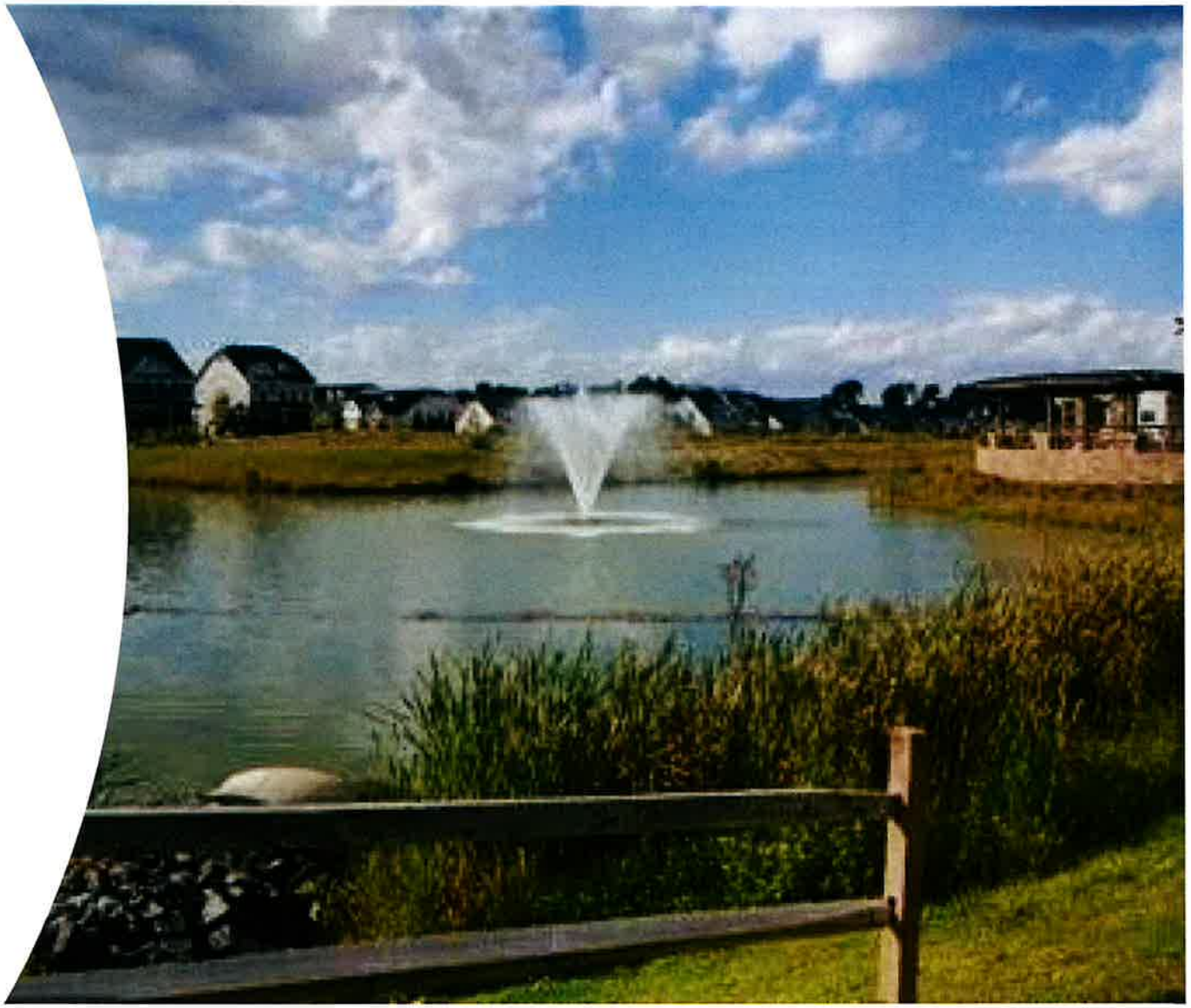
Dulles Farms
COMMUNITY ASSOCIATION
• ALDIE, VIRGINIA •

DULLES FARMS COMMUNITY ASSOCIATION

2025 Annual Meeting



Dulles Farms
COMMUNITY ASSOCIATION
• ALDIE, VIRGINIA •

ANNUAL MEETING AGENDA
November 13, 2025
Meeting 6:30 P.M.

I. Call to Order/Proof of Notice and Proof of Quorum	6:30 P.M.
II. Review and Adopt Minutes from the Prior Annual Meeting	6:30 P.M.
III. Board of Directors - President's Report	6:35 P.M.
IV. Management Report	6:50 P.M.
V. Committee and Other Reports	6:55 P.M.
a. Communications	
b. Architectural/Covenants Committee	
c. Facilities Committee	
d. Finance Committee	
e. Open Space Ad Hoc Committee	
f. Social Committee	
g. Other Reports	
VI. Announcement of Election Results	7:15 P.M.
VII. Introduction of New Board of Directors	7:20 P.M.
VIII. Homeowner Question and Answer Period	7:25 P.M.
IX. Unfinished Business	7:35 P.M.
X. New Business	7:40 P.M.
XI. Closing Remarks	7:45 P.M.
XII. Adjournment	7:50 P.M.

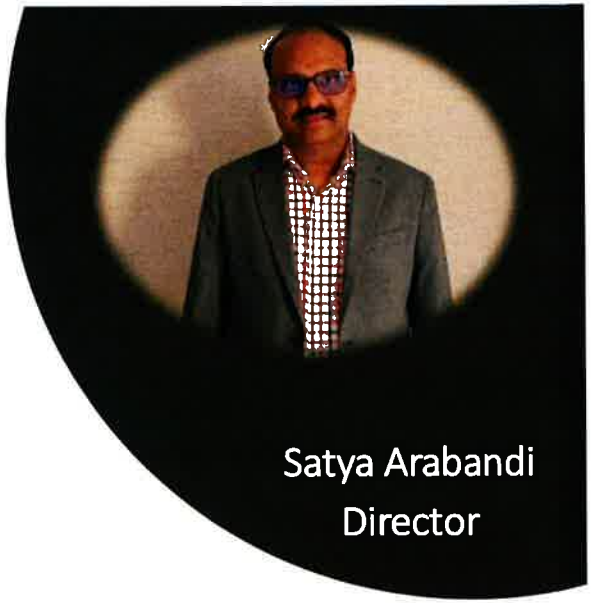
Dulles Farms Community Association
2025 Board of Directors



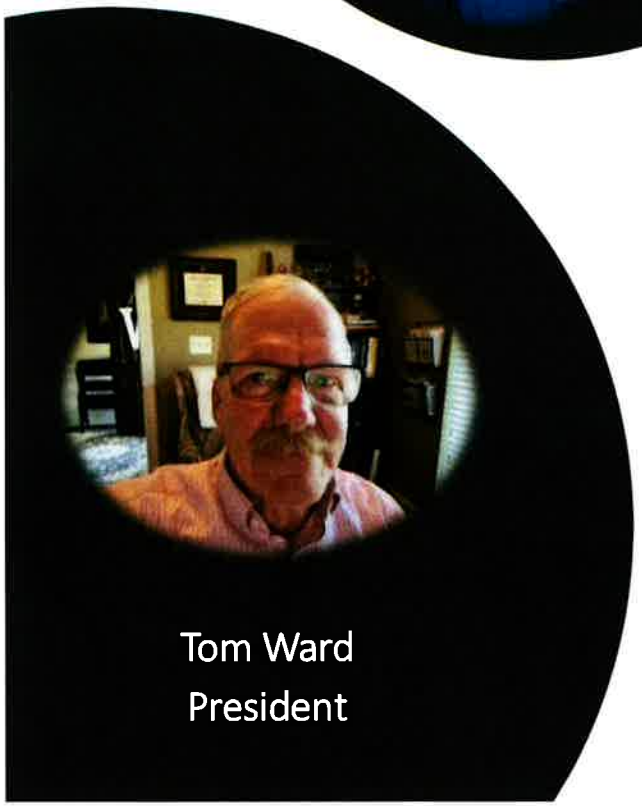
Adam Alley
Secretary



June Roman
Vice President



Satya Arabandi
Director



Tom Ward
President



Brian Reagan
Treasurer



Heather Graham, CMCA, PCAM
President/Principal

CAMP
Management Team



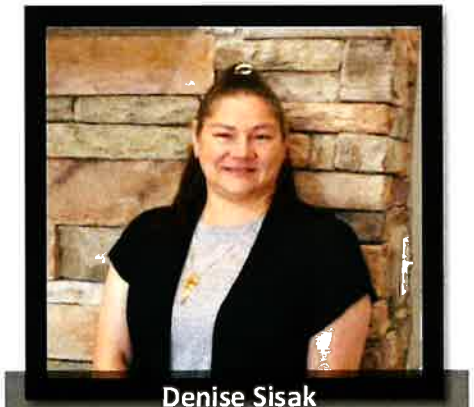
Michelle Johnson, CMCA, AMS
General Manager



Justin Field, CMCA, PCAM
Portfolio Manager



Shelby Walker
Covenants Administrator



Denise Sisak
Administrative Assistant


Review and Adopt Minutes
from the
2024 Annual Meeting

2025 BOARD ACCOMPLISHMENTS

- 2026 Budget
- Key Contracts
  - New 3-year landscaping contract to Complete Landscaping
  - New 2-year onsite management contract (with 4 option years) to Community Association Management Professionals (CAMP)
- Resources
  - Established a trial period for contract onsite maintenance services for CAMP in lieu of one fulltime employee
  - Added a minutes-taker for all Covenants Committee meetings
- Legal:
  - Approved "do-over" project to replace exterior doors in both clubhouses
  - Commercial Shared-Use Agreement
  - Condominium Maintenance Responsibility Resolution



CAMP

2025 Management Report

- 2447 Homeowner Communication Emails and 314 Customer Care Calls
- 1021 Vendor Disbursements
- 123 Maintenance Items Addressed
- 50 Resale Inspections
- 1287 Violation Citations
- 53 Clubhouse Rentals

Covenants Committee 2025 Accomplishments

- Committee has been working on guideline updates
- Reviewed 255 architectural applications (increase of 46%) with an approval rating of 75%
- Worked with homeowners to understand application changes and how they fit within the guidelines
- Consulted with Homeowners to submit all necessary paperwork for successful architectural application reviews



Communications Committee 2025 Accomplishments

- Help Wanted – Dulles Farms website design, content developer and newsletter editor
- Published our semi-annual Newsletter
- Weekly e-blasts (Fridays)
- Facebook
- Website



Latest News & Updates

Interested in Dulles Farms Happenings?
Enroll in the weekly email blasts distributed at the end of each week. Contact manager@dullesfarms.com

Finance Committee - 2025 Accomplishments

- Completed monthly reviews of financial statements and ensuring all applicable accounting standards were met.
- Assisted CAMP and the Board with various ad hoc analyses and provided other support as requested..
- Completed final review of 2024 audited financial statements and recommended to the Board for its approval and release
- Reviewed Homeowners Association reserves and provided Board with CD or money market investments recommendations based on funding needs.
- Led the annual 2026 budget development process with CAMP.
- Refined process around cash flow projections and tax planning.

We are looking for volunteers! Please contact manager@dullesfarms.com if interested in joining the Finance Committee!



Facilities Committee - 2025 Accomplishments



Replaced all pool furniture including chairs, tables, umbrellas



Evaluation of the tennis / pickleball courts for repairs in 2026



Added filtered water fountains inside the Virginia Manor and Westridge clubhouses



Replacement of all exterior doors in both clubhouses (in progress)



Open Space Ad Hoc Committee 2025 Accomplishments

- Paved the walking trails at Stratshire Crossing park and added railing to steep incline
- Replaced the landscape in several areas throughout community to increase curb-appeal
  - ✓ Westridge Pond
  - ✓ Virginia Manor Clubhouse
  - ✓ Trees along Lennox Hale Dr (near townhomes)
  - ✓ Replaced dead bushes and trees across community
- Replaced all wood fences throughout the community
- Adding stone at base of wall around Westridge Pond
- Added lighting at Seven Hills Entrance in Virginia Manor, fixed lighting at Lennox Hale entrance
- Adding lighting for Safety at the Westridge Clubhouse Parking Lot; Virginia Manor updates in 2026

We are looking for volunteers! Please contact manager@dullesfarms.com if interested in joining the Open Space Committee!

Social Committee - 2025 Accomplishments

Developed ideas, researched, planned, set-up and implemented many Community events:

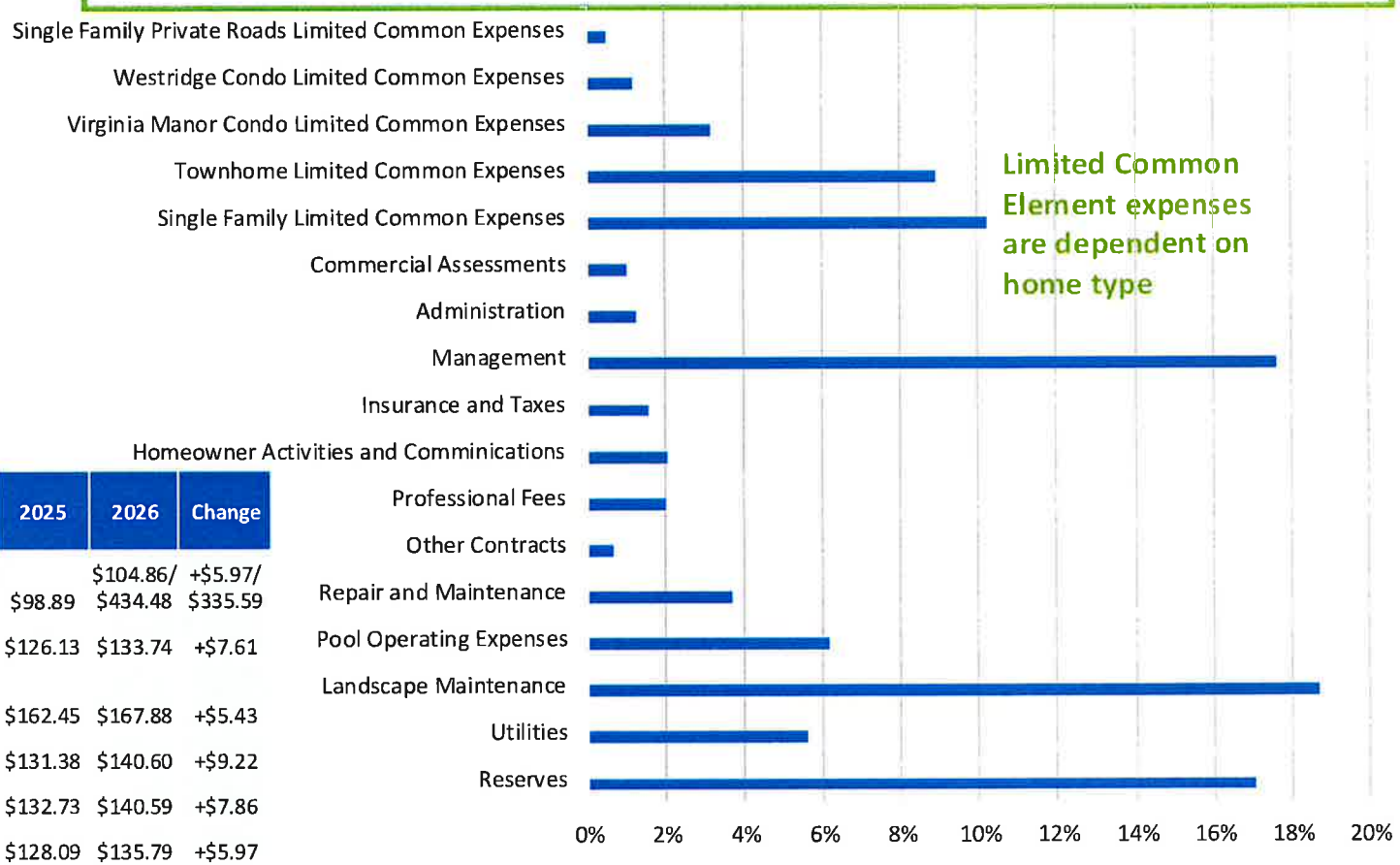
- ✓ Bingo
- ✓ Spring Fling
- ✓ Family Pool Party
- ✓ Summer Bash
- ✓ Family Movie Nights
- ✓ Summer Concerts
- ✓ Fall Festival
- ✓ Winter Wonderland & Market

This small but mighty committee of dedicated volunteers works tirelessly to make our events extraordinary!



What Do Your Assessments Pay For?

Dulles Farms Community Association 2026 Assessments



Dulles Farms Community Master Association Monthly Combined Assessment Rates	2025	2026	Change
	$98.89	$104.86/ $434.48	+$5.97/ $335.59
Single Family Homes	$126.13	$133.74	+$7.61
Single Family Homes on Private Roads (includes private roads, alleys and pipestems	$162.45	$167.88	+$5.43
Townhouses	$131.38	$140.60	+$9.22
Virginia Manor Condominium*	$132.73	$140.59	+$7.86
Westridge Condominium*	$128.09	$135.79	+$5.97

**The actual monthly condo rates will vary based on the budgets developed as part of the individual Condo Associations*

thank you volunteers





2025 EXCEPTIONAL VOLUNTEER AWARD

Jennifer Jones has been the heart and soul of our community's social activities for the past 4 years. She participates in the coordination and planning for all the Social Committee events within the Dulles Farms community. Homeowners do not appreciate the amount of time and commitment it takes to pull off the busy social agenda that we have at Dulles Farms. Jennifer jumps in to run Community Bingo nights, puts in countless hours at every event setting up, staffing the events and clean-up after each event, sometimes days later when the team is putting away the equipment used at events. It takes hands on volunteering at one of the many events, to truly recognize the amount of work and additional hours needed to make our events a success. At events, Jennifer answers questions, brings residents together to meet their neighbors and foster a sense of community.

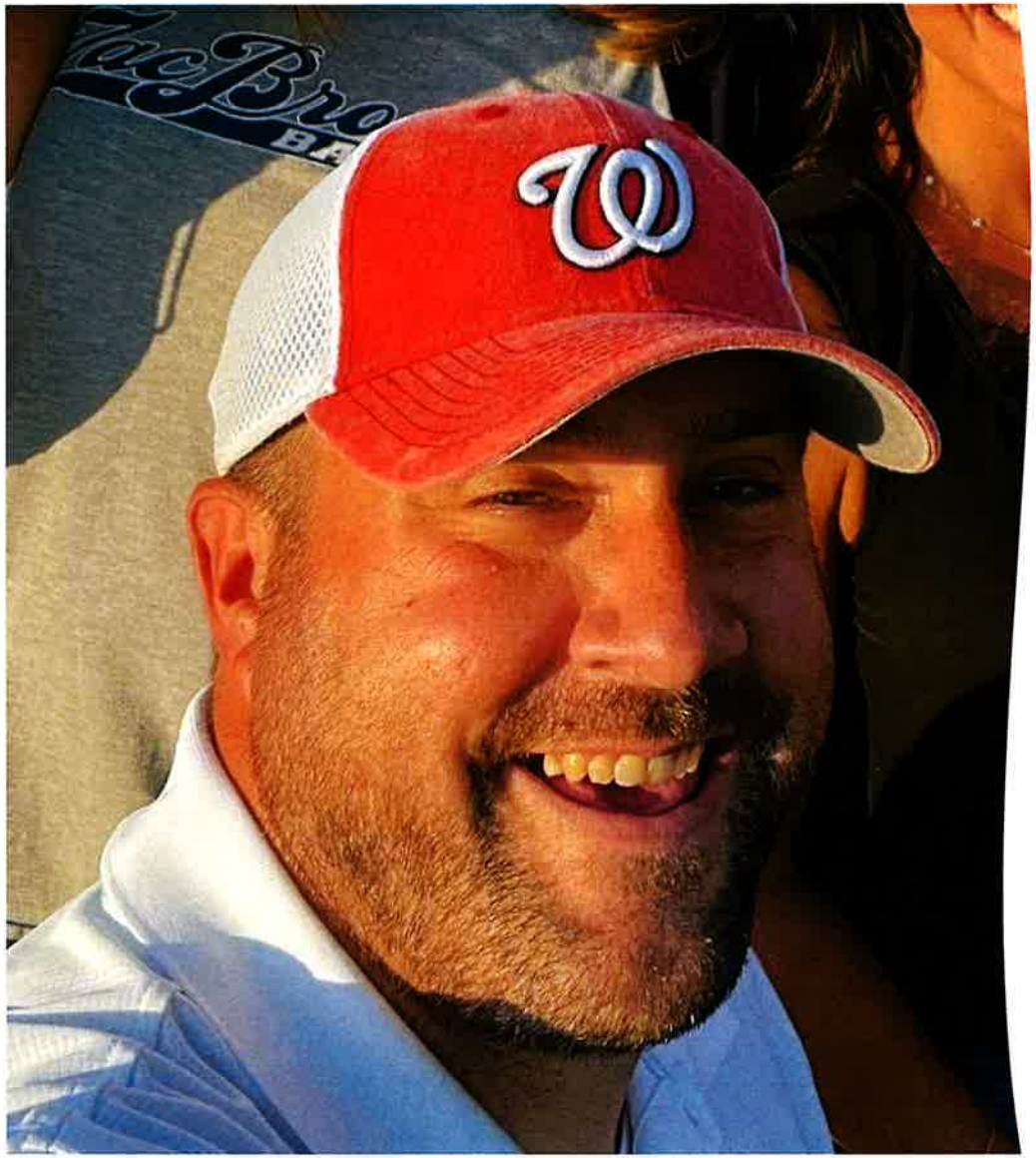
Thank you Jennifer for your commitment and contributions to the Dulles Farms Community!



THANK YOU!

Barbara Labuskes has served on the Dulles Farms Finance committee for 7 years from 2018-2025 and spent most of that time as Chair of the Committee. Her depth and understanding of all aspects of financial topics were instrumental in establishing the foundation for sound decision making. Barbara's leadership was a key element in improving the financial planning and budgeting process for Dulles Farms.

Dulles Farms appreciates your commitment, valuable input, and dedication, Barbara!



THANK YOU!

We would like to recognize Brian Reagan for his six years of service on the Dulles Farms Association Board of Directors, serving as Treasurer. Brian has fulfilled this role with enthusiasm, poise, and a tireless commitment to serve and improve our community. Since joining the Board in 2019, Brian served as the Board liaison to the Finance and Communications committees and previously served on the Covenants committee. Additionally, Brian supports the Social Committee events volunteering to support activities for our community.

Thank You Brian!


Election Results

Dulles Farms Community Association
2026 Board of Directors

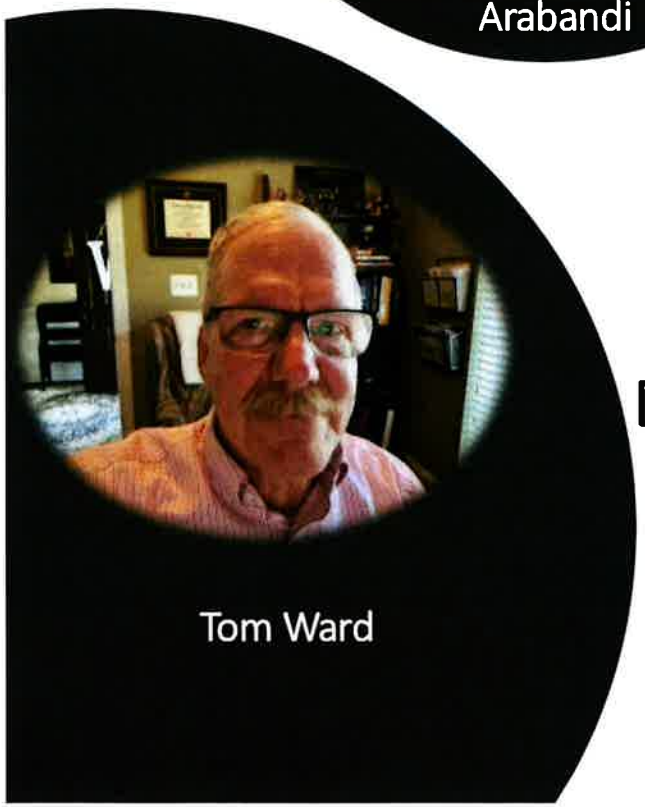


Satyanarayana Arabandi



Adam Alley

TBD (Via Appointment)



Tom Ward



June Roman

QUESTIONS




ngiyabonga
рахмат
danke
謝謝
teşekkür ederim
Баярлалаа
mersi
spas
barka
welalin
tack
mahalo
спасибо
faafetai lava
vinaka
спасибі
blagodaram
dank je
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tapadh leat
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