



# Moorefield Station Conservancy

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2022 Board of Directors Meeting

November 10, 2022 / Virtual (via Microsoft Teams)

# Agenda

1. Introduction of those present
2. Ratification of Minutes of last meeting and subsequent written consents
3. Financial Report
4. Election of Officers (Vote Required)
5. Discussion of upcoming activities at Moorefield and the Conservancy
  - a. Subdividing Moorefield through Record Plats
  - b. Grandmoore Park and Trails (upcoming)
  - c. MetroWalk Rec Center currently under construction
  - d. Sale to Brambleton (D-9)
  - e. Sale Pending to Aventon (E-8) (Show Elevations)
  - f. Sidewalks, snow, ice, and general maintenance
  - g. On-going landscaping responsibility (trees and mowing)
6. 2023 Budget/Assessments (Vote Required)
7. Investment of Conservancy Funds in Bond and T-bills
8. Sub-association reports
9. Q&A limited to agenda topics
10. Other business

# 2022 Board of Directors

## Class A Director:

### **Robert Scherer**

Community Development Coordinator, DC Metro  
Toll Brothers  
12020 Sunrise Valley Drive, Suite 200, Reston VA 20191  
rscherer@tollbrothers.com  
Cell:703-338-8161

## Class B Director:

### **Maurice Dashiell, VP of Asset Management**

ATAPCO  
One South Street, Suite 2800  
Baltimore, MD 21202-1630  
mdashiell@atapco.com  
Main Number: 410-347-7150

## Class C Director:

### **Ron Snyder, Director of Land Development**

ATAPCO  
One South Street, Suite 2800  
Baltimore, MD 21202-1630  
rsnyder@atapco.com  
Office: 410-347-7217

## Class E Directors:

Marc A. Brown - CMCF  
Sergio Chavez - CMCF  
Guy M. Gravett – CMCF  
Gale L. Morgan - CMCF  
Jack Vega - CMCF

## 2023 PROPOSED OFFICERS

President: Marc A. Brown

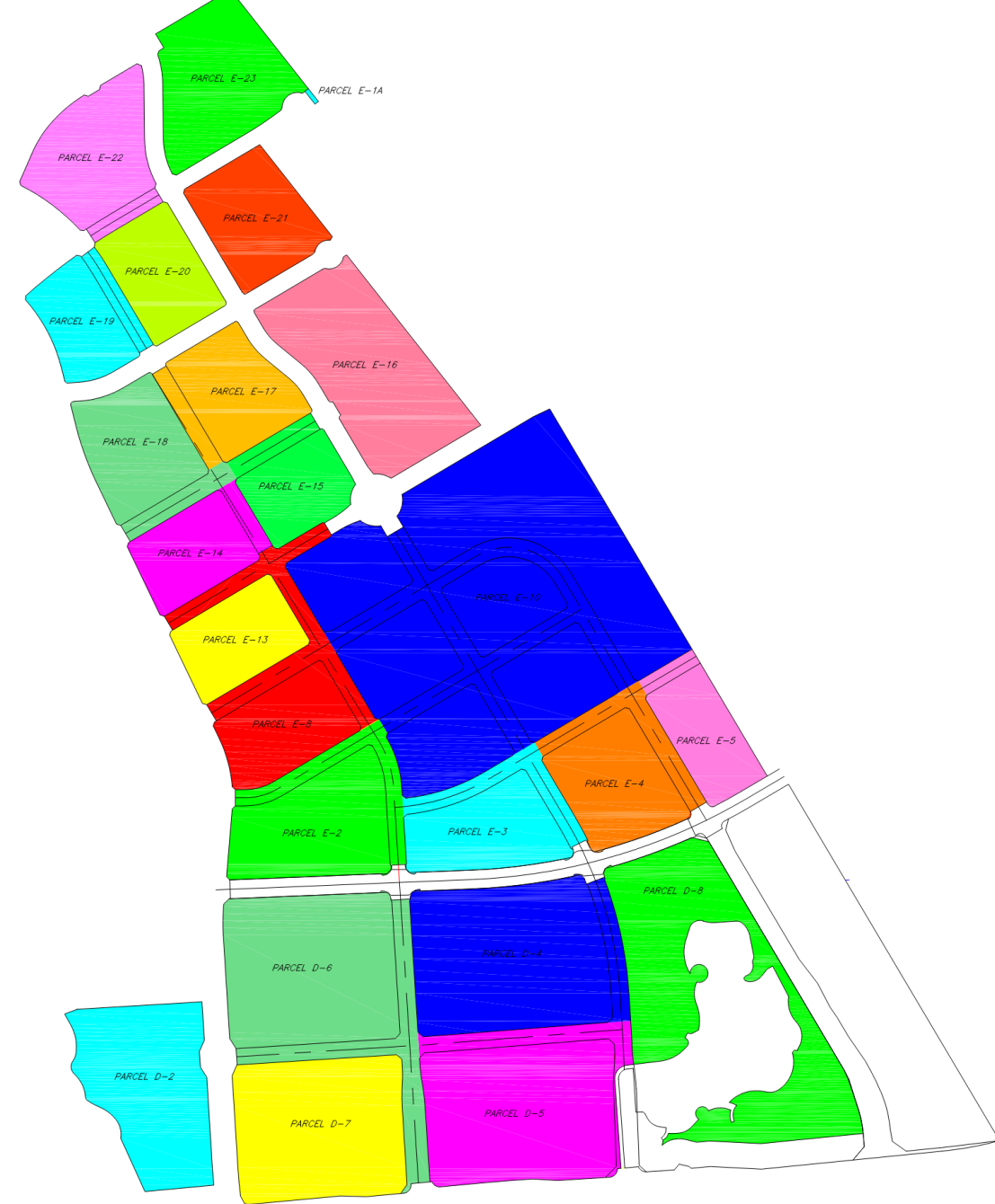
Treasurer: Marc A. Brown

Secretary: Jack Vega

# Proposed Subdivision

## 25 Parcels/Lots

- Conforms with Existing Zoning
- Conforms with Previous FIDPs



# FIDP-2022-0002 approval



Provides “Greater Detail” for 7 of the blocks in the Approved Zoning

- 2,010 Multi Family Units (apartments or condos) on 7 of Moorefield’s ‘city blocks’
- 21,000 SF of Ground-Level Retail, for three of the blocks designated as Mixed Use
- Forecasts a ‘10-15-year horizon’ (in phases)

# Grandmoore Park

## Features

- Play Equipment
- Landscaping/Hardscaping
- Benches
- Trails/Berms
- Interpretive Panels



# Metro Walk Clubhouse and Recreation Center

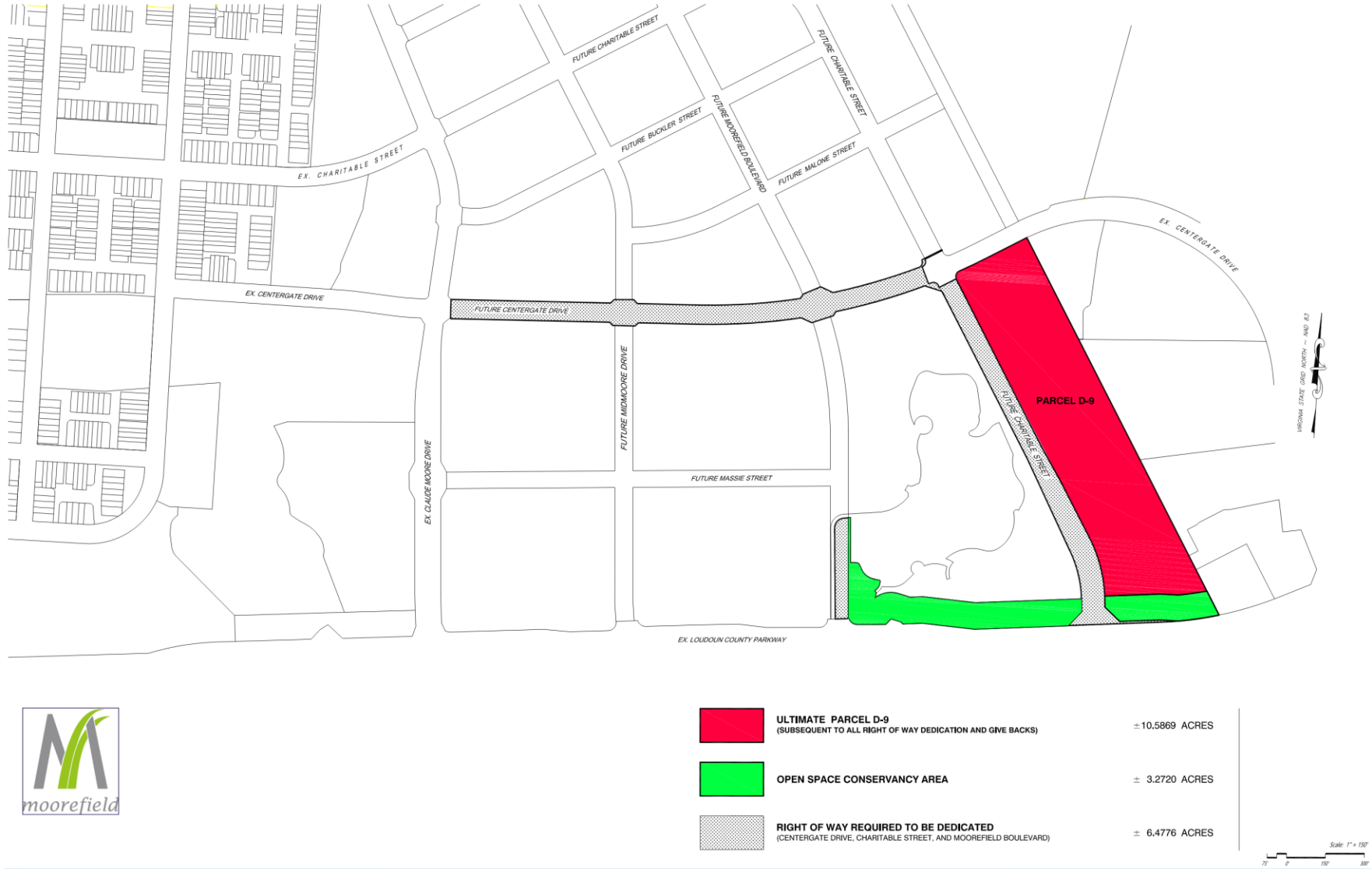


**FRONT MAIN ENTRY**



**SITE FEATURES AND WEST ENTRY**

# Parcel D-9 Conveyance



PARCEL D-9 CONVEYANCE EXHIBIT - EXHIBIT "B"

JUNE 15, 2021

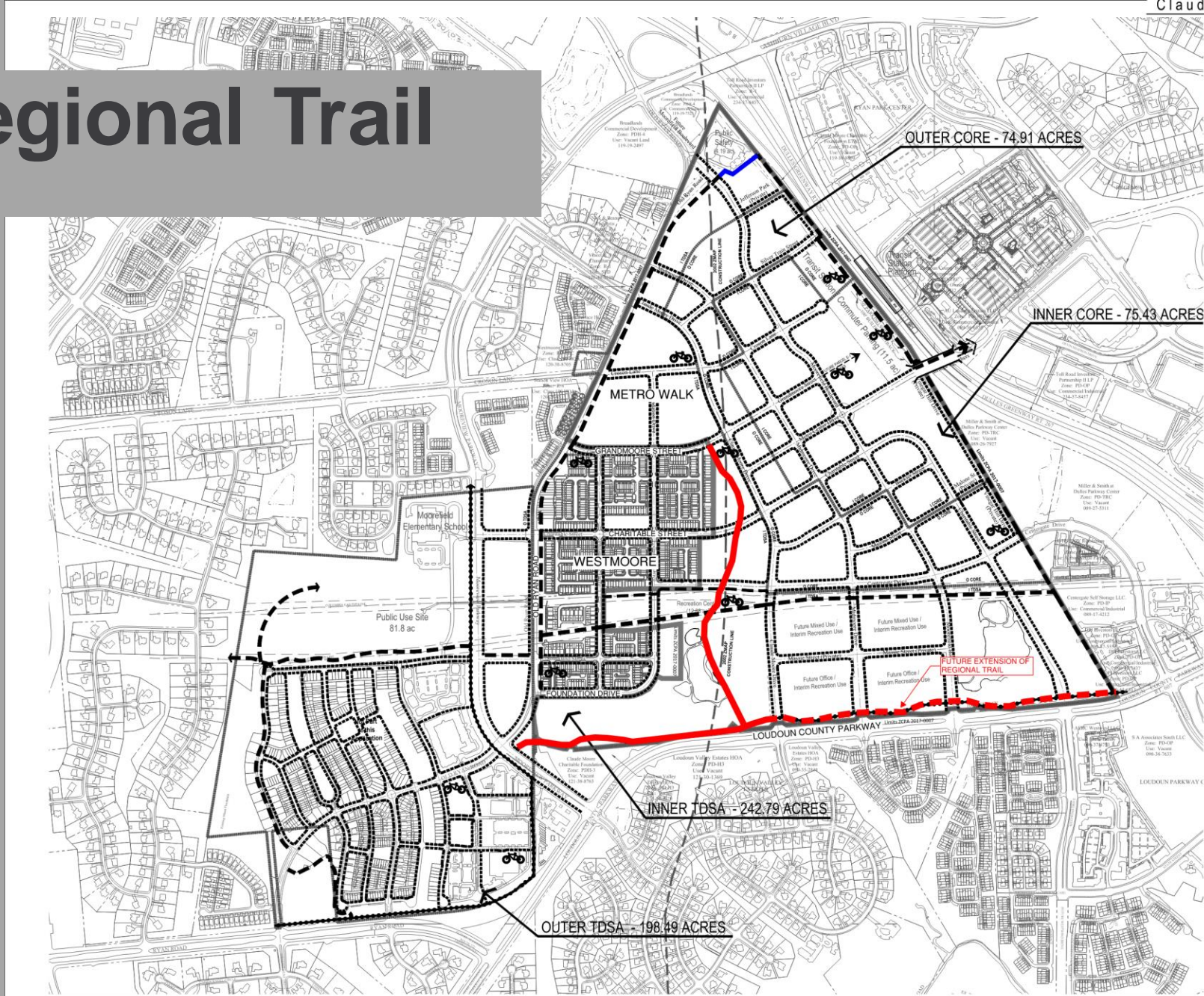


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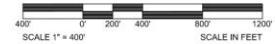


# Regional Trail



### TRAIL LEGEND:

- REGIONAL TRAIL MAINTAINED BY CONSERVANCY
- NEIGHBORHOOD TRAIL MAINTAINED BY CONSERVANCY



# Aventon at Moorefield





# 2023 Budget



**MOOREFIELD STATION CONSERVANCY  
OPERATION BUDGET  
January 01, 2023 - December 31, 2023**

2023 PROPOSED BUDGET

<b>INCOME:</b>	
DEV CONTRIBUTIONS (NON-RECURRING) <sup>1</sup>	\$53,000
<b>ASSESSMENT INCOME:</b>	
SINGLE FAMILY ASSESSMENTS <sup>2</sup>	\$153,150
CONDO ASSESSMENTS <sup>3</sup>	\$14,220
COMMERCIAL ASSESSMENTS <sup>4</sup>	\$20,100
INTEREST	\$5,000
<b>TOTAL INCOME:</b>	<b>\$245,470</b>
<b>COMMON EXPENSES:</b>	
<b>ADMINISTRATIVE:</b>	
MANAGEMENT FEES	\$12,000
INSURANCE	\$12,000
LEGAL	\$25,000
TAX PREP	\$5,000
CONSULTING ENGINEER	\$20,000
WEB SITE/INTERNET	\$2,000
MISC ADMIN OTHER	\$2,000
<b>TOTAL ADMINISTRATIVE</b>	<b>\$78,000</b>
<b>REPAIRS &amp; MAINTENANCE &amp; SUPPLIES:</b>	
LANDSCAPING <sup>5</sup>	\$35,000
COMMON AREA MNT <sup>6</sup>	\$21,000
LAKE/POND MNT <sup>7</sup>	\$15,000
<b>TOTAL REPAIRS &amp; MAINTENANCE:</b>	<b>\$75,000</b>
<b>CONTRACTED SERVICES:</b>	
SNOW REMOVAL <sup>8</sup>	\$25,000
ACTIVITIES	\$15,000
<b>TOTAL CONTRACTED SERVICES</b>	<b>\$40,000</b>
<b>RESERVES CONTRIBUTIONS:</b>	
RESERVES SIDEWALKS	\$25,000
RESERVES REPLACEMENT RESERVES	\$21,000
RESERVES GEN OPERATING/CONTINGENCY	\$6,470
<b>TOTAL RESERVES</b>	<b>\$52,470</b>
<b>TOTAL EXPENSES AND RESERVES</b>	<b>\$245,470</b>

**FOOTNOTES**

- <sup>1</sup> Metro Walk HOA pays \$1,000/settled lot.
- <sup>2</sup> Assumes \$10/lot/month from Westmoore, Moorefield Square, Moorefield Green, and Metro Walk.
- <sup>3</sup> Assumes \$5/month per condo throughout Moorefield.
- <sup>4</sup> Atapco Commercial (57 assessment units at \$10/month) \$570/month.  
Apartments \$1,105/month (442 assessment units at \$2.50/month).
- <sup>5</sup> Maintain landscaping for certain areas near dedicated roads---required by Loudoun County/VDOT.
- <sup>6</sup> Includes trails and open space.
- <sup>7</sup> To address maintenance needs of ponds not covered by LoCo. Includes fees associated with geese deterrence.
- <sup>8</sup> Required by Loudoun County/VDOT.

# Thank you!

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