



MOOREFIELD CONSERVANCY

2024 Board of Directors Meeting

November 8, 2024

BOARD OF DIRECTORS

CLASS A DIRECTOR:

Keila Fox
Community Planning Manager
Toll Brothers

CLASS B DIRECTOR:

John Troy
Vice President
Sirhandi Companies

CLASS C DIRECTOR:

Ron Snyder
Director of Land Development
ATAPCO

CLASS D DIRECTORS:

Rosemarie Linder Community Manager Brambleton	Mark K. Coletta Senior Managing Director Aventon
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CLASS E DIRECTORS:

Marc A. Brown
General Counsel
Claude Moore Charitable Foundation

Sergio Chávez
Real Estate Analyst
Claude Moore Charitable Foundation

Guy M. Gravett
Principal Broker
Farms & Acreage, Inc.

Gale L. Morgan
Director of Finance & Administration
Claude Moore Charitable Foundation

J.I. (Jack) Vega
Deputy Executive Director
Claude Moore Charitable Foundation

2025 PROPOSED OFFICERS



MARC A. BROWN
President & Treasurer

J.I. (JACK) VEGA
Secretary

MOOREFIELD CONSERVANCY

AGENDA

Introductions

Ratification of Minutes and Subsequent Written Consents (Vote Req.)

Election of Officers (Vote Req.)

Upcoming Activities at Moorefield and the Conservancy

Financial Report

2025 Budget/Assessments (Vote Req.)

Investment of Conservancy Funds in Bonds, T-Bills and Money Markets

Sub-Association Reports

Q&A Limited to Agenda Topics



Proposed Convenience Store
Exterior Perspective
Moorefield Station - Broad Run

UNANIMOUS CONSENT OF DESIGN REVIEW COMMITTEE:
OSLO SITE PLANS FOR CONSTRUCTION OF GAS STATION AND CONVENIENCE STORE
AT MOOREFIELD STATION-BROAD RUN



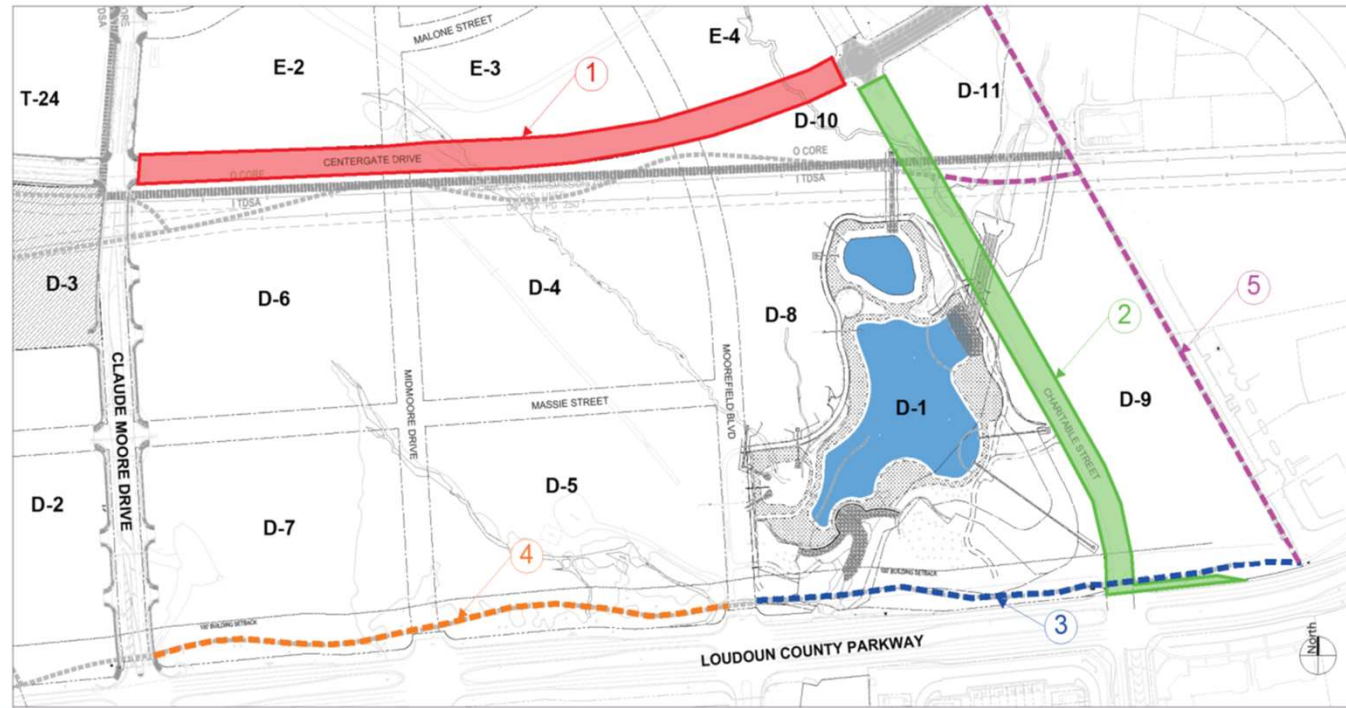
GRANDMOORE PARK COMPLETION

- Completed by Toll Brothers in 2024
- Will be conveyed to the Conservancy in 2024-2025



BRAMBLETON: ONGOING CONSTRUCTION

- Loudoun County Parkway Regional Trail Completed
- Charitable Street is base paved and should be substantially completed by December 23, 2024.
- Centergate Drive is base paved and should be substantially completed by December 23, 2024.
- Neighborhood Trail work should be completed by December 23, 2024.



1. CENTERGATE DRIVE
2. CHARITABLE STREET
3. EAST REGIONAL TRAIL (10')
4. WEST REGIONAL TRAIL (10')
5. NEIGHBORHOOD TRAIL (8')

AVENTON E-8 CONSTRUCTION





AVENTON E-13



PRELIMINARY SITE PLAN | AVENTON EVERMOORE | LOUDOUN COUNTY, VA | July 11, 2024 | © dwell design studio, llc - ALL RIGHTS RESERVED



Aventon Evermoore
Corner of Claude Moore Dr and Metrocenter Dr

Loudoun County, VA
July 22, 2024



DASH-IN ON D-2



LOUDOUN COUNTY PKWY & CLAUDE MOORE
DR TRAFFIC SIGNALIZATION


CONSERVANCY MAINTENANCE

- Sidewalk maintenance and snow & ice removal over the North Metro Roads
- Upcoming maintenance of Grandmoore Park once it is conveyed
- Maintenance over regional trail system extending north & south and along Loudoun County Pkwy once it is conveyed.


MOOREFIELD CONSERVANCY MAINTENANCE MAP



MAINTENANCE LEGEND:

 - SIDEWALKS, GRASS AND LANDSCAPING

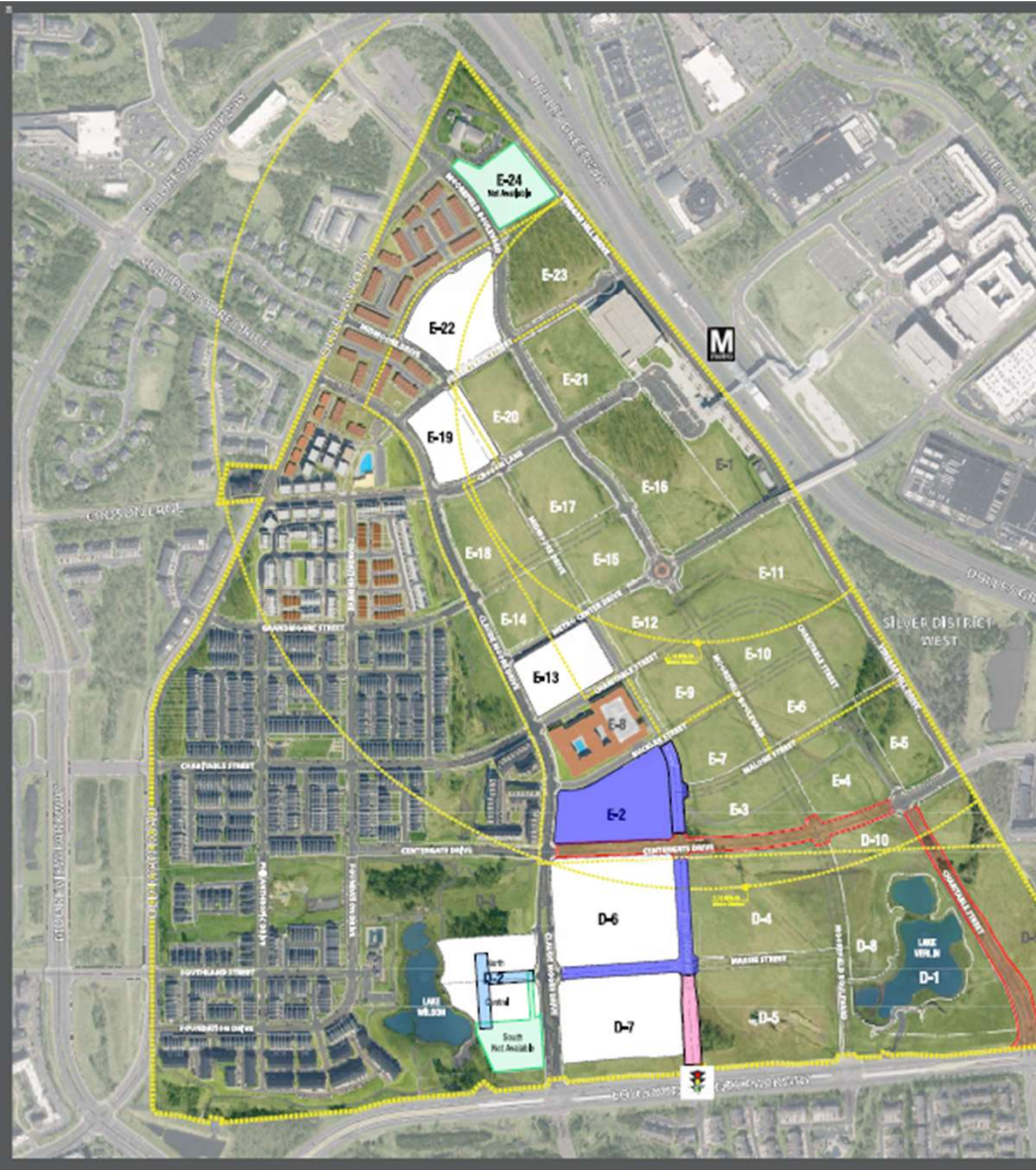
 - TRAIL

 - PARK / LANDSCAPING



MOOREFIELD CONSERVANCY





POTENTIAL SALE OF E-2

The Claude Moore Charitable Foundation has initiated discussions and scheduled interviews this fall and winter with developers for our 2025 offering.

E-2 has been approved for two options: 1) 132 units; or 2) 178 units.

Exploring discussions on possibly including a portion of Block D-6 as a part of the offering, for a maximum total build out of 290 MF units.

FOUNDATION

CENTERGATE DR

CLAUDE M

- GASLINE EASEMENT
- MEADOW PLANTING
- REGENERATIVE FOREST WALK
- MEADOW WALK
- STAIRCASE
- TRAIL CONNECTION WITH WAYFINDING

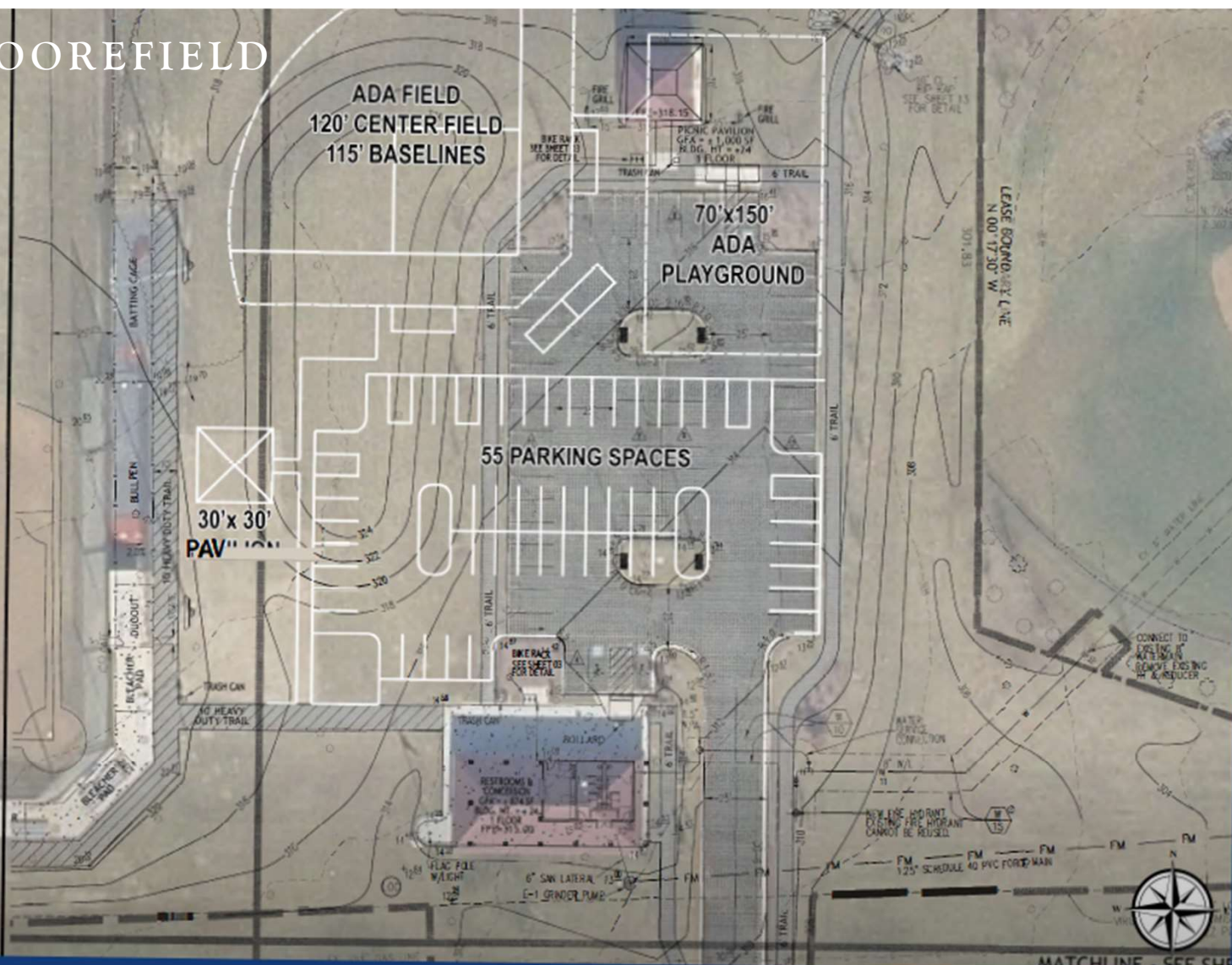
- BRANDING / SIGNAGE
- TREE GROVE WITH SEAT WALLS
- PAVILION
- SPLASH PAD
- SHADED SEATING
- TREE GROVE WITH SEAT WALLS
- LAWN
- BRANDING / SIGNAGE

LAKE WILSON

D-3 PARK



MIRACLE FIELD AT MOOREFIELD



ADA FIELD CONCEPTUAL DESIGN - CONCEPT A

MATCHLINE - SEE SHEET 15
SCALE = 1"=10'

FINANCIALS & PROPOSED BUDGET



MOOREFIELD STATION CONSERVANCY
OPERATION BUDGET
January 01, 2025 - December 31, 2025

	2025 PROPOSED BUDGET
INCOME:	
DEV CONTRIBUTIONS (NON-RECURRING) ¹	\$67,000
ASSESSMENT INCOME:	
SINGLE FAMILY ASSESSMENTS ²	\$141,600
CONDO ASSESSMENTS ³	\$31,076
COMMERCIAL ASSESSMENTS ⁴	\$20,580
INTEREST	\$20,000
TOTAL INCOME:	\$280,256
COMMON EXPENSES:	
ADMINISTRATIVE:	
MANAGEMENT FEES	\$12,000
INSURANCE	\$10,852
LEGAL	\$15,000
TAX PREP	\$5,000
CONSULTING ENGINEER	\$20,000
WEB SITE/INTERNET	\$2,000
MISC ADMIN OTHER	\$30,000
TOTAL ADMINISTRATIVE	\$94,652
REPAIRS & MAINTENANCE & SUPPLIES:	
LANDSCAPING ⁵	\$55,048
COMMON AREA MNT ⁶	\$23,000
LAKE/POND MNT ⁷	\$14,556
NEW TREE PLANTING	\$15,000
TOTAL REPAIRS & MAINTENANCE:	\$107,604
CONTRACTED SERVICES:	
SNOW REMOVAL ⁸	\$18,000
ACTIVITIES	\$15,000
TOTAL CONTRACTED SERVICES	\$33,000
RESERVES CONTRIBUTIONS:	
RESERVES SIDEWALKS	\$5,000
RESERVES REPLACEMENT RESERVES	\$10,000
RESERVES GEN OPERATING/CONTINGENCY	\$30,000
TOTAL RESERVES	\$45,000
TOTAL EXPENSES AND RESERVES	\$280,256

¹ Metro Walk HOA pays \$1,000/settled lot.

² Assumes \$10/lot/month from Westmoore, Moorefield Square, Moorefield Green, and Metro Walk.

³ Assumes \$5/month per condo throughout Moorefield.

⁴ Oslo Real Estate Development LLC (57 assessment units at \$10/month) \$570/month.

Apartments \$1,105/month (442 assessment units at \$2.50/month).

⁵ Maintain landscaping for certain areas near dedicated roads---required by Loudoun County/VDOT.

⁶ Includes trails and open space.

⁷ To address maintenance needs of ponds not covered by LoCo. Includes fees associated with geese deterrence.

⁸ Required by Loudoun County/VDOT.



Q&A