



## **MOOREFIELD CONSERVANCY**

2025 Board of Directors Meeting

November 6, 2025

# 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:

|                         |                          |
|-------------------------|--------------------------|
| <b>Rosemarie Linder</b> | <b>Mark K. Coletta</b>   |
| Community Manager       | Senior Managing Director |
| Brambleton              | Aventon                  |

## 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 Administration  
Claude Moore Charitable Foundation

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

# 2026 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

2026 Budget/Assessments (Vote Req.)

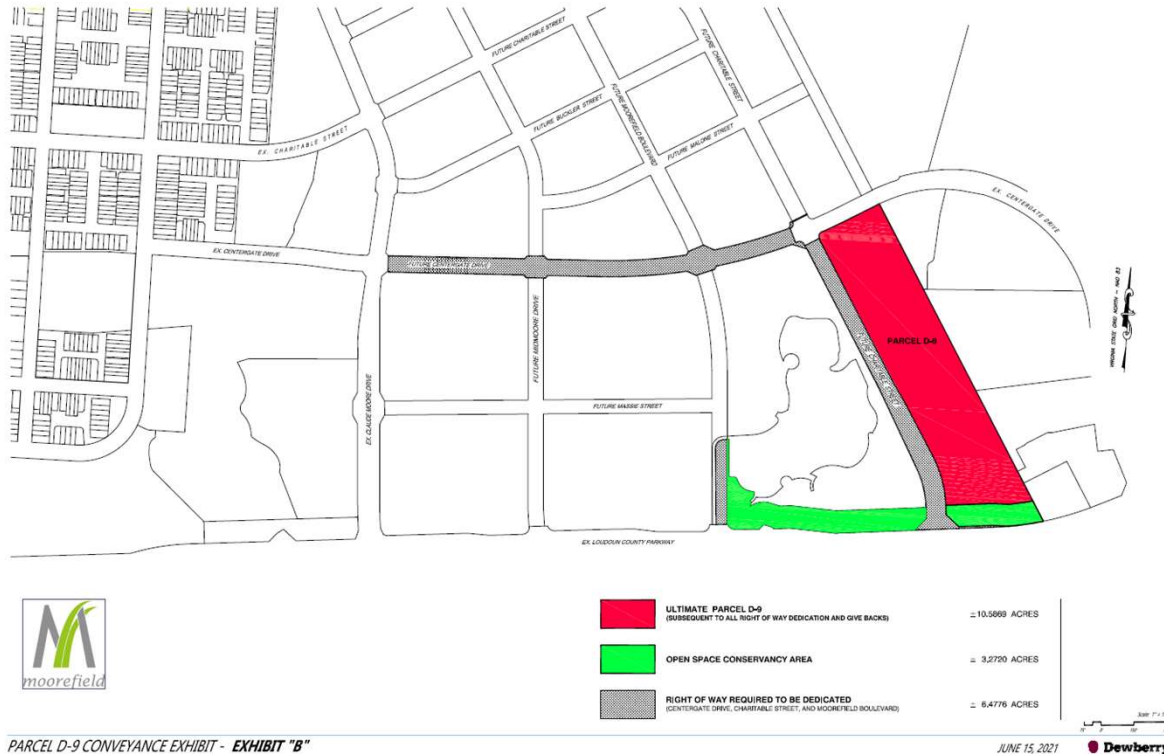
Investment of Conservancy Funds in Bonds, T-Bills and Money Markets

Sub-Association Reports

Q&A Limited to Agenda Topics

# DEDICATION OF D-9A TO CMCF

- Sold Parcel D-9 to Brambleton in 2022
- Required to build Charitable Street and Centergate Drive, which are now built.
- Loudoun County Parkway Regional Trail
- Dedicate D-9A back to CMCF. Required for future infrastructure improvements along Moorefield Blvd.





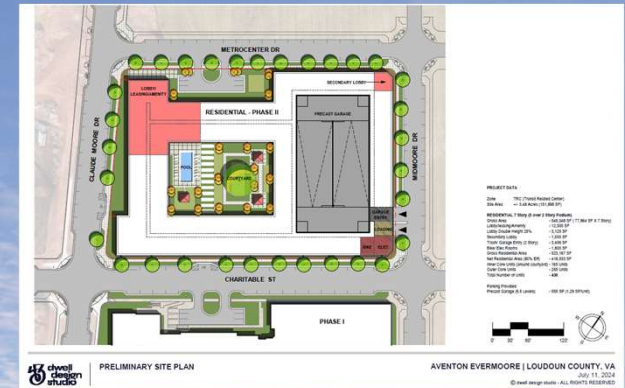


## BLOCK D-2:

- 6,000 SF Gas Station & C-Store.
- Legislative review was approved on May 20, 2025.
- Application will have to undergo various referral comments from the County.
- Planning Commission Public Hearing
- BOS Public Hearing

# BLOCK E-13: AVENTON MOOREFIELD

- ❑ 429 Units
- ❑ Seven-story multifamily community with structured parking on approx. 3.5 acres
- ❑ 28 ADUs
- ❑ Closing anticipated in Q4 2025.





## BLOCKS E-2 AND D-6A

- Under contract to sell approx. 12.77 acres.
- Up to 252 residential entitlements
- Infrastructure improvements include construction of Midmoore Drive, Massie Street, and a Linear Park.



LOUDOUN COUNTY PKWY & CLAUDE MOORE  
DR TRAFFIC SIGNALIZATION

# MOOREFIELD

green connections

## PARKS



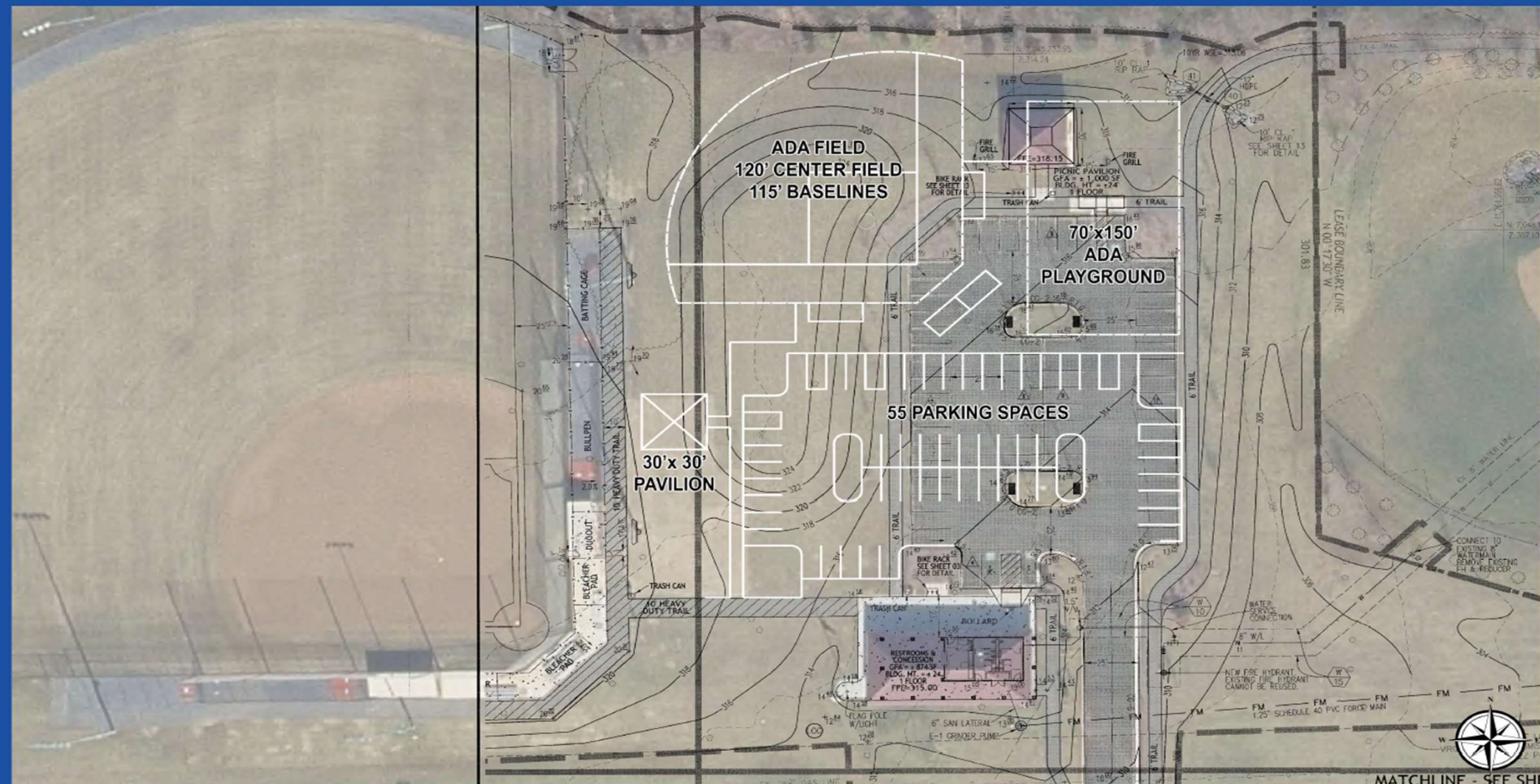


**Claude Moore**  
CHARITABLE FOUNDATION

## RECREATION CENTER SITE

PARCEL D-3 (GPIN 121-40-0202-000)  
15.846 AC.

 **Dewberry**



## ADA FIELD CONCEPTUAL DESIGN - CONCEPT A

MOOREFIELD STATION PARK (PARID: 120170779000)



SEPTEMBER 2024

# BUS SHELTERS AT CENTERGATE



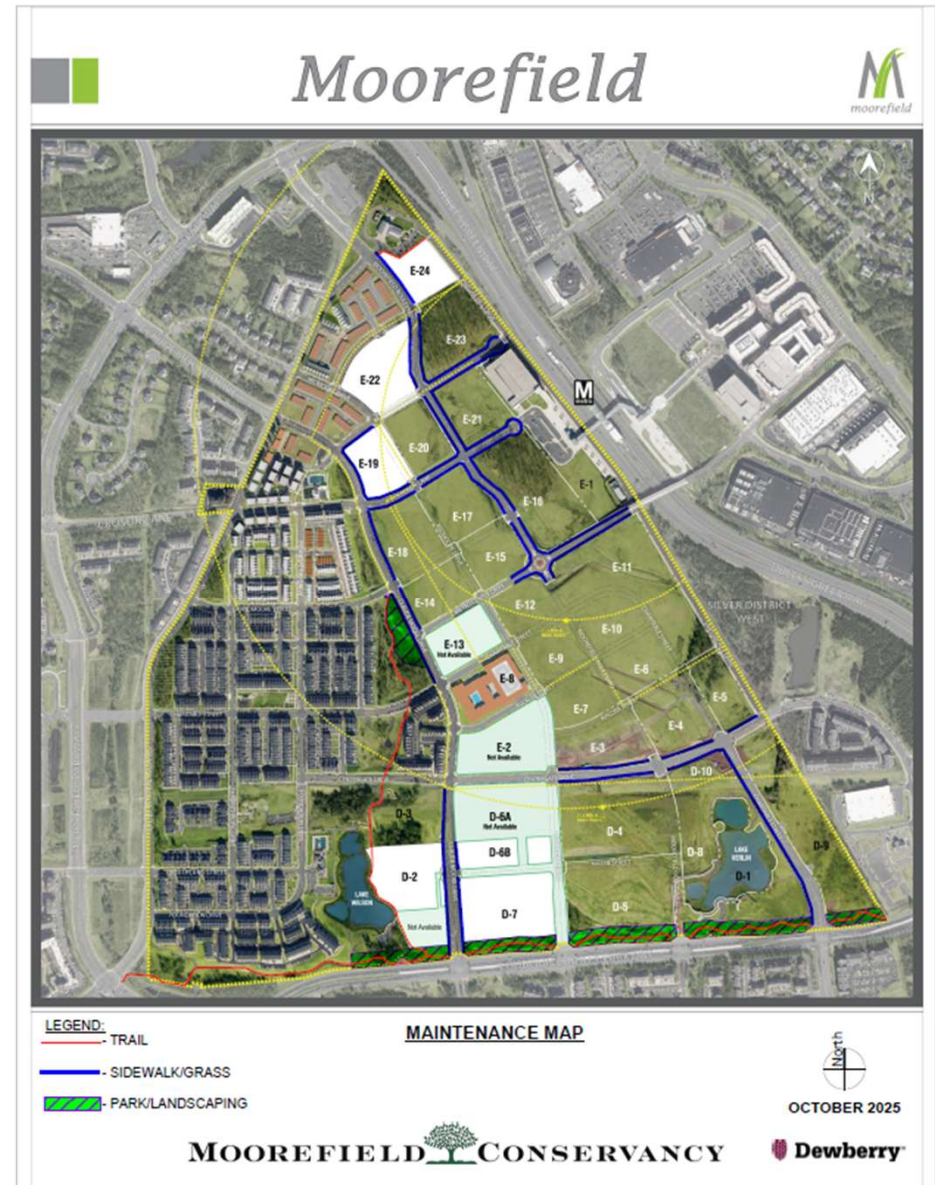
Bus shelter by Parcel E-2.



Bus shelter by the BSA leased area.

# 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.



## BERM PLANT PALETTE



ILEX OPACA - AMERICAN HOLLY



MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA

## BUFFER 'A' PLANT PALETTE



JUNIPERUS VIRGINIANA - EASTERN RED CEDAR



PINUS ECHINATA - SHORLEAF PINE

## EXISTING PLANTING LEGEND



SEE EX-601 FOR ADDITIONAL INFORMATION

## Dewberry

Dewberry Engineers Inc.  
10000 WOODBRIDGE BLVD  
SUITE 100  
WOODBRIDGE, VA 22191  
(703) 595-1000  
WWW.DEBERRY.COM

MOOREFIELD  
PARCEL C  
BLOCKS 142/43  
MULTIFAMILY  
BROADVIEW ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

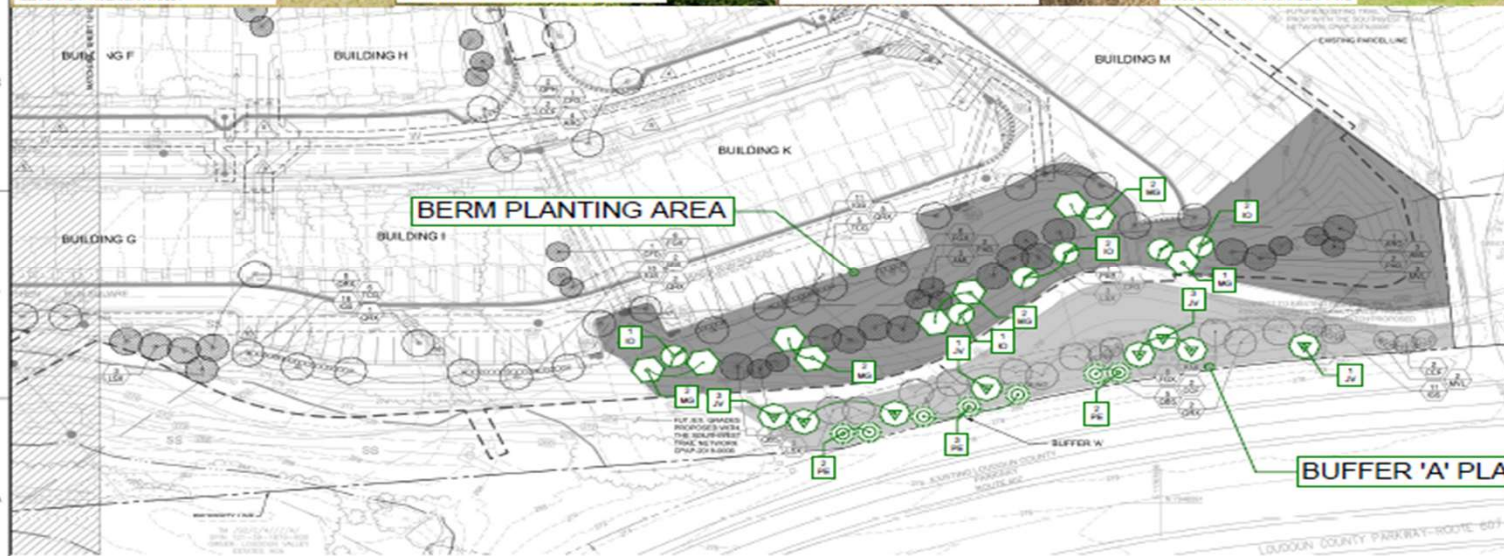


| NO. | DATE       | BY | DESCRIPTION       |
|-----|------------|----|-------------------|
| 1   | 01/11/2024 | JD | ISSUED FOR PERMIT |

DESIGNED BY: JD  
APPROVED BY: JD  
CHECKED BY: JD  
DATE: 01/11/2024  
FILE

## PLANTING PLAN

PROJECT NO: 2023-0115-0017  
SOUNDPLAN/VA/MD  
10-102  
SECTION NO: 10 - LANDSCAPE DESIGN



## LOUDOUN COUNTY PKWY | SUPPLEMENTAL PLANTING EXHIBIT

# FINANCIALS & PROPOSED BUDGET



## MOOREFIELD STATION CONSERVANCY OPERATION BUDGET January 01, 2026 - December 31, 2026

|                                                  | 2026 PROPOSED BUDGET |
|--------------------------------------------------|----------------------|
| <b>INCOME:</b>                                   |                      |
| DEV CONTRIBUTIONS (NON-RECURRING) <sup>1</sup>   | \$71,000             |
| <b>ASSESSMENT INCOME:</b>                        |                      |
| SINGLE FAMILY ASSESSMENTS <sup>2</sup>           | \$141,800            |
| CONDO ASSESSMENTS <sup>3</sup>                   | \$31,078             |
| COMMERCIAL ASSESSMENTS <sup>4</sup>              | \$20,580             |
| INTEREST                                         | \$50,000             |
| <b>TOTAL INCOME:</b>                             | <b>\$314,256</b>     |
| <b>COMMON EXPENSES:</b>                          |                      |
| <b>ADMINISTRATIVE:</b>                           |                      |
| MANAGEMENT FEES                                  | \$13,000             |
| INSURANCE                                        | \$10,700             |
| LEGAL                                            | \$15,000             |
| TAX PREP                                         | \$8,000              |
| CONSULTING ENGINEER                              | \$20,000             |
| WEB SITE/INTERNET                                | \$2,000              |
| MISC ADMIN OTHER                                 | \$30,000             |
| <b>TOTAL ADMINISTRATIVE</b>                      | <b>\$98,700</b>      |
| <b>REPAIRS &amp; MAINTENANCE &amp; SUPPLIES:</b> |                      |
| LANDSCAPING                                      | \$70,000             |
| COMMON AREA MNT <sup>5</sup>                     | \$23,000             |
| LAKE/POND MNT <sup>6</sup>                       | \$14,556             |
| <b>TOTAL REPAIRS &amp; MAINTENANCE:</b>          | <b>\$107,556</b>     |
| <b>CONTRACTED SERVICES:</b>                      |                      |
| SNOW REMOVAL <sup>7</sup>                        | \$18,000             |
| ACTIVITIES                                       | \$15,000             |
| <b>TOTAL CONTRACTED SERVICES</b>                 | <b>\$33,000</b>      |
| <b>RESERVES CONTRIBUTIONS:</b>                   |                      |
| RESERVES SIDEWALKS                               | \$ 5,000             |
| RESERVES REPLACEMENT RESERVES                    | \$20,000             |
| RESERVES GEN OPERATING/CONTINGENCY               | \$50,000             |
| <b>TOTAL RESERVES</b>                            | <b>\$75,000</b>      |
| <b>TOTAL EXPENSES AND RESERVES</b>               | <b>\$314,256</b>     |

<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> Oslo Real Estate Development LLC (57 assessment units at \$10/month) \$570/month.  
Apartments \$1,105/month (442 assessment units at \$2.50/month).

<sup>5</sup> Includes trails and open space.

<sup>6</sup> To address maintenance needs of ponds not covered by LoCo. Includes fees associated with geese deterrence.

<sup>7</sup> Required by Loudoun County/VDOT.



Q&A