

2025



**WELCOME
HOME**

"Our vision is for South Riding to be the most desired place to live & raise a family in Northern Virginia, recognized for its: natural beauty, outstanding events, financial soundness, reasonable assessments, effective communications, respect for cultural diversity & community spirit."

Town Hall: 43055 Center Street
www.southeriding.net

TABLE OF CONTENTS

03.

INTRODUCTION

05.

AMENITIES

07.

EVENTS

10.

HOA DUES

13.

COMMITTEES

17.

OPERATIONS

19.

COMMUNITY CONTACTS

04.

HOA

06.

POOLS

08.

VOLUNTEERING

11.

BOARD OF DIRECTORS

14.

COMMUNITY STANDARDS

18.

TRASH & RECYCLING

21.

COMMUNICATIONS

INTRODUCTION

Congratulations on the purchase of your new home! If this is your first South Riding home or tenth the sentiment remains the same... WELCOME!

With over 6,300 homes & 28,000 residents we are one of the finest large-scale communities located in Loudoun County, Virginia.

ABOUT US



VETERANS PARK

Each month you will receive, our official form of communication, the South Riding magazine. It is full of information about upcoming South Riding events, articles from our local elected representatives & notifications regarding Board of Director decisions. It can also be found on our website homepage.

Our website, www.southeriding.net, is updated daily with our information about amenities, resident services, upcoming & past events. We encourage you to visit it for information about your new community.

HOA - HOMEOWNERS ASSOCIATION

South Riding Proprietary (SRP) is self managed and governed by an elected Board of Directors. The Board sets policy & directs affairs of the Association in accordance with the governing documents.



Our residents can expect:

- An active Board of Directors
- An onsite management office & staff ready to assist residents
- Amenities that enhance the living experience
- Events that promote community
- Covenants that protect property values



Living in an association means there are standards & guidelines. Buyers have the opportunity to review the governing documents before purchasing a home & agree to follow the governing documents with signatures at settlement. The governing documents can be found on our website under the Resident Services tab (Documents & Forms)



The Board of Directors holds an annual meeting in May. This is to communicate a review of the year, election of Board members & learn what is upcoming for the community.

HYLAND HILLS PARK



AMENITIES

SRP's long list of neighborhood amenities offer activities & fun for individuals as well as the entire family.

- 4 outdoor swimming pools
- 2 community buildings: Town Hall home to the association offices. South Riding Center (SRC) - 7,100 sq ft meeting rooms, party hall, & kitchen (available for rental)
- 12 tot lot/playgrounds, various size & scope
- 4 lighted tennis courts
- 1 pickleball court (lighting to be installed)
- 1 dog park
- 1 full sized basketball court
- Town green with stage & an adjacent park with fireplace
- Another stage for concerts is adjacent to South Riding Center
- 6 miles of asphalt bike/pedestrian trails
- Concrete sidewalks on both sides of most roads throughout the community; & 260+ acres of common area, including parks, private roads, manicured landscape, natural areas, flood plains, 17 ponds & storm water management facilities
- 2 fishing piers
- 1 picnic pavilion
- With the HOA limits we have 4 elementary schools, 2 middle schools & 1 high school as well as a privately owned daycares & 2 shopping centers.
- *Also within our community is a skate board park, senior center, recreation & community center, bike track, volleyball & tennis courts belonging to Loudoun County Parks & Recreation.*



This facility includes a 25-meter, 8-lane competitive swimming pool and wading pool with beach entry. The pool is located at 42420 Unicorn Drive.



This facility includes a 25-meter, 6-lane pool with a beach entry (zero-depth entry), a wading pool and bathhouse. 43055 Center Street



Includes a 25-meter 3-lane pool w/ beach entry (zero-depth entry), a slide, mushroom fountain. There is a splash pool, numerous water features including a Pirate ship slide & a slide for those 4ft tall & under, ADA compliant family friendly bathhouse. The pool is located at 43450 Parish Street across from Little River Elementary.



This facility includes a 25-meter, 6-lane pool with a beach entry (zero-depth entry) and a mushroom fountain, a wading pool, 12-person spa and bathhouse. 42920 Center Street.

REGISTER NOW! >>>



SOUTH RIDING EVENTS

SRP hosts a wide range of events, including carnivals, parties, and festivals. Become a volunteer and create long-lasting memories and friendships while helping put on these events. With 40+ events every year, there are plenty of opportunities to get involved.



SUMMER MOVIE & CONCERT SERIES

Enjoy free musical evenings and outdoor movies with your family at our Parks. Remember to bring your own picnic and blankets.

SPRING/FALL FEST

A local event with live entertainment, food from various eateries, arts and crafts for kids, and an expo for businesses. Over 40 businesses participate, attracting more than 1,000 residents.

STAR SPANGLED

Our fireworks event attracts over 2,500 residents with multiple food trucks, a bar of local brews, and a live band playing American rock 'n roll hits.

CELEBRATE

Our two-day carnival features rides, performers, and a beer tent offering local brews. With over 5,000 guests attending over the weekend, it promises to be a fun-filled event.

VOLUNTEER NOW! >>>





STAR SPANGLED

VOLUNTEERING

Is volunteering one of your aspirations this year?

If so, consider giving your time in service on one of our Committees and Events. Composed of resident volunteers these groups serve in an advisory capacity to the South Riding Staff and the Board of Directors.

South Riding is a great community to live in and raise a family. Our volunteers are the heart and soul of our community and its successes. They serve on the Board of Directors and on our numerous committees keeping everything in the community running smoothly, and they also work diligently at our many events throughout the year.

We are lucky to have such a dedicated group serving this community donating thousands of hours annually. It takes many hands and hearts working together on committees and at our events to achieve the standard of success upon which South Riding's reputation is proudly built.

Opportunities to join our pool of volunteers is numerous and diverse. Volunteer a couple hours annually at just one event or make a regular commitment and join one of our committees at their monthly meetings. Annually in November, the Board of Directors honors volunteers who have served 8+ hours that year with a VIP party.



YOUR HOA DUES

All of your payments go directly to funding the maintenance of SRP. This includes but not limited to trash, amenities, paving, sidewalks, & landscaping.



YOUR HOA DUES

The SRP Board of Directors adopts a budget annually for the upcoming year & this budget determines resident assessment fees for that year. Notice of any assessment changes are in the November magazine, coupon booklets are mailed out in December. Assessments can be mailed in or automatic payments can be setup through the management company.



Home Type	Monthly Assessments To Be Collected	Maximum Allowable Monthly Assessments
Detached Homes	\$98.90	\$809.90
<i>(Common Expense \$49.16, Recreation Expense \$18.76, and Detached Home \$30.95)</i>		
Detached Homes w/ Common Drive	\$109.60	\$951.52
<i>(Common Expense \$49.16, Recreation Expense \$18.76, Detached Home \$30.95, and Common Driveway \$10.73)</i>		
Townhomes	\$108.70	\$812.04
<i>(Common Expense \$49.16, Recreation Expense \$18.76, and Townhouse \$40.80)</i>		

SFMC is the South Riding Proprietary financial management company.

All payments must be mailed to SFMC. Assessment payments are not accepted at the Town Hall office due to the fact they are processed as of the date of receipt at the bank or in the accounting department.

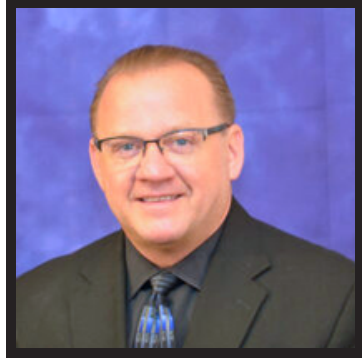
Phone: 703.392.6006 x 268
Email: sfmcinfo@sfmccinc.com

Management ID: 7085
Association ID: 000SRP (3 zeroes)
Property ID: (10 digits long)
Unique to every house

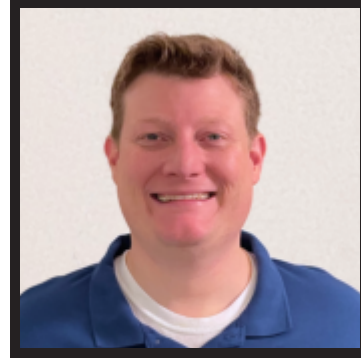
SFMC Financial Management
PO BOX 66571
Phoenix, AZ 85082

Requests for account statements should be submitted in writing by email to townhall@southeriding.net, please remember to include your property address.

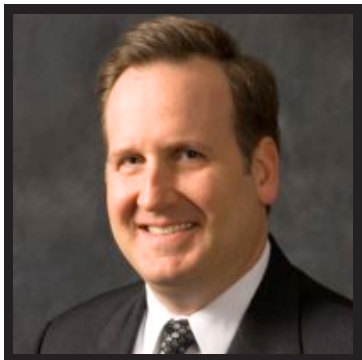
BOARD OF DIRECTORS



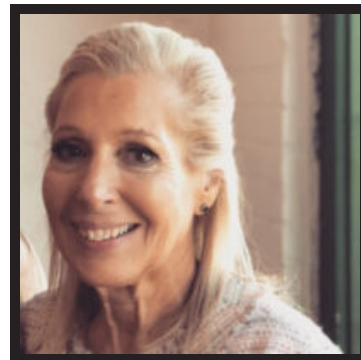
Steve Pasquale
President



Michael Hardin
Vice President



Kevin Ubelhart
Treasurer



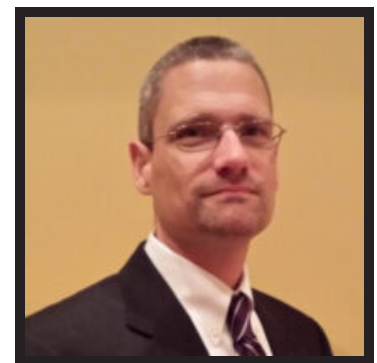
Marilyn Gardner
Secretary



Dheeraj (DJ) Nelli
Director



Mark Pontello
Director

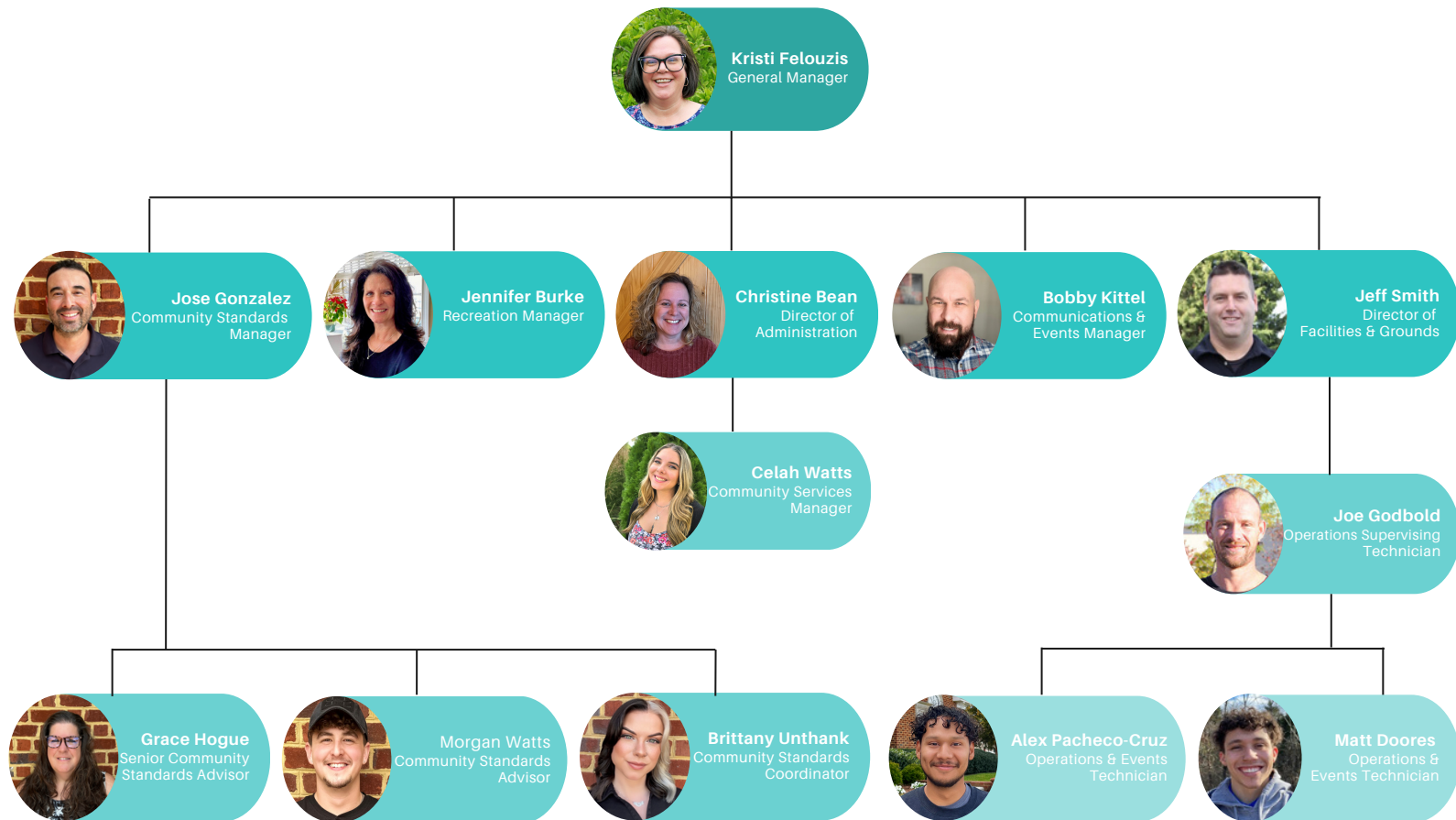


Michael Beardslee
Director



43055 Center Street

Professional Staff



“Our vision is that South Riding will be the most desired place to live and raise a family in Northern Virginia.”

“The Mission of the South Riding Proprietary is to promote the health, safety, welfare, and interests of all residents, preserving property values, enhancing the aesthetic beauty and fostering a spirit of community for all members.”

SRP Committees

Budget & Finance

The Budget & Finance Committee oversees the financial status of South Riding Proprietary, reviews funding requests, and prepares the annual budget for Board of Directors approval. Ty Kehrer is the current committee chairperson.

Community Standards

The Community Standards Committee is responsible for approving exterior modifications to homes and regulating the external design, signage, appearance, use, and upkeep of properties in accordance with the South Riding Declaration. Paul Paolozzi serves as the Chairperson of the committee.

Elections

The Elections Committee, led by Chairperson Judy Hartman, manages the Board of Director's election, certifies election results, and oversees the community's Annual Meeting.

Parks & Recreation

The Parks and Rec. Committee advises the Board on common area maintenance, rules and policies, recreation programming, and contract modifications while promoting educational opportunities for residents and community recognition with Karen McDowell as Chairperson

Neighborhood Watch

Neighborhood Watch is a program that aims to reduce crime and improve community life through cooperation between residents and law enforcement. Chris Jackson Coates is the current Chairperson.



Join Today!





A RESIDENT'S GUIDE TO COMMUNITY STANDARDS

Protective covenants have been established to guide, preserve and maintain the overall aesthetic and to establish a harmonious community. These covenants protect our common goals of maintaining our community at its best and it is important all South Riding residents are aware of the rights and responsibilities imparted by the covenants.

All of South Riding's governing documents are available for review on our website under Resident Services, Documents and Forms.

Our two Community Standards Advisors conduct routine patrols, follow-up on concerns and complete comprehensive full home and lot inspections of homes and properties within the community. The comprehensive inspection schedule is broken down into two calendar years amongst the 129 sections of the community. The schedule for the year is published monthly in the magazine and is also available on page 16 of this document.

EXTERIOR MODIFICATIONS

Proactive standards have been established to guide, preserve, & maintain the overall aesthetic & to establish a harmonious community.



These standards protect our common goals of maintaining our community at its best and it is important all South Riding residents are aware of the rights and responsibilities imparted by the guidelines.

Please see the current Design and Maintenance Standards at www.southing.net for a complete list of items requiring approval.

Applications for in-house review may be submitted at any time. Due dates apply exclusively to applications requiring review by Community Standards Committee (See Design & Maintenance Standards page 14 for information).

MONTH	APPLICATION DEADLINE	MEETING DATE	MONTH	APPLICATION DEADLINE	MEETING DATE
January	January 7	January 15	July	July 1	July 9
February	February 4	February 12	August	August 5	August 13
March	March 4	March 12	September	September 2	September 10
April	April 1	April 9	October	September 30	October 8
April	April 15	April 23	November	November 4	November 12
May	May 6	May 14	December	December 2	December 10
June	June 3	June 11			

CLEAN (free of mildew/dirt)

- Siding
- Basement walk-ups and surrounds
- Front stairs and sidewalks
- Decks
- Fences

WOODEN TRIM (repair any wood rot)

- Around doors and windows
- Garage doors
- Bay windows
- Dormer windows
- Bump-out areas
- Roof Line
- Porches
- Wood stairs

PAINT (all exterior trim should be the same color on the whole home)

- Trim Shutters
- Front doors
- Railings

STAIN (we look for a uniform & consistent appearance)

- Decks
- Fences

REPAIR/REPLACE

- Fence/gate repairs
- Falling/damaged lattice
- Missing shutters

LANDSCAPING

- Overgrown bushes, shrubs, trees
- Neat appearance
- Attractive landscape beds
- Fresh mulch
- Tree stakes

MISCELLANEOUS

- Bags of mulch, dirt, etc. to be stored out of view

MAILBOXES AND POSTS

- Mailbox is BLACK .
- Paint is not peeling/faded
- Box has no visible rust .
- 5 house numbers are in place
- Post is straight up and down .
- Post is clean (free of green build-up,etc.)

2025

Scheduled Comprehensive Home Inspections

All homes are routinely inspected for compliance with the South Riding governing documents to preserve property values and maintain South Riding as one of the most architecturally pleasing and best-maintained communities in the area.

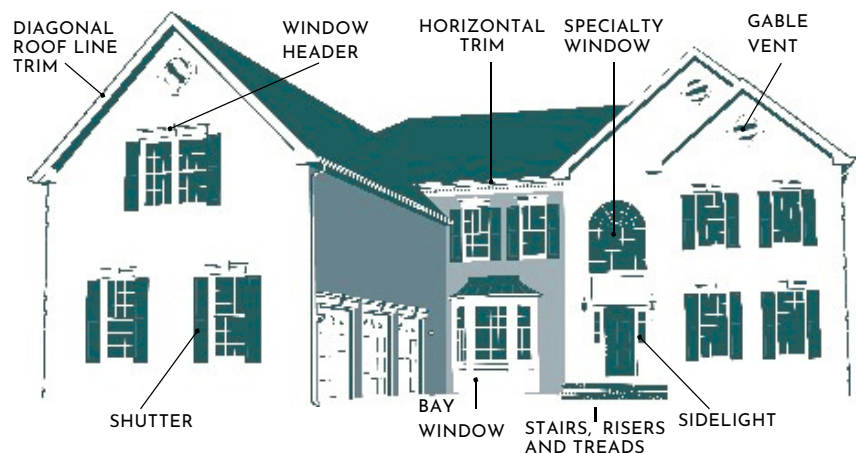
See the chart on this page for the sections of the community scheduled for full lot and home inspections this year. The quarterly timeline is only a guideline, inspecting work is dependent on weather conditions and staffing levels.

If you are not certain what section you live in please visit the Community Standards & Inspections page at www.southriding.net for a list of street names and sections.

Take a moment to review the Home Maintenance Checklist for some items the Community Standards Advisors may note during their inspection process.

2025			
Q1: Dean 1 & 2 3 4B 7 13 14 15 23 49 50 51 54 75	Q2: 1B2 2 38 58 63 66 67 74 93	Q3: 8 9 17 33 77 80	Q4: 1A 1C 1B1 3A2 3A3 3A4 3A5 10 11 12 18 20 21 22 61 70 71 92

SR INSPECTING TERMS



SOUTH RIDING APPROVAL

Please remember most changes to the exterior of your home and property require prior written approval from SRP. This includes color changes, garage door replacements, trampolines and basketball goals just to name a few.

Visit www.southriding.net to review the Design & Maintenance Standards and Application for Exterior Modification. Please note, there is an assessment of \$50 for every project started without the required approval.



Common Area Concerns

- Fill out the form on our website (www.southeriding.net) or contact Town Hall at townhall@southeriding.net or 703.327.4390:

- *Maintenance & Repair of SRP Facilities*
- *Community signs*
- *Landscaping concerns*
- *Common area trees*
- *SRP street maintenance*

Winter Snow Storm Management

- There are several responsible parties for snow and ice management within the South Riding community. *Please see street responsibility list on our website*

Oversees Work of 3rd Party Vendors

- Grounds Maintenance (mowing, irrigation, flowers, trees) **Buxus & HLS*
- Water quality management of the ponds **Aquatic Environment Consultants*

A Key Component to SRP

- Provides support for events
- Performs various repairs and projects in house saving time and money

Sidewalks

- Marks and Grinds for replacement by contractors

VDOT Owned & Maintained Streets

- The street responsibility list on our website shows which streets are owned and maintained by VDOT

- Concerns with VDOT streets contact: 800.367.7623 or use the online reporting tool

- *Potholes*
- *Snow removal*
- *Clogged storm water drains*
- *Traffic lights*
- *Animals*
- *Tree and debris removal*

Street Lights

- Contact NOVEC at 888.335.0500 with pole number for concerns about street lights or repairs, or fill out the form on their website. See Pg.20

TRASH, RECYCLING, & YARD WASTE PICK-UP

Republic Services provides the waste removal services for the community. Trash and recycling removal fees are included in your monthly HOA assessments.



PICK UP DAYS

TRASH - Monday & Thursdays

RECYCLING - Thursdays

YARD DEBRIS - Mondays (March 1st to December 24th)

All items should be placed inside of the trash container and curbside the night before or by 6:00 am at the latest. (Pick up times will vary)

If we are experiencing high winds please be sure to secure the cans so they do not blow trash throughout the community.

Residents can schedule bulk item pickups up to 2 cubic yards or 4x4 feet on the 2nd trash pickup day through Republic Services Customer Service. Items over 50 pounds or 4 feet long won't be collected. Commercial debris removal requires pre-scheduling. Prohibited items include rocks, concrete, hazardous waste, flammables, dead animals, medical waste, and more.

Arrange pick up for large/bulk or special items please call to schedule pickup: 703.818.8222 or www.republicservices.com

**Bulk removal is \$85 per item (subject to change)*

To request a new trash or recycling container:

please contact southriding@republicservices.com. Trash cans are available in 65 or 96 gallons. Any changes to the regularly scheduled trash collection days will be posted on the home page of our website www.southriding.net in the yellow bar and on the SR Facebook page. There will be trash and recycling removal on all holidays, with the exception of Thanksgiving, Christmas and New Year's Day.

LOUDOUN COUNTY

In addition to our many amenities there are county owned facilities right in your backyard! Loudoun offers a range of parks and other wonderful activities.

COMMUNITY CONTACTS



The **Dulles South Recreation and Community Center/Senior Center** is a community center operated by the Loudoun County Parks and Recreation Department. The Center features two swimming pools, a gym with an elevated track, a fitness area, an exercise studio, and child, adult, and senior care services.

DSRCC is located at 24950 Riding Center Drive and is open Monday-Friday 5:00 a.m. to 9:30 p.m. and Saturday-Sunday 8:00 a.m. to 8:00 p.m.

Phone: 571.258.3456

Conklin Park is a multi-sport park that features a bike trail, pickleball & tennis combo courts, soccer fields, basketball and volleyball courts and is located on Donegal Drive. The park is open from dawn to dusk.

Nations Park has a volleyball and basketball court and is located on Nations Street. The park is open from dawn to dusk and a key is not required.

These facilities are owned and maintained by the Loudoun County Department of Parks, Recreation and Community Services. Questions regarding these parks may be directed to Loudoun County Department of Parks, Recreation and Community Services at 703.777.0343. Please call the non-emergency Sheriff's Department at 703.777.1021 if you suspect vandals or other illegal activities.

Scan the QR code to check out their website!



COMMUNITY CONTACTS

One of the fastest growing counties in the nation, Loudoun County is a dynamic county known for its beautiful scenery, rich history, healthy diversity of expanding business opportunities, comfortable neighborhoods, and high quality public schools and services.

Visit www.loudoun.gov for detailed county information.



VDOT

Call 800.367.7623 or visit my.vdot.virginia.gov for online reporting.

- Potholes/ Snow removal on VDOT streets
- Clogged storm water drains/ Traffic light
- Animal, tree and debris removal from roadway



NOVEC

Is a Street light out?

Contact NOVEC at 888.335.0500 or scan the QR code below for online reporting.



OTHER

Sheriff Non-Emergency: 703.777.1021

Submit a **Traffic Complaint Form** by scanning the QR code below!

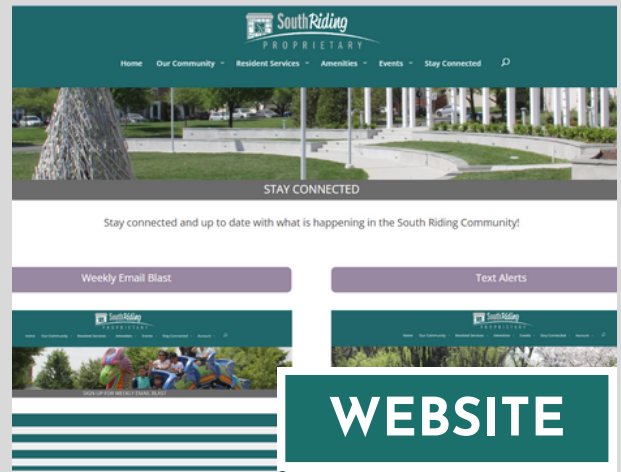
Animal Warden: 703.777.0406

Miss Utility (Call before you dig):
800.552.7001





Mailed out to all SRP residents. Includes updates, articles, and much more! Monthly issues are also featured on our website



Updated regularly to keep you in the loop and help answer all of your questions. www.southeriding.net



Receive weekly email blasts with all the happenings in your neighborhood! www.southeriding.net > Stay Connected



Facebook: South Riding Proprietary
Instagram: [southeridinghoa](https://www.instagram.com/southeridinghoa)

THANK YOU



We look forward to seeing you around the community, at our pools, parks, & wonderful events!


Sincerely,
South Riding Proprietary Management Team

CONTACT US

 **WEBSITE**
www.southernriding.net

 **EMAIL**
Townhall@southernriding.net

 **PHONE**
703.327.4390

 **ADDRESS**
43055 Center Street
9 a.m. - 5 p.m.

MOVE-IN CHECKLIST

- After you have moved in, contact Town Hall to provide proof of residency and identification. Acceptable identification types are a settlement statement, closing disclosure document and/or Driver's License, Military ID, Passport with property address. Residents may email, call or visit the office to complete this step (required).
- Create your Pool Access Account through our website www.southeriding.net under the amenities tab.
- Trash collection days are Mondays & Thursdays** with **recycling on Thursdays only** and yard waste on Mondays only from March-December. Please have your waste at the curb by 6:00 a.m. & stored out of sight on non-service days. All yard waste must be placed in paper waste bags. Call or email Republic Services at 703.818.8222 & southeriding@republicservices.com if you need replacement trash and recycling bins or need to schedule a bulk item pick-up.
- Keys are necessary to access the SR Tennis & Pickle Ball Courts and may be purchased at Town Hall or online for a \$30 deposit; once purchased, the key is yours to keep. Once purchased the tennis court key can be picked up at Town Hall during business hours.
- Check out the South Riding website: www.southeriding.net The community website is there to provide you with a more convenient way to access information including the latest news & announcements; a resource center for important association documents; calendars; & much more! Don't forget to sign up for the emails, text blasts, & follow us on social media!