



Welcome to the Loudoun Valley II community in Ashburn, VA.
We are so glad that you've chosen to make this your home.
This handbook will serve as a guide to acquaint you with your
new neighborhood. Please take a moment to celebrate this
exciting time in your life as the newest resident of Loudoun
Valley II!



Living in an Association

Homeowners' Association /'hōm,ōnərs/ ə, sōsē'āSH(ə)n/ n.

An HOA is a legal entity in which owners enjoy the protection, enhancement, maintenance, and preservation of their homes and property. This is achieved through binding covenants and restrictions, and rules and regulations. Synonyms: relationship, connection, link, bond, tie, affiliation.

Loudoun Valley II is a Virginia non-stock, non-profit corporation. Rules are enforced to ensure the community remains a harmonious and beautiful place in which to reside. The HOA is here to protect your biggest asset- your home! Assessments help maintain the quality of life for residents and protect property values. Your dues cover amenities, snow plowing, fitness classes, lighting, irrigation, trash removal, common ground maintenance, and much more.

Management Offices

While the board sets policy, the Association's daily operations are managed by on-site staff through Cardinal Management Group, Inc. (CMG). In the main clubhouse you will find both the HOA Office and the Lifestyle Office.

Loudoun Valley II HOA

43100 Barnstead Dr. Ashburn, VA 20148

HOA Office

Lifestyle Office

703.723.4819

703.726.6205

Cardinal Management Group, Inc.

CMG Corporate is responsible for financial aspects of the HOA as well as the processing of resale packets and lender questionnaires. If you have any questions about your account standing, please contact CMG Corporate.

Cardinal Management Group, Inc.

4330 Prince William Parkway, Suite 201

Woodbridge, VA 22192

www.cardinalmanagementgroup.com

Accounting Representative: Patti Moore 703.565.5027

payments@lv2hoa.com

Resale

To request a resale packet, condo questionnaire, PUD, or settlement information, please visit <https://cardinalmanagementgroup.condocerts.com/resale/> to place your order. If you have never signed in to Condocerts, you will need to create an account to place an order or utilize their quick order feature. For questions regarding your order or for technical assistance with this website, please contact CondoCerts Customer Service at (800) 310-6552.

HOA Dues Payment Options

Direct Debit Owners –To have your HOA dues automatically withdrawn from your bank account, request a direct debit authorization form by emailing payments@lv2hoa.com .

Online Payment -Owners may make online payments through MutualPay Property Pay. This can be accessed via the CMG website at www.cardinalmanagementgroup.com by clicking on “Make Payment.” Generally, online payments take 72 hours to process. The processing fees are referenced below:

Management Company ID is: 7101

E-check.....\$1.95

Credit Card.....2.95% of payment amount

Check Payments - may be mailed to:

Loudoun Valley II HOA c/o Cardinal Management Group, Inc.

List Your Account Number Here

P.O. Box 52358 Phoenix, AZ 85072-2358

Board, Committees, and Volunteers

Board of Directors - Your HOA is governed by a Board of Directors, comprised of developer members as well as homeowners who have volunteered to serve the community.

Board meetings are held quarterly. A notice will be mailed to your home 2-4 weeks prior to each meeting with the date, time, and agenda.

Committees - LVII currently has one committee, the Architectural Review Committee (ARC) .

Volunteers - If you are interested in becoming a community volunteer please reach out to the Site Manager by sending an email to sitemanager@lv2hoa.com. We appreciate all those homeowners and residents who volunteer their time and expertise to better the community!

Communications

The Loudoun Valley II HOA offers many ways to stay in touch and informed of all the exciting events and opportunities, including the website, weekly e-blast, quarterly magazine, and Clubhouse bulletin board.

Website - www.lv2hoa.com

The website is a great source of information. Please sign up for access to the restricted portions of the site. Here you will be able to access your account and view the HOA governing documents, meeting minutes, forms, guidelines and more. All event and activities information is posted as well. Questions and complaints may also be submitted online by filling out an "Ask a Manager" form.

E-blast - The HOA also sends out a weekly e-blast to keep you up to date with upcoming events, activities, special notices, and local news. Quarterly Each quarter, LVII publishes a magazine for your enjoyment, which will be posted to the HOA website under "[Your community>LVII Magazine](#)". If you would like to contribute an article for Board consideration, please submit it to the HOA Office.

Trash and Recycling

Trash - Tuesdays and Fridays

Recycling – Wednesdays

Yard Waste - Wednesdays (March-December)

Republic Services – trash@lv2hoa.com

Please contact Republic Services to let them know that you are a new resident of Loudoun Valley II. They will then schedule a time to deliver your trash receptacles to you. They provide a trash receptacle as well as one 35 or 65-gallon recycling cart. If you need a new receptacle, a replacement, or repair, please contact Republic Services. You can also enroll in Republic Rewards to gain points and earn discounts just for recycling! Learn more at www.republicgivesback.com.

Amenities & Events

Gym - The Clubhouse gym is open daily from 5:00 AM until 11:00 PM. To access the gym, you will need to purchase a gym key fob for a refundable deposit of \$20 each (check/money order only). Please visit the Lifestyle Office to receive your gym key fob. Applications may be accessed on the HOA website. Fitness classes are offered in the Clubhouse Fitness Room. Please view the [Events Calendar](#) online to see the latest fitness schedule and details. No need to register but it is recommended to arrive 15 minutes early for fitness classes.

Pool - The LVII pool is typically open Memorial Day weekend through Labor Day weekend. To access the pool, you will need to purchase a pool pass for \$10 (check/money order only). Each resident, age 4 and up, will need their own pass. Please visit the Lifestyle Office to receive your pool pass. Applications and pool rules can be accessed on the HOA website.

Events/Activities - The LVII HOA hosts numerous events each month, including kids' classes/camps, fitness programs, 21+ parties, social clubs, and much more! Annual events include the Mardi Gras Party, Easter Egg Hunt, Memorial Day BBQ, Halloween Spooktacular, and Santa Visit among others. View the event calendar on the HOA website and subscribe to the weekly e-blast for event/activity details.

Architectural Modification - Architectural Applications are required for any exterior modifications to your home. Applications and guidelines can be found on the HOA website.

Architectural Review Committee (ARC) meetings are generally held at 9:00 AM on the first Tuesday of each month, in the Clubhouse. Meetings are open for residents to attend. Applications are due one week prior to each meeting. Please see the HOA website for possible changes to the ARC meeting schedule.

Clubhouse Rentals - The Loudoun Valley II Clubhouse is available for rent to homeowners in good standing. Please check the rental calendar online for availability before contacting the Lifestyle Office at 703.726.6205 for booking. Only one rental is permitted per day. The rental agreement listing the rental rates is available on the HOA website. The agreement must be completed and returned, along with the rental and security deposit checks **two weeks** before the date can be reserved.

Contacts:

On-Site Team

- Dale Nusbaum - Site Manager
sitemanager@lv2hoa.com
703 723 4819
- Dan Avendano – Assistant Site Manager
/ Community Standards
communitystandards@lv2hoa.com
703 726 6205
- Gloria Arevalo – Covenants Liaison
communitystandards@lv2hoa.com
703.723.4819
- Cassandra Andoh- Admin Assistant/
Lifestyles
lifestyle@lv2hoa.com
703 726 6205
- Bianca Jackson – Receptionist/ Admin
Assistant
emailus@lv2hoa.com
703 723 4819

Offsite Contacts

- Brian Cramp- Portfolio Manager
portfoliomanager@lv2hoa.com
- Patti Moore - Accounting
Representative
payments@lv2hoa.com
- Jonathan Sucher- Condo Manager at
The Ridges
ridgesteam@ridges.lv2hoa.com
- Jalisa Dade- Condo Manager at
The Buckinghams
bucksteam@buckingham.lv2hoa.com
- Non-Emergency Police
703.777.1021
- Toll Brothers Customer Service
703 858 3580