

# FAQs for Prospective Residents

The information below describes the general practices at Lansdowne Woods of Virginia. Practices may vary slightly from one Building Association to another. It is recommended that prospective residents and / or their real estate agents confirm practices and procedures with the appropriate building's management office.

## Moving In Procedure

Move-ins can be scheduled with the building's management office. Move-ins can take place between 9 a.m. and 4 p.m. Monday thru Friday, excluding holidays. All new unit owners and residents must register with building management, schedule their move and pay their move-in fee prior to move-in. Residents are typically required to provide Management with a copy of the moving company's Certificate of Insurance showing the building as the additional insured. Typically only one move-in, move-out, is permitted per day, so it is best to contact your management office as early as possible.

Following settlement, unit owners are requested to contact their building management office for an appointment to register and receive an orientation on the operation of the condominium.

## Pet Policy



Lansdowne Woods is a pet-friendly community. The number of permitted pets varies by building. Dogs must be on leash when outside, and there are plenty of areas for dog-walking on the Lansdowne Woods campus. Dog-owners are expected to pick-up dog waste and deposit it in marked containers around the grounds. Some buildings have a designated "pet-free" elevator for residents who may have allergies to our furry friends.

## Smoking Policy

Smoking is not permitted inside the Lansdowne Woods clubhouse, or building public areas. Residents can smoke inside their residence, and in exterior areas designated by the building. Residents smoking in their unit should take care that smoke odor does not permeate the hallways. To prevent smoke odors from permeating the hallways, it is suggested that while smoking the resident run exhaust fans and close unit windows so that smoke does not travel from the unit into the hallway.

## Age Requirements

Lansdowne Woods of Virginia is an age restricted community designed for adults that are 55 years of age or older. Given that 80% of the residents of the community are 55 years or older, residents can live here if they are over 45 years of age.

## Parking

Each condominium building except The Overlook has parking garages on its lower levels. The exclusive use of a parking garage space is granted when the garage space is purchased. Not all units have garage parking spaces.



Ample surface lot parking is provided for each building, with close-in spaces designated as “resident only” and “handicapped only”.

The majority of residents of Lansdowne Woods drive. Grocery stores and other shops, cleaners, restaurants, medical and professional offices are all within a few miles. For those residents who do not drive or do not care to drive, Lansdowne Woods’ shuttle bus is available. The bus runs on a regular schedule to shopping centers and medical offices.

## What are the names and addresses of the condominium buildings and their completion dates?

Riverbend - 703 724 7800 - 19385 Cypress Ridge Ter., 1998  
Blue Ridge – 703 723 6266 - 19375 Cypress Ridge Ter., 2001  
Potomac Ridge – 703 723 9666 - 19365 Cypress Ridge Ter., 2005  
Riverview – 703 729 9701 – 19355 Cypress Ridge Ter., 2006  
Magnolias (3 low-rise buildings) – 703 858 3444 - 19350-60-70 Magnolia Grove Sq. 2004  
Overlook – 571 – 405 0578 - 19400 Lansdowne Blvd., 2016

## How is Lansdowne Woods managed and governed?

Lansdowne Woods is self-governed and professionally managed through its Homeowners Association. Each condominium building within Lansdowne Woods is likewise professionally managed and self-governed through a condominium association. Condominium associations are governed by the laws of the Commonwealth of Virginia.

## What amenities are available in the Lansdowne Woods Clubhouse?



The Clubhouse amenities include a fitness center with an indoor pool, locker rooms and saunas, gym and exercise/dance studio. Other facilities include woodworking, pottery, art and music studios; auditorium and meeting rooms; nondenominational chapel; lounge areas; and bar and restaurant. Clubhouse services include a PNC branch bank, hair salon, and audiologist.

## What are the Condominium fees and how are they used?



Owners pay a single monthly fee to support the functioning and maintenance of their condominium building, the Lansdowne Woods campus, and the Lansdowne Conservancy. The amount paid for the condominium building is set by each building's Association Board and varies according to the size of the unit. The amount of the fee going to Lansdowne Woods and the Lansdowne Conservancy are likewise established by the Lansdowne Woods Board.

Condo fees support the building services such as trash collection, basic cable and hot and cold water usage, master insurance policy, building employees, HVAC inspections. Some buildings include internet access in their condo fees. The Lansdowne Woods association fee includes 24/7 security provided by the front gate; maintenance of the beautiful grounds; support and maintenance of the clubhouse, including the tennis courts, pool, fitness center, and other amenities; as well as management and staff for Lansdowne Woods.

### What maintenance am I responsible for?

As a condominium owner, you would be responsible for the interior of your residence. The building association provides twice yearly HVAC maintenance (including filter replacement) and drain treatment inside each residence. A good rule of thumb is "if it serves only your condominium, then you are responsible for it." For example, plumbing such as drain pipes that serve only your home are your responsibility. All exterior building maintenance is handled by the building management. The exterior grounds, landscaping, streets and parking lots are maintained by Lansdowne Woods.

### Are there medical services at Lansdowne Woods?

There are NO medical services or support services on campus for residents who may become ill or incapacitated. Residents are expected to be able to care for themselves and/or have a family member/caregiver residing with them. There are no medical services or medical personnel at Lansdowne Woods. Residents may use in-home health care services as needed. For emergencies, residents must call 911. INOVA Hospital-Loudoun and many medical-professional office buildings are located nearby, making for convenient access to physicians, dentists, opticians etc.

### Is there meal service at Lansdowne Woods?

There are NO meal plans for individuals who cannot prepare their own meals. Lansdowne Woods has a restaurant and bar in the Clubhouse. It is a commercial enterprise and residents pay to eat there.

## Are the condominium buildings and grounds secure?



Access to the condominium building is by key or key fob. Visitors must call your residence from the lobby to be buzzed inside. A surveillance camera in the front lobby will show residents the visitor on a designated TV channel. Residents are allowed to provide family members with a key. In addition, Lansdowne Woods is a gated community with a security station that is staffed 24 hours a day.

## Are services easily available in the area?

The Lansdowne Town Center is a walkable distance or a short drive from Lansdowne Woods. It has a grocery store, cleaners, beauty shops, and several restaurants. Within a two-mile radius is Ashburn Village Shopping Center has grocery and other stores, a gas station, bank and restaurants. INOVA Hospital and numerous physicians' and dentists' offices are within walking distance. The Lansdowne Woods Club House contains a restaurant, branch bank, beauty shop and an audiologist's office.

The city of Leesburg is approximately four miles away. Shopping centers, restaurants, movie theaters, grocery stores and big box stores abound in Leesburg and the surrounding suburban areas. Dulles Center, one of Northern Virginia's largest malls is just a few miles away. Most residents drive, but there is a Lansdowne Woods bus which frequents the local shopping areas.



## Is there T.V. and Internet service?

Basic cable is provided through the monthly condominium dues. Buildings include internet access in their association fee. Telephone subscriptions are set up independently by residents and are available through Comcast or Verizon.

All information deemed correct and reliable, but not guaranteed.

