





Windy Hill Foundation provides safe, decent, and affordable housing to low- and lower- income individuals and families, including older adults, in Loudoun and Fauquier Counties, as well as enrichment activities that foster stability, financial independence, and community well-being.



ANNUAL REPORT 2025

windyhill FOUNDATION

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A Letter from the Executive Director

Dear Windy Hill Friends and Neighbors,

As I look back on this past year, I am filled with gratitude for the many ways our community came together to ensure that safe, affordable housing is not just a dream, but a reality for individuals, families, and the elderly across our local communities in Middleburg, The Plains, and Marshall.

As Middleburg Mayor Bridge Littleton noted at the Town of Middleburg's "America 250" Kick-off Celebration in January 2026, "Institutions like Windy Hill grew from that same principle of caring. They reflected a simple but powerful belief: that every person matters; that dignity does not depend on wealth, status, or circumstance; and that a community is measured by how it treats those most in need."

Our 2025 Annual Report reflects more than numbers on a page—it tells the story of our neighbors building stronger futures, of volunteers lending their hands and hearts, and of donors and partners making this possible.

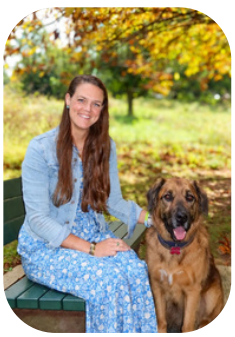
This year we honored Bob Dale and Ann Northrup as new Board Emeritus members, celebrating their decades of leadership and commitment to our mission. I am proud to feature Bob and Ann in a special spotlight in our report.

I am also delighted to share with you several of our 2025 highlights:

- Provided **$70,000+ in education scholarships to 7 residents**, 5 children and 2 adults.
- Funded **$29,000+ in emergency requests** to ensure that basic needs are met.
- Allocated **$300,000+ in maintenance and refurbishments** across our 100 homes in Middleburg, The Plains, and Marshall, including renovating four Cottages, our original Windy Hill homes in Middleburg.
- Organized **200+ resident programs**, including **36 community meals at Levis Hill House**, our elderly community; **3 community cookouts**; **5 musical performances**; **25 BINGO events**; **42 children participated in after school programs**, and many more!
- Partnered with Bainum Foundation Farm to offer **weekly fresh produce boxes between June - September to 30 households.**
- Hosted **4 Finance 101 courses with Northwest Federal Credit Union** focusing on how to build a budget, what is a credit score, and more.
- Launched the Foundation's **Care Collective, hosting 12 events which has distributed more than 1,000 essential items to over 150 residents**, including free toiletries, household cleaning supplies, diapers, and more!

Fulfilling our mission is a collective endeavor, our Board members, our staff and I, are deeply grateful for the enduring support of our partners, volunteers, generous donors whose contributions underpin every facet of our work.

Your generosity sustains our mission and has a profound difference in the lives of the families and individuals we serve, ensuring access to safe, affordable housing for those who need it most. I hope the stories on the pages of this report will inspire your commitment to our cause.



With gratitude,

Eloise Repeczky
Executive Director
Windy Hill Foundation, Inc.

About Windy Hill Foundation

Our Mission

Since 1983, Windy Hill Foundation has provided safe and affordable housing to low- and lower- income individuals and families, including older adults, in Loudoun and Fauquier Counties, as well as enrichment services that foster stability, financial independence, and community well-being.

The Foundation offers free programs for residents, including after school support for children, enrichment activities for families, social activities for the elderly, and financial and employment guidance.

With generous support from sponsors, donors, and more than 50 partner organizations – including churches, food banks, schools, and foundations – Windy Hill also offers scholarships and emergency fund support for our residents.

Board of Directors

We are immensely grateful for the many members of our Board of Directors who dedicate their expertise and resources, and who serve as passionate advisors and advocates for our Windy Hill neighbors. Thank you for sustaining our mission!

Co-Presidents
Shannon Davis
Mark Ohrstrom

Vice President
Mitchell Voss

Secretary
Bonnie Piper

Treasurer
Christopher Patusky

Jan Baran
Jane Carter Bishop
Henry O. Chapman III
Gabrielle Gallegos
Carolyn Hylton
DeeAnn Jeremiah
Shawn Morton
Amanda Luhowiak
Tom Northrup
Barbara L. Scott
Kenneth Terry

Our Team

Windy Hill Foundation was purely volunteer led from 1983 until 2008. Windy Hill's full-time staff members work with individuals and families to ensure that our community has safe and well-maintained housing, and that residents have access to food, case management, career counseling, and more!



Eloise Repeczky
Executive Director



Drew MacMahon
President of Operations



Jacqueline Arellano
Communications Coordinator



Madison Filson
Resident Services Coordinator

Services We Provide

Windy Hill's Resident Services mission is to assist residents in achieving maximum independence and self-sufficiency. We are dedicated to helping residents meet their individual goals, and work with community partners to coordinate programs and services that focus on four key areas:

Health & Nutrition



Community Engagement



Financial Stability



Education Support



2025 Board of Directors

2025 Board Co-Presidents



"Windy Hill doesn't just provide homes—it creates stability, dignity, and opportunity. I believe in this work because I've seen the difference it makes in people's lives."

Co-President **Shannon Davis**



"Access to stable, affordable housing is foundational, and I look forward to working alongside our dedicated Board, staff, and community partners to support this essential mission. Of all the things I do – working with Windy Hill is the best thing I participate in."

Co-President **Mark Ohrstrom**

Welcome New Board Members!

Welcome Henry "Chip" Chapman and Barbara Scott to our Board of Directors we look forward to the insight, experience, and dedication they will bring to our organization.



A lifelong Middleburg resident and Vice Chairman at CBRE, **Chip Chapman** brings extensive real estate expertise and a longstanding commitment to the local community. He looks forward to supporting Windy Hill's mission through his service on the Board.



Barbara Scott brings a wealth of leadership experience as a former educator, entrepreneur, and owner of Summit Point Motorsports Park. We are pleased to welcome Barbara to the Board and look forward to her contributions to Windy Hill's mission.

Thank you & Farewell

Thank you to Amy Acors, Rob Banse, and Matt Foosaner who concluded their years of dedicated service on the Windy Hill Board.



We are grateful to **Dr. Amy Acors** for her dedicated service on the Windy Hill Foundation Board of Directors from 2022 to 2026. An accomplished educator and school leader, Amy brought thoughtful leadership, a collaborative spirit, and a strong commitment to expanding opportunities for individuals and families. Her passion for education and community service helped strengthen the Foundation's mission, and we sincerely thank her for her lasting contributions.



Rob Banse served on the Windy Hill Foundation Board of Directors from 2020 to 2026, sharing his compassion, wisdom, and lifelong commitment to serving others. As Board Secretary and Co-Chair of the Resident Services Committee, he played an important role in advancing programs that support residents and strengthen the community. We are deeply appreciative of Rob's years of dedicated service and lasting impact on the Foundation.



Matt Foosaner served on the Windy Hill Foundation Board of Directors from 2023 to 2026, bringing extensive leadership experience and strategic expertise to the organization. As a member of the Property Management Committee, he contributed valuable insight while supporting Windy Hill's mission of providing affordable housing and building stronger communities. We are grateful for Matt's service and the meaningful contributions he made during his time on the Board.

Bob Dale Inducted as an Emeritus Board Member

A longtime Windy Hill Foundation Board member, and former Executive Director, Bob Dale has served Windy Hill's mission for decades.



Bob Dale

Bob Dale has deep-rooted connections with Windy Hill, strengthened by his 25-year tenure on Windy Hill's Board. With a steadfast conviction of the importance of our mission, he accepted to lead Windy Hill as Executive Director, serving from 2016 through 2022. It was Mark Ohrstrom who approached Bob shortly after his retirement from Yount Hyde & Barbour, recognizing Bob as a natural fit for the role. Mark stated, "it was evident how Bob has always loved and supported the Foundation, how he joyfully embodies and supports the mission."

As Executive Director, Bob directed his energies towards two critical areas: enhancing resident programming and narrowing the opportunity divide. This emphasis is underscored by the fundamental necessity of housing, second only to food. As Bob often highlighted, people cannot begin to focus on other aspects of their lives without stabilized housing. Research unmistakably proves the intricate link between secure housing and overall health.

Jonathan Catherwood further highlighted Bob's remarkable character as playing an invaluable role in leading the Foundation, stating, "Bob is one of the most trusted and respected leaders in our community, and his commitment to openness and fairness won him the respect and admiration of the Board, our residents, and our broader community. I lost count of the number of times someone said to me: 'If Bob's OK with it, I'm OK with it.' In the world of community organizations, that attribute is priceless. I was honored to serve with him."

"It has been a very fulfilling job, one that has made a tremendous difference in my life and, I hope, in the lives of our residents."
– Bob Dale





Kerry Dale, Windy Hill Emeritus Board Member, Bob Dale, Carter Dale, Emily Dale, and Ashley Helmick.



Windy Hill Emeritus Board Member, Bob Dale, Pooh Wallace, Resident Services Coordinator, Madison Filson, and Carol Washic.



Former Windy Hill Board Member, Beth Ann Mascatello and Windy Hill Emeritus Board Member, Bob Dale.

Ann Northrup Inducted as an Emeritus Board Member

Ann Northrup's lifelong commitment to community, education, and affordable housing.

Windy Hill Foundation was founded on the belief that everyone deserves not only a safe and affordable home but also the opportunity to improve their lives. In pursuit of this mission, the Resident Services Committee was established nearly three decades ago.





Windy Hill Emeritus Board member, Ann Northrup, reading in the Chris Sehn Library in the Llewellyn Community Room.

Under the leadership of many inspired and knowledgeable individuals, this committee has had a lasting impact on countless lives. Their guidance helps pinpoint essential programs and opportunities for our residents. These programs are then supported by our network of volunteers and partners. Without the dedication of these individuals and groups, we would not be able to offer the broad range of services that we provide today.

One such champion is Ann Northrup. Ann has served on the Board, chaired the Family Services Committee, helped renovate the Community Room at Llewellyn, created a library (in honor of Chris Sehn and her work with children), and established a financial aid program for Windy Hill children attending pre-school and another one for residents either attending college or doing worthwhile post-secondary study.

The highlights of volunteering for Ann have been working in the after-school programs, tutoring for Study Buddy, and most of all, running a library/art hour for grade school children in the community room. Their amazing art covers my kitchen.

"These activities seemed to me to promote what was essential to life in our community—recognizing and making a space for everyone, providing opportunities for all children, sharing facilities and talents, and especially being committed to the idea that everyone needs a home to call her/his own."

Ann Northrup



Windy HIll Emeritus Board member Ann Northrup distributing CSA items to Elizabeth Carroll.



Windy Hill Emeritus Board member, Ann Northrup with Former Board member, Julie Coles.



Emma Northrup, Alex Northrup, Windy Hill Emeritus Board member, Ann Northrup and Board member, Tom Northrup.



Windy Hill Emeritus Board member, Ann Northrup and Mark Augenblick.

Resident Services We Provide

Windy Hill's Resident Services mission is to assist residents in achieving maximum independence and self-sufficiency.

We are dedicated to helping residents meet their individual goals, and our resident services team works with community partners to coordinate programs and services that focus on four key areas: Health & Nutrition, Financial Stability, Education Support, and Community Engagement.

2025 Overall Impact

1,500	221	560	50+
Resident Participants	Programs Hosted	Referrals Provided	Community Partners

Health & Nutrition

- **36** Community Meals
- **374** Meals Served
- **390** CSA Food Boxes Delivered
- **12** Foundation Care Collective Events
- **149** Attendees
- **937** Essential Items Distributed

Financial Stability

- **$98k** Rent Subsidies
- **$28k** Emergency Fund Support
- **$72k** Education Scholarships

Education Support

- **7** Scholarships Awarded
- **371** Afterschool Program Participations
- **25** Hours of Tutoring
- **53** Hours of Job Search Guidance
- **44** Hours of Free Childcare

Community Engagement

- **52** Community Events
- **324** Attendees
- **12** Volunteers
- **73+** Hours Contributed
- **103** Counseling Referrals
- **37** Hours

After School Programming

Our free after school program, Season, runs from September through June, providing a safe space for children to play and learn. Seasons provides a platform for children to interact with staff, volunteers, partners, and other residents.



Elderly Programming

Windy Hill is committed to ensuring our elderly residents have access to everyday resources they need, as well as meals and social activities. In addition to on-site programming, we organize visits to local museums, shops, and festivals.



Community Engagement

From community meals and monthly hygiene pantries to community cookouts and group activities, Bingo, Bible study, book clubs, and more, residents have access to a variety of local programs and activities.



Community Bus Trips

Our community bus trips provide residents with reliable transportation to educational, recreational, and cultural programs that strengthen connections and enrich lives beyond housing.



Financial Literacy Support

Northwest Federal Credit Union (NWFCU), offers seminars on a range of financial topics, including how to create a budget, the importance of credit scores, how to avoid scams and fraud, and more.



Resident Services We Provide, Cont'd

Food Access Support

With support from local partners, including businesses, food pantries, nonprofits, churches, and schools, Windy Hill offers a 12-week Summer CSA, shelf stable pantry items, community meals, and more.



Thanksgiving Food Distributions

One of the many ways we support our community during the holiday season is by providing Thanksgiving food to our residents. This year, with the support of Loudoun Hunger Relief and Women Giving Back, 88 Thanksgiving food bags and 42 hams were provided to Windy Hill residents. We are grateful for our community partners who help make Thanksgiving special for our residents!



A Season of Giving

The 2025 holiday season was made brighter by the generosity of our community. Through our annual Gift Drive, 133 gifts and 92 gift cards were provided to 30 resident households. The Hill School students also prepared and delivered 20 holiday baskets to residents, bringing an added sense of care and connection to the season.



Community Cookouts

Nothing says summer like a community cookout! Once again, So Damn Soulful Food Truck served up summer favorites for our residents, including hot dogs, burgers, mac and cheese, and fried catfish. With great food, music, raffles, and plenty of laughter, residents came together to enjoy another summer of fun at Windy Hill!



Halloween Spooky Door Contest

Our Resident Services team hosted a Spooky Door Decor Contest, inviting residents to celebrate Halloween with festive decorations. Windy Hill Board Member and The Whole Ox co-owner Amanda Luhowiak helped select the winners, while The Whole Ox donated gift cards and Halloween candy for residents to share with neighborhood trick-or-treaters!



Growing Together: Learning in the Garden

Oak Spring Garden Foundation partnered with Windy Hill for another year of hands-on gardening with our SEASONS students! Ginger and her team brought fun activities that taught students how to plant, grow vegetables, and care for their plants.



Community Partners

In 2025, our community partners were steadfast in supporting Windy Hill families and individuals in need. We ask and they always deliver. Thousands of pounds of food, pantry items, essential supplies, and critical services were provided by local food pantries, schools, churches, Donna's Feast volunteers, and other nonprofits or local businesses so that we could meet our resident's most vital needs on a daily and weekly basis.

Windy Hill Foundation is proud to partner with:

A Place to Be
Atlantic Union Bank
Arcola United Methodist Church
Bainum Foundation Farm
Blue Ridge Area Food Bank
Cake4Kids
Capital Caring
Catholic Charities Diocese of Arlington
Chetana Foundation DC Metro Chapter Team
Cornerstone Christian Academy
Donna's Feast, in honor of Donna Gravely
Dulles South Food Pantry
Emmanuel Episcopal Church
Fauquier Community Food Bank
Fauquier County Master Gardeners
Fauquier County Public Library
Fauquier FRESH
Fauquier Habitat for Humanity
Foxcroft School
Grace Community Church
Grace Episcopal Church
Grace Montessori
Great Meadow Foundation
Highland School
Loudoun Area Agency on Aging
Loudoun County Department of Family Services
Loudoun County Public Library
Loudoun Hunger Relief
Loudoun Mobile Hope
Loudoun Therapeutic Riding
Loudoun Youth Poet Laureate
Marshall Community Center
Marshall Middle School
Mental Health Association of Fauquier County
Middleburg Arts Council
Middleburg Baptist Church
Middleburg Community Center
Middleburg Garden Club
Middleburg Library
Middleburg Library Advisory Board
Middleburg Methodist Church
Middleburg Montessori School
Middleburg Police Department
Morrisville United Methodist Church
Mountainside Montessori School
Northern Virginia Diaper Bank
Northwest Federal Credit Union
Oak Spring Garden Foundation
Our Savior's Way Lutheran Church
Peers and Students Taking Action (P.A.S.T.A.)
People Helping People
People Incorporated
Piedmont Child Care Center
Piedmont Peace Center
Potomac Bank
Rappahannock-Rapidan Regional Commission
Salvation Army
SDSSoul Food
Seven Loaves Food Pantry
St. Stephen the Martyr Catholic Church
St. Vincent de Paul Society – St. John the Evangelist
The Hill School
The Plains Community League
The Potter's House
The National Sporting Library & Museum
The Town of Middleburg
Tree of Life
W.G. Coleman Elementary School
Wakefield School
Women Giving Back

Is your business or organization looking to give back? Our many partners work to ensure that our residents' most vital needs are met. To see how your organization can help achieve our mission, please contact us at: info@windyhillfoundation.org or learn more about our partners here: windyhillfoundation.org/OurPartners

The Fabric of Our Community

You can make a difference! Windy Hill depends on your support to continue to serve our local communities.

Get Involved!

Windy Hill is always looking for volunteers to support programming, organize food deliveries and donations, participate in community clean-up days and more! Join us and make an impact.



Coordinate activities and games.

Lead activities, crafts, and games with residents at Levis Hill House. Our elderly residents love to do projects, play bingo, board games and more. Teach them new games and skills!

After School support.

"Seasons," our free weekly after-school program running from September through June, provides children with a safe, enriching space while offering valuable childcare support for parents. This program thrives with the help of volunteers who assist with homework and lead activities such as reading, art projects, nature walks, computer support, and unstructured play.

Holiday Gift/Food Drive.

Help distribute donations for the Thanksgiving and Christmas holidays. Volunteer during the week of Thanksgiving or in the run-up to Christmas.

Become a Care Collective Partner!

Windy Hill invites community partners to support our mission by hosting Care Collective pantries that serve residents with essential personal care items. Join us to help meet a critical need and uplift our community.



Host a Care Collective Drive.

Hosting a Care Collective Drive is a great way for employees, volunteers, or members of your organization to come together for a shared purpose. It's a hands-on opportunity to give back and connect.

Items Needed:

- Laundry detergent
- Dish/Hand soap
- Body wash
- Deodorant
- Shampoo & conditioner
- Feminine products
- Tissues
- Paper towels
- Toilet paper
- Disinfecting wipes/ cleaning spray
- Body lotion
- Diapers
- First Aid items (hydrogen peroxide, band-aids, etc.)

Contact us!

Looking to get involved? To discuss how your organization can help support our residents, please contact us at: info@windyhillfoundation.org or (540) 687-3997

Community Collaboration

Oak Spring Garden Foundation

Oak Spring Garden Foundation has become a treasured partner in creating educational opportunities for Windy Hill residents of all ages. Since launching the Rene's Roots community garden initiative in 2024, Ginger Anderson and her team inspired our SEASONS after-school students through hands-on gardening lessons, teaching them how to plant seeds, grow vegetables, and care for a thriving garden.

Their commitment to education extends beyond our youngest residents. Oak Spring also welcomes Windy Hill residents to its Upperville campus for seasonal cooking workshops, where participants learn to prepare simple, nutritious meals using fresh produce harvested from Oak Spring's gardens. By engaging both children and adults, Oak Spring Garden Foundation demonstrates that learning has no age limit, empowering residents with lifelong skills that promote healthy living, confidence, and community connection.

OAK SPRING
GARDEN FOUNDATION







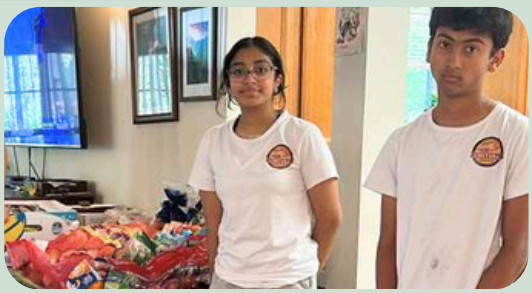
Chetana Foundation

Since first partnering with Windy Hill Foundation in 2018, Chetana Foundation has become an integral part of our resident services programming. What began with the distribution of donated bread has grown into a year-round partnership dedicated to meeting the evolving needs of our community.

Today, Chetana's dedicated volunteers provide monthly fresh produce deliveries for residents, helping improve access to nutritious food while supporting healthy lifestyles. Their commitment extends beyond food security through annual school supply and winter coat drives, ensuring children and families have the resources they need to thrive throughout the year. By continually expanding their support, Chetana Foundation demonstrates that small acts of service can create lasting impact. Together, our partnership strengthens resident well-being, fosters community connections, and advances Windy Hill Foundation's outcome areas of education, health & nutrition, financial stability, and community engagement.

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CHETANA
FOUNDATION
WE CARE FOR OUR COMMUNITY







Volunteer Spotlight

Our volunteers play a key role in the support we provide our neighbors. In 2025, our volunteers dedicated 107 hours to Windy Hill Foundation. By donating their time to support programming, organize food donations, participate in community clean-up days and more, our Volunteers are the core of Windy Hill's ability to serve our residents on a daily basis.

Meet Natalie Lacaze!



Natalie is a lifelong member of the Middleburg community and serves as Branch Manager at Northwest Federal Credit Union. She has volunteered with Windy Hill for the past three years, supporting residents as an After School Program facilitator, assisting with special events, and helping host Bingo at Levis Hill House.

Through Atlantic Union Bank, Natalie has also helped strengthen community partnerships by coordinating hygiene pantry drives for Windy Hill's Care Collective and serving as a donation drop-off location for the annual holiday drive. Most recently, she has led the Tablet 101 class for seniors at Levis and donated styluses for residents to use during the course.





In addition to volunteering, Natalie actively participates in community events, attending summer cookouts, singing carols with residents during the holidays, and helping foster connections that make Windy Hill communities vibrant and welcoming places to live.

When asked what she loves most about volunteering at Windy Hill Lacaze said,

"Volunteering with Windy Hill is the favorite thing I do with my kids. It's a fun way to spend time together, meet people in our community, and get our kids involved in something meaningful. We love creating memories together while being part of the Windy Hill events that make the community special."

–Natalie Lacaze



Windy Hill depends on the support of our generous volunteers.

To make a difference in the lives of your neighbors, please register online at: www.windyhillfoundation.org/volunteer or please contact us at info@windyhillfoundation.org to learn how you can help!

Meet Your Windy Hill Neighbors - Stephanie, Jenny, Samone, and Esther

Meet your neighbors, Windy Hill residents Stephanie, Jenny, Samone, and Esther. Follow along as Stephanie discusses her quest for a formal education, Jenny shares how Windy Hill has helped her stabilize her finances, what living at Levis Hill House means to Samone, and the feeling of receiving fresh vegetables mean to Esther and her two children. Written by John E. Ross and published by *Country Zest & Style* from *Country Zest & Style* Winter 2026 Edition.

Windy Hill is well known for providing safe, affordable, attractive housing. Yet, in addition, the Middleburg based foundation provides a variety of vital social services: health and nutrition, financial, educational, and active community engagement. Seldom included as components of other affordable housing initiatives, WHF's service programs encourage residents to thrive.

For Stephanie, with her son who has lived in Llewellyn Village for six years, helping others drives her quest for the formal education required to become a registered nurse and perhaps one day, a dental hygienist. In November, 2024, she received the Horizon Scholarship from WHF to attend Moon River Nursing Careers in Ashburn where she earned her license as a certified nursing assistant. She also works as a personal care assistant at Morningside House in Leesburg and said she simply loves working with people.



Samone, Michelle Lacaze, and Jenny share a laugh while taking in a warm bit of January sun on the patio of Levis House.

"Every time I'm with them it brings a smile to my face," she said, adding that being at Windy Hill "helped me a lot. When I decided to go get my license, I couldn't do it myself and I don't like to go ask. The way this beautiful lady, right there (she gestured toward Lacaze) made me feel, I am so thankful for her. It's OK to go ask for something, nobody is going to judge you."

Stephanie's Horizon Scholarship is one of more than a score awarded to residents since the program was started in 2017.

Up the hill at Levis House, we are introduced to Jenny, one of many residents who benefit from WHF's financial services. Short, elderly, and favoring her left arm, she's been a resident since 2015. She grew up in Boston area and rode side-saddle on her own horse. She graduated from Skidmore College in Saratoga, N.Y., renowned for its equestrienne teams.

As a professional jockey, she raced at Suffolk Downs, Rockingham Park, Massachusetts and other east coast tracks. Then came that afternoon at Delaware park near Wilmington, when, galloping neck and neck against a jockey on another "green" horse, her inexperienced mount "ducked out from under me and I fell on my shoulder and broke it. I was too old to be doing that anyway," she said with a smile.

Meet Your Windy Hill Neighbors - Cont'd

Jenny moved to the Middleburg area in 1978 for its fox-chasing. Ruefully, she admitted that over the years, "I got taken advantage a lot." Windy Hill has helped her stabilize her finances.

For Samone, one of Jenny's neighbors, moving to Levis Hill was "divine intervention." She described herself as the quintessential "DMV girl." Her career arcs from working at the Goddard Space Flight Center in high school, through service as a senior administrative assistant at a number of federal agencies, to working as an independent contractor with Martin Marietta.

"I've grown up in a hustle and bustle the majority of life. Living here reminds me of staying with my grandparents," she said. They had a farm where Samone enjoyed "the quiet, the slow moving pace of things." From the window of her living room at Windy Hill, she can watch deer grazing on the lawn.

Counterbalancing her quest for tranquility is a wide range of activities – bus trips for shopping and field trips to Oak Spring Farm and events a Buchanan Hall. Samone likes to cook and particularly enjoys community dinners. Several times a year, Michelle polls residents to discover activities they'd like.

Esther, who resides with her two pre-school aged children at Piedmont Lane in The Plains, described herself as a "Krispy Kreme vegetarian." Told that she could sign-up for boxes of fresh vegetables from Bainum Farm,

"I assumed they would be bruised and about to go rotten. But, no. Everything was really fresh." For her children she said opening the boxes "was like Christmas afternoon... A great opportunity to teach kids about vegetables and healthy eating and healthy living as well."



Esther's Children, Adalyn and Bucky.

Esther has devoted much of her professional life to her community. After high school, she joined the fire department to be a career firefighter and paramedic. Though she loved the work, after 16 years she gave it up when she became a mother. She's now a member of the office staff with the Fairfax Fire Department. Committed to giving back, she began attending meetings of The Plains Town Council, "just so I could keep aware of what's going on" In 2022, she was appointed to the town's planning commission.

There's no doubt about it. With an annual budget of $300,000 raised from individual contributions and grants, the Windy Hill resident services team collaborates with a broad list of civic organizations to ensure that residents of Windy Hill do, indeed thrive.

Commitment to Education

Your generosity empowers individuals to pursue their academic goals, and your commitment to education strengthens the entire community.

It is thanks to you that Windy Hill can provide essential tuition support for pre and elementary school, vocational, college, and continuing education courses that make a difference in our neighbors' lives.

"Nest-To-Wings is an incredible program! My children have socially and academically flourished since starting Grace Montessori. Im grateful that they can go to such a great school that I would otherwise not be able to afford on my own." – Windy Hill Resident



"Horizon" Scholarship Fund

Established in 2017, the **Horizon Scholarship Fund** provides financial support for residents looking to earn a college degree or simply continue their education, helping them to achieve academic goals that can open the door to enhanced career opportunities and financial independence.



"Nest to Wings" Scholarship Fund

Established in 2019, the **Nest to Wings Scholarship Fund** helps ease the costs of early childhood education for Windy Hill families. Through partnerships with Grace Montessori School in The Plains, Mountainside Montessori in Marshall, Middleburg Montessori School in Middleburg, and Piedmont Child Care Center in Upperville, the fund expands access to quality childcare and early learning opportunities for young children in our community.



"The scholarship has been great for my peace of mind, as it will give my son several opportunities for social development." – Windy Hill Resident

Integral Support from PATH Foundation and HomeAid National Capital Region

Middleburg, VA — November 14, 2025 — Windy Hill Foundation, Inc., a nonprofit organization that offers affordable, well-maintained housing and resident focused programs for individuals, families, and older adults in Loudoun and Fauquier Counties, is pleased to announce two awards that will strengthen the organization's housing and service initiatives. The Foundation received a $50,000 Flexible Funding Grant from the PATH Foundation and HomeAid National Capital Region provided $16,860 in flooring and paint upgrades through its Turnover Program.

"HomeAid did an outstanding job preparing our units for rental - handling flooring, paint and general turnover tasks with professionalism and efficiency. Their team was thorough and delivered quality work that ensured each unit was move-in ready and looking its best. Communication was seamless throughout the process, and they made what could have been a stressful task smooth. We are extremely pleased with the results and highly recommend HomeAid to other property owners in need of reliable services."

-Rebecca McBride, Property Manager
Quantum Real Estate Management, LLC, AMO®.



Completed renovations from HomeAid



The PATH Foundation's Flexible Funding Grant will support Windy Hill's operational capacity and allow the organization to continue delivering free, onsite programs that promote academic achievement, financial stability, community engagement, and overall well-being. According to PATH Foundation's Flexible Funding guidelines, this grant cycle prioritizes organizations whose missions align with four major points: access to health, childhood wellness, mental health, and senior services. These priorities strongly align with Windy Hill's resident programming and its ongoing commitment to supporting families, individuals, and older adults.

HomeAid National Capital Region's Turnover Program which helps nonprofit housing providers prepare units for new residents by applying a fresh coat of paint through the unit and providing flooring upgrades.The program prioritizes replacing carpet with Luxury Vinyl Plank "LVP" flooring, a more durable material that is easier to maintain, and supports both long-term cost savings and healthier home environments.

Through HomeAid's Turnover Program new LVP flooring and full-unit painting were completed at Piedmont Lane, The Plains. A second project at Washburn Place in Marshall involved removing existing carpet, installing LVP throughout, and adding new carpet on the stairway. Both projects were fully funded by HomeAid National Capital Region. The positive impact of this work was also reflected in on-site experiences.

"The crew arrived on schedule; their work was professional and clean. I would gladly use their services again," said Sergio Cordero, Maintenance Supervisor at Quantum Real Estate Management, LLC, AMO®.

A New Partnership and Ongoing Renovations, Replacements, & Revitalizations

Windy Hill Foundation Announces New Property Management Partner, Quantum Real Estate Management, LLC, AMO®.

Windy Hill is pleased to announce that Quantum Real Estate Management, LLC, AMO® has been retained as its new property management agent for its 100 homes in Middleburg, The Plains, and Marshall. Working in partnership with certified property management firms Fitch Irick, TM Management, and now Quantum Real Estate Management, LLC, AMO®, Windy Hill offers quality housing to those who may need assistance meeting the financial demands of living in Loudoun and Fauquier Counties. Quantum, is a certified firm with deep experience in affordable housing operations. This is a strategic step toward enhancing the quality, consistency, and responsiveness of property management across our Middleburg, The Plains, and Marshall communities.

“Our residents deserve excellence in every aspect of their housing experience,” said Eloise Repeczky, Executive Director of Windy Hill Foundation. “By partnering with Quantum, we’re reinforcing our commitment to long-term affordability, property stewardship, and resident well-being.”

“We’re honored to work with Windy Hill Foundation and look forward to delivering exceptional service and care to residents,” said Pat Bessette, CPM, President at Quantum Real Estate Management, LLC, AMO®.

Renovations & Replacements

Windy Hill Foundation is dedicated to upholding its mission to provide safe, affordable housing. Renovations and replacements are a top priority to ensure our residents live in safe, comfortable, and well-maintained homes. By addressing aging infrastructure and critical repair needs, we preserve affordability while enhancing long-term quality of life. In 2025, more than $290,000 was allocated toward renovations across the Foundation’s 100 homes, including fully refurbishing four Cottages, Windy Hill’s original homes and two units at Virginia Lane. In addition to covering all moving and storage expenses for residents, Windy Hill purchased and installed 15 water heaters, 20 washer/dryers, 8 HVAC systems, and numerous appliances, including fridges, stoves, and more.

We are grateful to Monoflo International, Inc. and to Mannington Mills for their generous support of the Cottages renovations. We would also like to thank KVB Incorporated who installed new floors, repainted each unit, installed new kitchen appliances, among many other upgrades.

MONOFLO INTERNATIONAL

MANNINGTON MILLS.

KVB Incorporated

Revitalization of Barton Place



Barton Place was donated to Windy Hill in the 1990s by Alfred “Al” Barton, the Foundation’s second Board President. In June 2025, the Foundation was awarded a Loudoun County Community Development Block Grant for funding in the amount of $253,475.25 for the rehabilitation of Barton Place. In the fall of 2026, the Foundation will begin that work. The project will preserve and enhance long-term housing for low- to moderate-income individuals and families in the community.

In addition to this grant, Windy Hill is partnering with HomeAid National Capital Region with Van Metre as the builder captain for the comprehensive renovation which will include new layouts and interior improvements to all five units, including updated kitchens, bathrooms, flooring, and fixtures, as well as upgrades to plumbing, electrical, and HVAC systems. The project will also address structural repairs, energy-efficiency improvements, exterior and common-area enhancements, and accessibility modifications where applicable. We sincerely thank our pro bono architect, Claire Dickey with Hestia Design Collective for her expert drawings and invaluable support.

Windy Hill Housing - Facts & Figures

Windy Hill Foundation represents roughly 13%+ of the collective housing of Middleburg, Marshall, and The Plains.



16% of the housing in Middleburg, VA



3% of the housing in Marshall, VA



20% of the housing in The Plains, VA

Housing Facts & Windy Hill Demographics

Affordable housing is essential, providing stability, security, and opportunities for families and individuals to thrive within their community. Windy Hill works tirelessly to preserve and maintain quality homes, ensuring that residents have safe and affordable places to live. Through thoughtful programming and community partnerships, we strengthen the fabric of our towns while meeting this critical housing need. Below are key housing facts and figures that highlight the critical need to sustain our mission.

2026 State of the Nation's Housing Report

1. **The average home sale price is $550,000 in Virginia**, compared with $486,000 nationwide.*
2. Home prices have climbed 54% since 2020, with the median price nearly five times median household income.**
3. Nearly half of people in American families cannot afford the true cost of living. Urban research finds **49 percent of people in American families don't have the resources to cover essential expenses to live securely** in their community.*
4. **Worsening Affordability and Cost Burdens:** More than half of all renters were cost-burdened in 2024, with 12.1 million households spending over half their income on rent, a significant increase from previous years.**
5. Only **1 in 4 income-eligible households receive federal rental assistance**, leaving 13.8 million eligible households unassisted.*

**Statistics provided by The Urban Institute "The American Affordablity Tracker - Data on Amercians' finances and everyday costs," April 2026.*
***These are key findings from the Harvard Joint Center for Housing Studies (JCHS)'s The State of the Nation's Housing 2026.*

In Virginia, the **Fair Market Rent (FMR) for a two-bedroom apartment is $1,735**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — **a household must earn $5,784 monthly or $69,413 annually**.

105 hours/week or 2.6 full-time jobs at minimum wage to afford a 2-bedroom apartment at FMR

92 hours/week or 2.3 full-time jobs at minimum wage to afford a 1-bedroom apartment at FMR

****Statistics provided by the National Low Income Housing Coalition, "Out of Reach" Report: https://nlihc.org/oor/state/va.*

2025: Our Impact

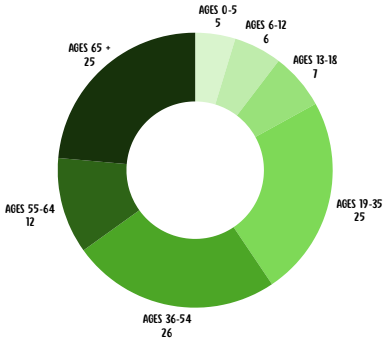
Windy Hill Foundation provides affordable housing for teachers, healthcare professionals, hospitality and service workers, essential employees, and many others who keep our community thriving—people who might otherwise face costly, hours-long commutes. Safe, stable housing does more than provide shelter: it gives families and individuals the foundation to grow, pursue their careers, and actively contribute to the life of our towns.

The ripple effect is powerful, strengthening local schools, supporting vibrant businesses, and building tighter-knit communities. But Windy Hill's mission goes beyond housing. By combining affordable housing with vital support services, wellness initiatives that promote healthy living, and dedicated resources that allow seniors to age in place, Windy Hill fosters stability and opportunity. Through this comprehensive approach, the Foundation doesn't just provide homes—it builds lasting foundations for better futures.

Loudoun County Demographics (Middleburg)

Levis Hill House: 25 residents
Virginia Lane: 34 residents
Barton Place & The Cottages: 22 residents
Llewellyn Village: 29 residents

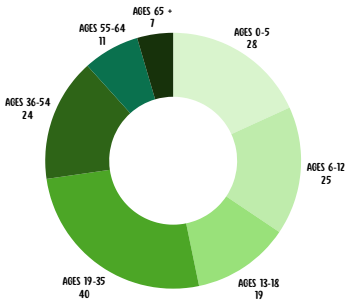
Total Loudoun County Residents: 110



Fauquier County Demographics (The Plains & Marshall)

Marhsall, Washburn Place: 96 residents
The Plains, Piedmont Lane, Forrest Lane and The Rectory: 59 residents

Total Fauquier County Residents: 155



Windy Hill Foundation Home Replacement Fund

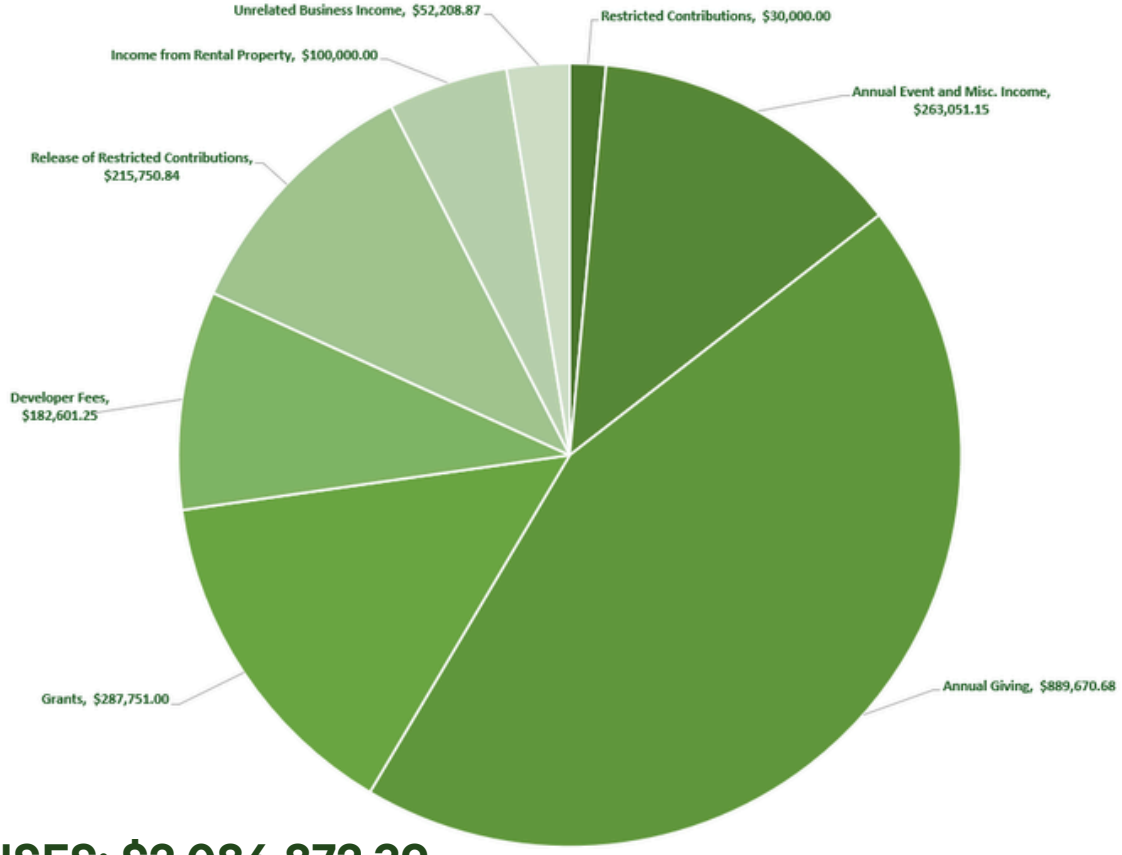
Managing resident housing includes routine upkeep, as well as emergency and unforeseen repairs. In 2026 and 2027, the Foundation will continue to complete much-needed renovations across our properties.

The Windy Hill Foundation Home Replacement Fund supports the refurbishment of our older homes, as well as the upkeep of all Windy Hill properties. The impact on our residents is priceless. Windy Hill residents are hardworking community members who deserve safe, decent, and affordable homes for themselves and their families.

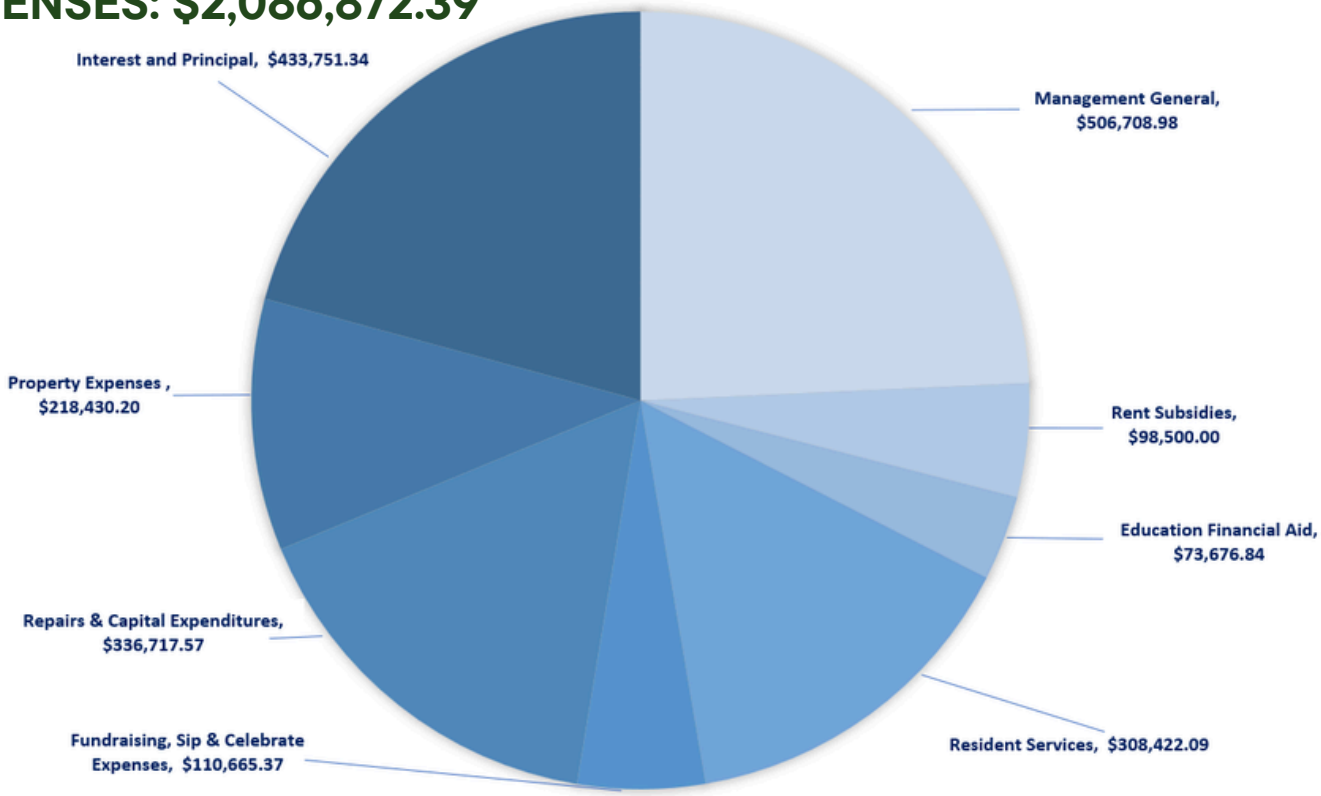
By supporting the Home Repair Fund, you're not just repairing homes—you're rebuilding lives. Your generosity provides families with safety, stability, and a fresh start. Together, we can ensure that every family in the Windy Hill community has a safe and affordable place to call home. Scan the code to donate.

2025: The Financial Picture

INCOME: $2,021,033.79



EXPENSES: $2,086,872.39



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Mrs. Maxine Symes
Ms. Kimberly I. Tapper

Windy Hill isn't just building houses – it's building foundations for better futures. By providing homes where individuals, families, and seniors live with dignity, as well as vital support services, such as mentoring programs, wellness initiatives that promote healthy living, and assistance that allows elderly residents to age in place safely and comfortably.

Corporate Matching

Corporate matching gifts are a philanthropic initiative where companies match the financial contributions made by their employees to nonprofit organizations. We encourage you to inquire with your employer about the availability of a corporate matching gift program. This simple action can double your donation, all without any additional expense on your part!

We depend on your annual gift to help us continue to serve our community. There are many ways to give, and we appreciate any amount that you can share.

- You can send a check or credit card information in the enclosed self-addressed envelope
- You can go online to www.windyhillfoundation.org to give a one-time donation or set up monthly giving
- You can donate by phone at (540) 687-3997 or email eloise@windyhillfoundation.org.

Thank you for your continued support!

Windy Hill Foundation, Inc.
P.O. Box 1593
Middleburg, VA 20118

info@windyhillfoundation.org
(540) 687-3997
www.windyhillfoundation.org

For more information about corporate matching gifts, designating the Windy Hill Foundation in your will, or other ways to make a planned gift, please contact Eloise Repeczky at eloise@windyhillfoundation.org, (540) 687-3997.

To make an online contribution, scan the QR Code or visit:
windyhillfoundation.org/donate

Note: *all contributions to our 2026 Sip & Celebrate annual event will be acknowledged in the 2026 Annual Report.*

Rene Llewellyn Legacy Society

A safe, affordable home is more than just a roof over someone's head—it is the foundation that helps ensure stability for future generations. At Windy Hill, we believe providing affordable housing, as well as on-site programs and activities, can help families and individuals in Loudoun and Fauquier Counties build brighter futures.

Build a Lasting Legacy with the Rene Llewellyn Legacy Society



In 1983, Windy Hill was founded on the belief and determination of Rene Llewellyn that everyone in our community is entitled to a safe, dignified place to live. Since Rene first responded to the critical need to transform the Cottages on Windy Hill Road, to now, our community recognizes that a safe and comfortable place to live leads to stability, growth, and independence and that everyone benefits when our neighbor's basic needs are met.

We're honored to introduce the Rene Llewellyn Legacy Society, recognizing donors who include Windy Hill Foundation in their estate plans or wills. Rene Llewellyn's dream was to ensure that every family had a safe, affordable place to call home. Donors who include Windy Hill Foundation in their estate plans are honored as members of the Rene Llewellyn Legacy Society, named in tribute to our visionary founder.

This legacy celebrates your lasting commitment to ensuring safe, affordable homes and vibrant community programs for future generations. By joining, donors create a living legacy that strengthens our mission and sustains affordable housing in our communities for decades to come.

Your planned gift can transform lives for years to come.

- **Bequests:** Including Windy Hill Foundation in your will or trust is one of the simplest ways to leave a lasting impact.
- **Charitable Trusts:** A Charitable Remainder Trust (CRT) allows you to receive income during your lifetime while the remainder benefits our mission. A Charitable Lead Trust (CLT) provides immediate support to our programs while ensuring future benefits for your heirs.
- **Retirement Assets:** Naming Windy Hill Foundation, Inc. as a beneficiary of your IRA, 401(k), or pension plan is a tax-efficient way to give.
- **Life Insurance:** Consider donating an existing policy or naming us as a beneficiary of a new or existing life insurance plan.
- **Gifts of Real Estate or Appreciated Assets:** Donating real estate or stocks can offer tax advantages while advancing affordable housing efforts.

Let's build a future which ensures the well-being of our local communities and our neighbors.

We're here to guide you through the process of making a planned gift that aligns with your values and financial goals. Contact us by calling (540) 687-3997 or email eloise@windyhillfoundation.org.

Thank you for joining us!
2026 Sip & Celebrate with Windy Hill

On Thursday, April 9th, over 250 community members gathered for our annual Sip & Celebrate reception to recognize and honor the individuals who have played an important role in shaping Windy Hill's mission.



Beth Ann Mascatello and Bob Dale

On behalf of the residents of Windy Hill's 300+ affordable homes, we are deeply grateful to our community for joining us in welcoming our newest Emeritus members, Bob Dale and Ann Northrup, honoring their longstanding commitment and dedication to Windy Hill.

Former Windy Hill Foundation Board member Beth Ann Mascatello, shared remarks honoring Bob Dale's lasting impact on the community. Through the words of his children, Bob was described as a steady source of kindness and humility, both within his family and throughout the community. As his son Carter notes, "He has always been passionate about Windy Hill and their mission. He genuinely enjoys driving the Levis Hill House residents around, and more importantly, he has real relationships with the residents." He has lived and continues to live his life in a way that always supports others.

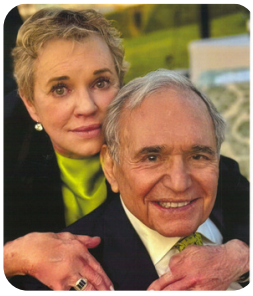
Julie Coles, also a former Windy Hill Foundation Board member, shared a heartfelt tribute to Ann Northrup, recognizing her extraordinary kindness, thoughtfulness, and deep commitment to others. As Julie shared, "To Ann, no one is invisible. Every person is a story worth knowing, a life worth uplifting." Ann's generosity is reflected in the small, intentional ways she supports others, helping turn neighbors into a connected and caring community.



Julie Coles and Ann Northrup

Windy Hill's annual Sip & Celebrate serves as the organization's largest fundraising event of the year. Proceeds from the evening directly support Windy Hill's mission, with a focus on three key areas: the Education Fund, the Home Repair Fund, and the Emergency Needs Fund. Each designed to enhance the quality of life for families living in Windy Hill's affordable housing communities throughout Loudoun and Fauquier counties.

Through sponsorships, ticket sales, and generous contributions made throughout the evening, we raised over $200,000. In a deeply meaningful tribute, Windy Hill Co-President and *Sip & Celebrate* Chair Shannon Davis, alongside her husband Jim Davis, announced a five-year pledge totaling $100,000 in honor of two extraordinary and influential members of the community: Valerie Dove and Lisa Ben-Dov.



Lisa and Zohar Ben-Dov

Of this commitment, $50,000 was designated for the Home Repair Fund in memory of Valerie Dove—reflecting her unwavering belief that the condition of one's home matters, and her tireless advocacy for the families Windy Hill serves. The remaining $50,000 was dedicated to the Education Fund in memory of Lisa Ben-Dov, honoring her conviction that investing in a child's education is an investment in a lifetime of opportunity.



Valerie Dove

Shannon shared, "Valerie Dove—a former board member, a tireless advocate, and someone who cared deeply about every family we serve—believed profoundly that where you live matters. And Lisa Ben-Dov, whose heart was firmly rooted in education, understood that when you invest in a child's learning, you invest in their future. Valerie and Lisa led lives of extraordinary generosity and service. Their example has been a lasting inspiration to me. Together, they touched hundreds of lives—and it is our great honor to play a small part in carrying their work forward." Both women were one of a kind, and their legacies continue to inspire the work of the Windy Hill community.

Thanks to the generosity of our sponsors, donors, and attendees, this will allow Windy Hill to continue maintaining safe and stable housing, expand educational opportunities, and provide critical support to residents facing unexpected challenges. We look forward to sharing the impact your generosity has in the year ahead!

To view event photos, watch the retrospective video and learn more about this event, scan the QR code or visit: windyhillfoundation.org/events

Thank you for joining us!
Sip & Celebrate with Windy Hill

We are grateful for our sponsors who championed our celebration at Salamander Resort, our cadre of dedicated volunteers, and our many community partner organizations. The 2026 Sponsors include:

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Save the Date! Please join us for the Fifth Annual

Sip & Celebrate with Windy Hill

Thursday April 1st, 2027 | 6pm - 8pm
Middleburg Community Center

For sponsorship opportunities, or to learn more about our celebration, please contact Eloise Repeczky, eloise@windyhillfoundation.org

"I live in a place where I truly feel cared about by my neighbors, but more so by the team here."

–Windy Hill Resident

"Resident Services and staff for the Windy Hill Foundation are wonderful and very caring. They always lend a helping hand to all who need help or otherwise. I am very grateful and blessed for the Windy Hill Foundation."

–Windy Hill Resident

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