

December 2015

# BROADLANDS

*Our Neck of the Woods*

*Happy  
Holidays!*

The Nature Center and HOA offices will be closed on  
Thursday, December 24th and Friday, December 25th for Christmas  
and again on Thursday, December 31st for New Year's.

*Photo Courtesy of Natalie Ihanainen*



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# DECEMBER 2015



*As seen in our neck of the woods*

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# December



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 Visit with Santa 5:00pm - CH	5 Nature Center Open 10:00am - 2:00pm  Snape's Potions Class 102 - NC 10:00am-12:00pm 2:00pm - 4:00pm
6 First Night of Chanukkah  	7	8 BOD Meeting 6:00pm - CH	9	10 Modification Subcommittee Submissions Due 12:00pm - NC  Newsletter Submissions Due by Noon	11 Holiday Decorating Contest Entry Forms due	12 Nature Center Open 10:00am - 2:00pm  Elven Garden 10:00am - NC
13	14 Holiday Decorating Contest Judging Starts This Week!	15	16 Modification Subcommittee Meeting 7:00pm - NC  Tech Comm. Meeting 7:30pm - NC	17	18	19 Nature Center Open 10:00am - 2:00pm
20	21	22	23	24 HOA Offices and Nature Center closed for Christmas	25 Merry Christmas! HOA Offices and Nature Center Closed  	26
27	28	29	30	31 HOA Offices and Nature Center closed for New Years  		

Key: CH= Clubhouse; CC=Community Center; NC=Nature Center; HP=Hillside Park

# BROADLANDS COMMUNITY INFORMATION

## Broadlands Association Board of Directors Meeting Tuesday, December 8th - 6:00p.m.

*The Clubhouse Conference Room  
43360 Rickenbacker Square*

### Board of Directors Meetings

Monthly meetings are held in the conference room of the Clubhouse on the second Tuesday of the month at 6:00pm.

Residents are welcome to observe the public portion of meetings and to address the Board during the 'Homeowner Forum' section of the meeting.

### Modifications Subcommittee

The Subcommittee meets at 7:00p.m. in the Nature Center conference room on the first and third Wednesdays, March through October, and only the third Wednesday, November through February.

Applications must be submitted by noon on the Thursday before the meeting to the Secretary to the Modifications Subcommittee, Robin Crews. Submissions may be emailed to [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com) or delivered to the Association office in the Nature Center, 21907 Claiborne Parkway. For your convenience, there is a drop box available for after-hours submissions.

The Modifications Subcommittee has updated the sign guidelines for decks, fences, gutters/downspouts and lighting. Please review the changes on our website. Visit [broadlandshoa.org/for-residents/design-guidelines/](http://broadlandshoa.org/for-residents/design-guidelines/) for complete guidelines and information required to be submitted with your application, as failure to include all information will delay review of your application.

A response to your application is generally mailed within one week of the meeting.

### Modifications Subcommittee Submission and Meeting Dates

Submission Date	Meeting Date
December 10, 2015	December 16, 2015
January 14, 2016	January 20, 2016
February 11, 2016	February 17, 2016
February 25, 2016	March 2, 2016

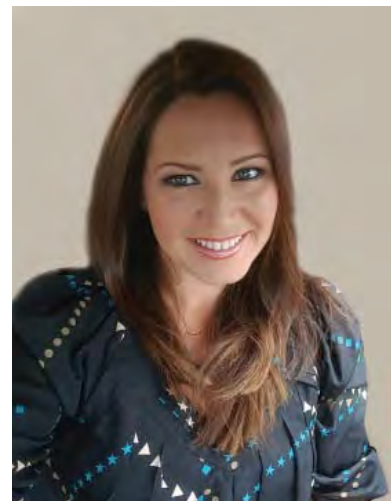
## Happy December, Broadlands!

We made it through our 20<sup>th</sup> year and are staring down 2016, eager to get things started. Before we can get there, I'd like to recap some of the accomplishments of 2015. In addition to the routine maintenance, we worked to make improvements to the

community to add to your home value, increase your sense of community, and improve the efficiency and productivity of the HOA office and staff. Here are just a few of the things your HOA did for you!

- Hosted an array of successful events including Broadlands Live! concert series, Flicks in the Sticks summer movies, 20 Year Anniversary Celebration, Indian Fest, Eggstravaganza, Ladies Night Out and a Disco Party
- Hired an engineer to oversee and contracted for concrete repairs for 2015 and asphalt repairs for 2016
- Hosted the 3<sup>rd</sup> annual Halloween and Holiday decorating contests
- Updated the Reserve Study
- Worked with management to continue to reduce delinquencies, increase efficiency, and reduce expenses by tens of thousands of dollars
- Continued to brand Broadlands through the sale of logo gear, including wine keys, blankets, lanyards, ear warmers, solo cups, and wine glasses
- Contracted with The Inspectors of Election for electronic annual meeting software and achieved quorum of the homeowner membership for the first time at an Annual Meeting
- Improved the grounds by refurbishing landscaping beds for consistency throughout the community, replacing trees, installing grasses to shield utility boxes, repairing drainage issues, renovating turf areas
- Installed floating wetland islands and native trees in the Burnt Hickory Pond

See GM Comments on page 6



# BROADLANDS COMMUNITY INFORMATION

*GM Comments from page 5*

- Refurbished streetlights and bridges
- Revamped the nature programs, including adding campouts and fort festivals, Stick Art Installation
- Updated pool software for 2016 to increase efficiency and reduce errors
- Refurbished pool furniture, replaced whitecoat and tiles at Summerbrooke pool
- Updated Design Guidelines for clarification, ease in readability, and allowance for technological improvements

We look forward to a prosperous and productive 2016 and are eager to see what the new year brings.

Happy Holidays!

*Sarah*

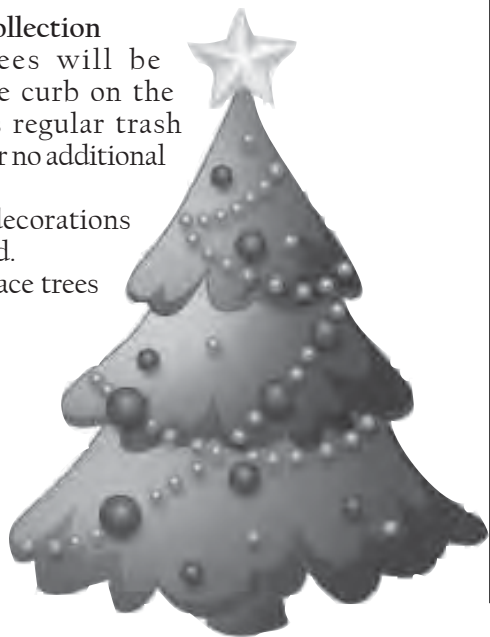
Sarah Gerstein, CMCA, AMS, PCAM  
General Manager

## PATRIOT DISPOSAL TRASH AND RECYCLING SCHEDULE FOR THE 2015-2016 HOLIDAY SEASON

### Christmas Tree Collection

- Christmas trees will be collected at the curb on the same day(s) as regular trash pickup day(s) for no additional charge.
- All tinsel and decorations must be removed.
- Please do not place trees in plastic bags.

Please visit our website for important information, including inclement weather announcements.



## BOARD MEETING HIGHLIGHTS

The following actions were taken by the Board of Directors at their meeting held on November 10th, 2015:



- Approved minutes of October 13, 2015 meeting
- Reviewed the September financial statements
- Denied an appeal for a fence application
- Terminated a group's use of NC conference room
- Discussed the Reserve at Waxpool HOA's request to join Broadlands
- Approved an owners request not to replace a common area tree
- Directed management to price out a replacement gazebo
- Approved the 2016 budget and assessment levels
- Approved the concrete and asphalt proposal from Fairfax Paving & Concrete, Inc.
- Approved the 2015 audit proposal from Malvin, Riggins
- Approved the wet pond maintenance proposal from Va Waters & Wetlands
- Approved the dry pond maintenance proposal from Va Waters & Wetlands
- Conceded not to assume ownership and maintenance of the Van Metre Nature Preserve
- Denied the request to waive trash can violation charges from an owner



# BROADLANDS COMMUNITY INFORMATION

## 2016 KICK OFF EVENTS COMMITTEE MEETING

Thursday, January 7, 2016,  
7:00pm at the Clubhouse,  
43360 Rickenbacker Square

The Committee will be meeting to kick off 2016 and review the year's upcoming events.

We have a really fun group of volunteers who generously donate their time and enthusiasm to make our events happen. We would love to have you join us. For more information email [events@broadlandshoa.com](mailto:events@broadlandshoa.com).

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## How Am I Notified of My Results?

The Modifications Subcommittee is using new software to process applications in order to increase efficiency and provide quicker response time to residents regarding the status of their modification applications. Once the Subcommittee has reached a decision, the results letter will be delivered via email. If an email is not provided, then the results letter will be mailed. There have been reports that some emails are being delivered to residents' junk/spam folder. Therefore, please check your inbox and junk/spam folders for your results letter or contact the HOA office at 703-729-9704.

Emails will be sent from *no-reply@smartwebs365.com* should you wish to add this email address to your contact list to ensure prompt delivery.

## TOWING ENFORCEMENT

As a follow up to our October publication with general parking reminders, we would like to take this opportunity to clarify the towing regulations within Broadlands. The Board of Directors recently updated our towing agreement with Battlefield Towing. The prior contract was executed in 2010, and while none of the services in the contract have changed, the update ensured that all streets within Broadlands were included in the scope of the contract. It also updated the authorized parties approved to request a tow. Broadlands Association staff are the only persons authorized to call in a tow, other than for vehicles parked in a fire lane or blocking a sidewalk. Broadlands residents may contact the towing contractor and/or the sheriff's department to report vehicles parked in fire lanes or blocking the sidewalk. As part of this process, Battlefield noted that not all of the streets had posted towing signs. Therefore, you may have noticed new signs installed in your section of the community. The signs include the name and phone number of the tow company as well as phone number for the sheriff's department.

The towing contract is in compliance with the Parking Regulations and Enforcement Procedures, which is available on the website at [broadlandshoa.org](http://broadlandshoa.org) under For Residents>Rules and Regulations, which was adopted in 2010. The resolution stipulates that vehicles parked in violation of the regulations will first be issued a Violation Notice, providing five days to correct the violation. If it remains outstanding, a Towing Warning Notice will be placed on the vehicle, providing an additional 72 hours to cure the violation, after which time the vehicle will be towed. Additionally, the sheriff's department may be dispatched to verify the owner and issue citations/ticket as necessary. The most common violations are for derelict vehicles with expired inspections or tags, as well as flat tires.

The exceptions to the Violation and Towing Warning Notices are vehicles parked in a fire lane or blocking the sidewalk - these may be towed **without warning**. A vehicle will be considered to have been parked in a fire lane when any portion of the vehicle overhangs or blocks any portion of a fire lane. A vehicle will be considered to be blocking a sidewalk when any portion of the vehicle overhangs or blocks any portion of a sidewalk.



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## Have an Open Band Question?

For questions regarding the amended budget or coupons or the association, please contact John Halfhill with FirstService Residential at (703) 679-1513 or [john.halfhill@fsresidential.com](mailto:john.halfhill@fsresidential.com).

For questions regarding OpenBand's services, please contact Open Band at (703) 961-1110 or their website - <http://support.openband.net>.

# BROADLANDS COMMUNITY INFORMATION

## SAVE YOURSELF TIME, MONEY AND AGGRAVATION

Before you make any modification, change or addition to the exterior of your home, an application is required for the Modifications Subcommittee to review. Don't be misled by well meaning friends, neighbors or contractors. It is the owner's responsibility to file an application for all exterior work. A county permit does not circumvent this requirement. The process is easy if you apply before work commences.

What can happen if you don't submit an application? You may be ordered to cease and desist, which might cause your contractor to charge additional money for delays in completion. You may have to appear before the Board of Directors at a violation hearing. You may be assessed a fee of up to \$900, which will be added to your account and to which late fees, attorney fees, and court costs can be charged if payment is not made. You may be taken to General District Court for a judge to hear the case and determine the penalty. You may lose your recreational and voting privileges. You might have difficulty selling your home if violations are noted in the resale package which you provide to your buyer.

Please consult the Design Guidelines on the website for detailed information. Submit a complete application package in order to obtain approval prior to beginning any work. The Design Guidelines provide a framework to maintain design quality throughout the community, to promote sensitivity for the natural environment and to encourage consistency of design while allowing flexibility for achieving design solutions. If you have any questions about architectural modifications, please contact Robin Crews, Secretary to the Modifications Subcommittee, at 703-729-9704 or [rcrews@broadlandshoa.com](mailto:rcrews@broadlandshoa.com).

## COVENANTS CORNER

During the month of December, the Inspectors will be focusing on homes with trash and recycling bins left out in public view on non-collection days. Article 8, Section 8.2 (i) of the Declaration stipulates that refuse containers shall not be permitted to remain in public view from the Common Area or another Lot Except on days of trash collection.

Containers are not permitted to be stored on the driveway, in front of the garage, or on the side of the house, unless screening has been applied for, approved in advance by the Modifications Subcommittee, and installed per the Design Guidelines. Containers may be put out at sundown the evening before pickup and should be put out of view by the end of the day of pickup. Trash containers may be placed curbside at sundown on Sundays and Wednesdays and should be removed by the end of the day on Mondays and Thursdays. Recycling containers may be placed curbside at sundown Wednesdays and should be removed by the end of the day on Thursdays. Yard waste may be placed curbside at sundown on Sundays. Large items (call in request required) may be placed curbside at sundown on Wednesdays.

If a violation is noted, the owner will be mailed a letter providing ten days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional seven day extension. If the violation remains unresolved, Hearing Notice is sent and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$50 per occurrence, and may commence from the date of the first letter. Repeat offenders may be assessed \$50 per day for all future offenses of the same nature.

If you have questions regarding this process, or if you receive one of these letters and are unable to correct in the time allotted, you may contact the covenants inspectors at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) to request a reasonable extension to rectify the issue.

*Throughout the year, the Covenants Inspectors inspect the homes in the community for a variety of issues ranging from trash containers in view to parking issues and unapproved modifications to leftover holiday decor. In addition, certain seasons dictate the need to focus on particular violations that occur with high frequency.*

## NEED A MORE SECURE RECYCLING BIN?

Residents who currently have the smaller, open recycling bin through Patriot may swap out for the larger, lidded recycling toter at no additional cost. Please contact Patriot Disposal at 703-257-7100 to make this request. You are encouraged to keep a record of the serial number of your toter(s) should you need to identify it in the future.



# 2016 BUDGET INFORMATION

## BROADLANDS

Association, Inc.

Dear Homeowners,

In the following pages, please find the approved FY2016 Operating Budget for Broadlands Association, Inc. as approved during the November 10, 2015 Board of Directors Meeting. All budgetary accounts have been adjusted for inflation and are based upon historical precedent. The Board of Directors and Management have made every effort to control expenses and generate income in order to keep the assessments as low as possible, while continuing to provide quality services to the community. **Based on this, the Board of Directors has approved a \$1.00 increase in the general monthly assessment to fully fund reserves, \$1.00 for single family homes to cover increases in the trash services contract, and \$2.00 for single family homes located on private (HOA owned) streets in order to fully fund reserves and provide snow services and maintenance on these roads and sidewalks. Prior to the January 2016 payment, please be certain to update your payment system to reflect the correct amount in order to avoid late fees.**

### The Assessment Fees for 2016:

Single Family Homes on VDOT streets.....	\$75.00 per month	Town Homes.....	\$89.00 per month
Single Family Homes on Private Street.....	\$94.00 per month	Villa Homes.....	\$104.00 per month
Courtyard Homes.....	\$132.00 per month		

Assessment coupons will be mailed to all owners at the address on file with FirstService Residential. Please contact FirstService Residential at 703-679-1541 or [broadlands.dcmetro@fsresidential.com](mailto:broadlands.dcmetro@fsresidential.com) if you have not received your coupons by December 15, 2015. If you participate in the Direct Debit Program through FirstService Residential, you will not receive a coupon booklet and the 2016 assessments will be automatically deducted from your account.

Owners are encouraged to sign up for the Direct Debit Program through FirstService Residential. Your monthly assessment will be automatically deducted from your bank account during the first week of every month. This eliminates the possibility of a payment being missed or lost in the mail and the Association charging a late fee to your account as a result.

The Automated Payment Service Authorization Form is available at the HOA office or online at <http://www.broadlandshoa.org/for-homeowners/management-services-info/>. FirstService Residential also accepts major credit cards and e-checks for assessment payments. Through PayLease, you can make a one-time e-payment or schedule recurring e-payments by visiting <https://fsresidential.com/virginia/home>.

If you have questions regarding the budget or assessment levels, you may contact the General Manager, Sarah Gerstein, or address the Board of Directors at the monthly Board Meeting on December 8, 2015 at 6:00pm.

We look forward to providing continued great service to our residents in 2016. Best wishes for a wonderful holiday season and a prosperous New Year!

*The 2015 Board of Directors*

Broadlands Association, Inc.

# 2016 BUDGET INFORMATION

## Broadlands Association, Inc. 2016 Final Budget

### INCOME

Common Expense Assessments	\$2,079,168
Townhouse Assessments	\$479,556
Single Family Detached Trash Assessments	\$429,324
Single Family Detached/Private Street Assessments	\$84,588
Courtyard Home Assessments	\$137,256
Class E (Multi-Family Rental) Assessments	\$199,436
Villa Home Assessments	\$4,680
Condominium Assessments	\$52,416
Interest	\$73,055
Miscellaneous	\$2,500
Newsletter Advertising	\$94,200
Recreation Income	\$69,750
Community Center Rental	\$14,400
Violation and Mowing Fees	\$1,160
Nature Center Activity Fee Income	\$5,230
Late Fees	\$15,000
Legal Fee Reimbursement	\$6,000
Resale Packet /PUD Questionnaire Fees	\$16,800
Members' Equity	\$18,000
<b>GRAND TOTAL INCOME</b>	<b><u>\$3,782,519</u></b>

### COMMON EXPENSES

#### Administrative

Financial Management Contract	\$74,004
Collection Costs	\$12,000
Insurance Policy	\$37,810
Audit/Tax Return Preparation	\$8,200
Federal Income Taxes	\$10,500
State Income Taxes	\$8,000
Legal Fees General	\$5,000
Legal Fees Collection Activity	\$30,000



# 2016 BUDGET INFORMATION

Printing & Copying	\$7,600
Postage & Delivery	\$8,000
Office Supplies/Equipment/Furniture	\$10,000
Computer Maintenance	\$17,279
Violations Architectural Software/Phone	\$6,000
Copier & Postage Machine Lease	\$4,000
Coupons	\$7,050
Bad Debt	\$8,000
Board Meeting Minutes	\$2,600
Miscellaneous Administrative	\$6,830
Vehicle Expenses	\$3,216
Voting Software	\$5,925

**Total Administrative Expenses** **\$272,014**

## **Committees and Community Programs**

Events Committee	\$42,000
Broadlands Live Concert Series	\$20,000
Newsletter Printing, Mailing, Software	\$94,450
Modification Subcommittee	\$1,500
Board Expenses	\$10,390
Security Service	\$37,475
Technology Committee	\$6,000
Habitat Committee	\$3,203
Animal Care	\$10,000
Nature Center Activities	\$4,870

**Total Committee and Community Programs** **\$229,888**

## **Personnel**

Salaries	\$320,479
Audubon Naturalist	\$37,508
Newsletter Preparation	\$42,119
Payroll Taxes	\$28,074
Employee Insurance	\$7,417
Retirement Program	\$6,492

# 2016 BUDGET INFORMATION

Staff Membership Fees, Education & Training	\$7,489
Mileage/Cell Reimbursement	\$1,140
Payroll Processing Fee	\$2,154

<b>Total Personnel</b>	<b>\$452,871</b>
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<b>TOTAL ADMIN, PROGRAMS &amp; PERSONNEL</b>	<b><u>\$954,773</u></b>
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## OPERATING EXPENSES

### Community Buildings

Community Center Gas	\$2,300
Community Center Electric	\$2,100
Community Center Water & Sewer	\$1,100
Community Center Cable	\$1,260
Community Center Cleaning	\$7,970
Community Center Maintenance & Repair	\$4,000
Community Center Snow Plowing & Sidewalk Clearing	\$6,000
Nature Center Phones	\$6,600
Nature Center Internet Service	\$1,560
Nature Center Repairs & Maintenance	\$5,000
Nature Center Cleaning	\$8,900
Nature Center Security, Monitoring, Fire Alarm Maint, Extinguishers	\$2,402
Nature Center Gas	\$3,500
Nature Center Electricity	\$11,000
Nature Center Water & Sewer	\$1,000
Nature Center Snow Plowing & Sidewalk Clearing	\$5,000
Nature Center Improvements	\$6,000
Clubhouse Gas	\$1,200
Clubhouse Electric	\$4,000
Clubhouse Water & Sewer	\$1,000
Clubhouse Cable/Phone	\$6,000
Clubhouse Cleaning	\$4,400
Clubhouse Heating & A/C Maintenance	\$1,500
Clubhouse Maintenance & Repair	\$2,000
Clubhouse Fire /Sprinkler Alarm System Monitoring and Inspection	\$1,335
Clubhouse Snow Plowing & Sidewalk Clearing	\$3,500



# 2016 BUDGET INFORMATION

<b>Total Community Buildings</b>	<b>\$100,627</b>
<b><u>Common Area</u></b>	
Grounds Maintenance Common Area Contract	\$429,024
Grounds Maintenance Common Area Non Contract	\$115,000
Watering Services	\$40,000
Sidewalk/Trail/Stone House Snow Clearing	\$30,000
Common Area Electricity	\$42,000
Lighting Maintenance	\$70,250
Tree Pruning & Removal	\$95,000
Mutt Mitt Supplies & Installation	\$14,970
Pond Maintenance	\$15,000
Pond Electricity	\$2,400
General Maintenance/Casual Labor	\$20,000
Consulting Services	\$1,000
Common Area Reserves	\$396,224
<b>Total Common Area</b>	<b>\$1,270,868</b>
<b><u>Recreation</u></b>	
Pool Management	\$203,876
Pool Electricity	\$22,000
Pool Water & Sewer	\$20,000
Pool Phones/Internet	\$2,800
Pool Supplies & Chemicals	\$8,000
Pool Fire Sprinkler System Maint & Repair	\$3,000
Pool and Fitness Cards/Passes	\$3,130
Fitness Equipment Service	\$2,496
Pool Repair	\$35,000
Bridge/Tot Lot/Multi Purpose Court Repair & Maintenance	\$18,000
Tennis Court Repair & Maintenance	\$2,545
<b>Total Recreation</b>	<b>\$320,847</b>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>\$1,692,342</u></b>

# 2016 BUDGET INFORMATION

GENERAL OPERATING RESERVE	<u>\$0</u>
GRAND TOTAL COMMON EXPENSES	<u>\$2,647,115</u>
<u>LIMITED COMMON AREA EXPENSES</u>	
<u>Townhouse Expense</u>	
Townhouse Trash Removal	\$186,010
Townhouse Grounds Maintenance	\$127,632
Townhouse Snow Plowing	\$50,236
Townhouse Reserves	\$115,678
Sub-Total	<b>\$479,556</b>
<u>Single Family Detached Expense</u>	
Single Family Trash Removal	<b>\$429,324</b>
<u>Single Family Private Street Expense</u>	
Single Family Private Streets Snow Plowing	\$27,612
Single Family Private Street Reserves	\$56,976
Sub-Total	<b>\$84,588</b>
<u>Courtyard Home Expense</u>	
Courtyard Homes Grounds Maintenance	<b>\$137,256</b>
<u>Villa Home Expense</u>	
Villa Homes Grounds Maintenance	<b>\$4,680</b>
GRAND TOTAL LIMITED COMMON AREA EXPENSES	<u>\$1,135,404</u>
GRAND TOTAL ALL EXPENSES	<u>\$3,782,519</u>
GRAND TOTAL INCOME	<u>\$3,782,519</u>
NET INCOME (LOSS)	<u>\$0</u>





*--MARK YOUR CALENDARS--*

## *Santa's Coming to Broadlands!*

*Please join Us For Broadlands HOA's  
Annual Visit with Santa*

*Friday, December 4th  
5:00pm - 8:00pm  
at the Broadlands Clubhouse  
43360 Rickenbacker Square  
(Off of Waxpool Road just east of the Greenway)*

*Light refreshments will be provided and musical performances by:  
Hillside Elementary School Chorus  
Eagle Ridge Middle School Chorus  
Briar Woods High School Chorus*

*We will have a TOYS FOR TOTS box to collect new, unwrapped  
toy donations. Last year, it was wonderful to see the box  
overflowing with your kindness and generosity.  
Please help us to do it again this year.*

*Please be sure to bring your camera for photos of your family.*

*If you have any questions, please contact  
Barbara van der Biezen at  
[vanderbiezen@verizon.net](mailto:vanderbiezen@verizon.net)*



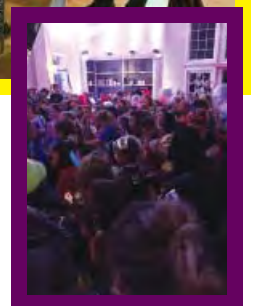
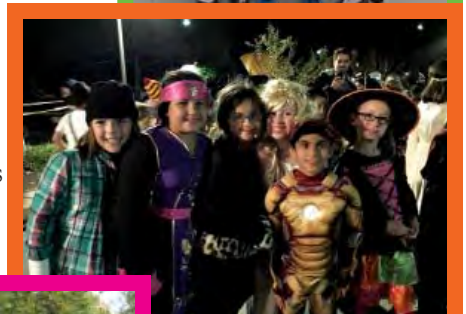
# HOA EVENTS AND LOCAL NEWS...

## A GROOVIN' AND SPOOKTACULAR TIME WAS HAD BY ALL AT BROADLANDS' FRIGHTENINGLY FUN OCTOBER EVENTS!

At the Disco Party Broadlands over 21 crowd turned out to get their groove on to the nostalgic tunes of the 70's...they got down and shook their groove things! What a fun night! A big thanks to Judie Spain and her crew of, Cathy Bidwell, Kimball, Linda McGrath, Keith and Yvonne Wheeler, Erin Steverson, Leo Lee, Alice Keosan, Cheryl Lewis, Pat Lake, Sherry Ferdinand, Sue Hawley, Stephanie and Bob Caines, Ken and Nan Neimo and Jyrki Ihanainen. Thanks to your hard work and team efforts a great time was had by all. Great job Disco Party organizers!

The 3rd-5th Grade Party was a enormous success! There has never been such huge turnout and well organized event. Our young residents had a ball, laughing and smiling throughout the entire party. Outstanding job to our co-event leads, Debbie Zeigler and Sydney Smith and their team of Ginger Rogers, Angela and David Bradley, Cristina Buendia , Julie and Paul Edwards, Kristin Fetterman, Mary Flowers, Faith Hengesbaugh, Patti Henricks, Shea Kinnahan, Abby Krueger, Melanie LeGoullon , David Nickelson, Ginger Rogers, Amy Showalter, David and Jen Sikora, Allison Ward, Mellany Weaver, Dr. Carol Willams-Nickelson, Leslie Zamer, Beth Zencik and her husband and, the Briar Woods Key Club members. Also, thank you to Dr. Hessamfar and his team from Broadlands Orthodontics. They were responsible for the treat bags which contained a treat as well as a toothbrush, helping to ensure that our young residents wouldn't get cavities after eating their yummy Halloween candy.

The Kids Halloween Parade was the grand finale to a fun filled month. Once again, Tania and Amy Marceau did a great job organizing this fun event for Broadlands youngest residents. Also thank you Amy Bazerghi, Girl Scout Troop numbers 1380, 3234, 4480, 6369 and members of the Briar Woods Key Club who were instrumental in making this event a success. Lastly, thank you to Super Kicks for being a part of the event and providing a treat along the parade route, and to Enshin Karate for providing juice boxes to quench our thirsty parade goers after walking along the route. What a great end to a parade! It was really nice to see Broadlands youth dressed up in their Halloween costumes walking the parade route and truly enjoying this event!





# HOA EVENTS AND LOCAL NEWS...

## The Loudoun County Sheriff's Office (LCSO) Investigates Series of Wheel & Rim Thefts from Vehicles, Offers Tips to Deter Thieves

On Tuesday, November 10, two thefts were reported in the Ashburn. A resident discovered their vehicle parked on the street in the area of Demott Drive and Welby Terrace had the wheels and rims removed. A second resident on Iredell Terrace also found their wheels and rims were taken.

Similar thefts have been reported since July 2015 on Pleasant Valley Road in Chantilly, as well as thefts in the Ashburn area on Middleburg Street, Tara Court, Pioneer Ridge Terrace, Fairhunt Drive, Crossbow Court, Avonworth Square, Ridgeway Drive and Golden Autumn Place.

The vehicles targeted include SUV's and pick-up trucks and have been parked in driveways, the street and a commercial business parking lot. The tires and rims are typically customized rims with standard oversized tires.

Detectives with the Loudoun County Sheriff's Office have been working with neighboring jurisdictions to determine if similar cases in the region are possibly related.

In light of these thefts, the Loudoun County Sheriff's Office advises residents to take the following precautions to help deter tire and wheel thieves:

- Park your vehicle in a garage or well-lit area and turn wheels at an angle
- Install wheel locks
- Install a car alarm that includes sensors for the wheels

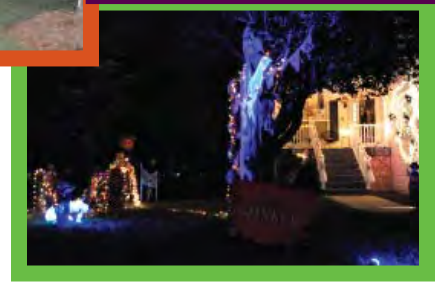
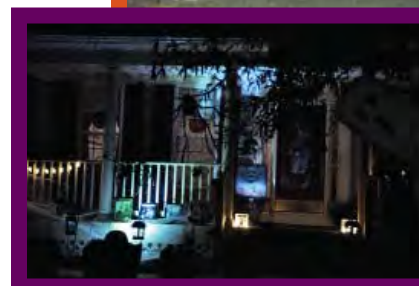
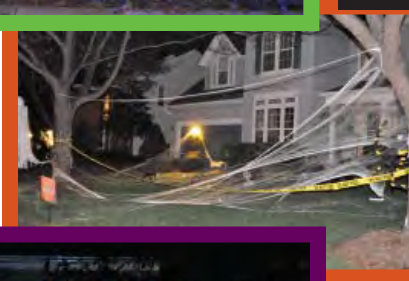
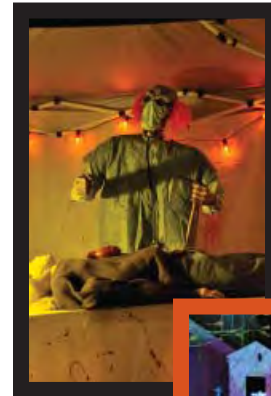
Residents are also asked to report all suspicious activity immediately by calling 703-777-1021.

Anyone with any information regarding these cases is asked to contact Detective M. Hall of the Loudoun County Sheriff's Office at 571-258-3043.

## THE WINNERS OF THE 2015 HALLOWEEN DECORATING CONTEST WERE:

21317 Small Branch Place  
21519 Arbor Glen Court  
21621 Merion Street  
22027 Avonworth Square  
42736 Mount Auburn Place  
42784 Ridgeway Drive  
42792 Vestals Gap Drive  
42802 Oatyer Court  
42917 Ridgeway Drive  
42937 Ellzey Drive  
42963 Tealbriar Place  
42973 Thornblade Circle

The houses were  
freakishly  
frightening and  
the ghoulishness  
was groovy!





# IN CASE YOU NEED A HAND...

## BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway  
Broadlands, Virginia 20148  
Main: 703-729-9704 Fax: 703-729-9733  
www.broadlandshoa.org • info@broadlandshoa.com

**HOA Office Hours:** Monday – Friday, 9:00am to 5:00pm

**Nature Center Hours:** First three Saturdays, 10:00am to 2:00pm

## ASSESSMENT INFORMATION OFFICE

### FirstService Residential: Payments and Resale Docs

Main: 703-679-1541 Fax: 703-591-5785  
www.fsresidential.com • customerservice.dcmetro@fsresidential.com

### Mail Payments To:

FirstService Residential  
P.O. Box 11983  
Newark, NJ 07101-4983

## BROADLANDS ASSOCIATION STAFF

### General Manager

Sarah Gerstein • sarah@broadlandshoa.com

### Covenants

Susan Kuklick and Julie Holstein • covenants@broadlandshoa.com

### Newsletter Editor & Events Committee Liaison

Natalie Ihanainen • events@broadlandshoa.com

### Newsletter Advertising Manager & Communications Coordinator

Stassa Collins • scollins@broadlandshoa.com

### Secretary to the Modifications Subcommittee

Robin Crews • rcrews@broadlandshoa.com

### Administrative Specialist

Julie Holstein • julie@broadlandshoa.com

### Reception

Joanne Hang • joannehang@broadlandshoa.com  
Maureen Trahon • maureen@broadlandshoa.com

### Naturalist

Erin Fairlight • naturalist@broadlandshoa.com

## BOARD OF DIRECTORS

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Brian Beahm • brian.beahm@gmail.com 703-726-6360

### Vice President

Eric Bazerghi • eric@thehouse.net 703-623-1509

### Secretary/Treasurer

Dawne Holz • deholz@icloud.com 703-349-1095

### Directors

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Heidi Eaton • 571-232-1830  
Cliff Keirce • 703-729-7320  
Tania Marceau • 571-331-4381  
Joseph T. Wagner • 571-333-0821

### Members at Large, Van Metre Representatives

Denise Harrover • dharrover@vanmetrecompanies.com 703-425-2600

## COMMITTEES

**Broadlands Live Concerts:** Renee Ventrice • broadlandslive@yahoo.com

### Community Wildlife Habitat:

Oya Simpson • osimpson@broadlandsnaturally.org 703-725-8040\*

**Events:** events@broadlandshoa.com

**Swim Team:** www.broadlandsswimteam.org

**Technology:** Dawne Holz • deholz@icloud.com\*

**Tennis:** Brad Marcus • bradmarcus@gmail.com

**Webmaster:** webmaster@broadlandshoa.org

\*Please look under Clubs and Groups for more information

## NON-EMERGENCY

Ashburn Fire ..... 703-729-0006  
Dominion Virginia Power ..... 888-667-3000  
Fire Marshall ..... 703-777-0333  
Loudoun County Sheriff..... 703-777-1021  
Loudoun Water (customer service) ..... 571-291-7880  
Loudoun Water (after hours)..... 571-291-7878  
Poison Control ..... 800-222-3333  
State Police ..... 703-771-2533  
Washington Gas ..... 703-750-1000

## BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes) ..... 1-703-753-5521  
Trash Pickup (Patriot Disposal) ..... 1-703-257-7100  
Southern Walk Association: OpenBand  
• Billing – John Halfhill, FirstService Residential  
john.halfhill@fsresidential.com ..... 703-679-1513  
• OpenBand Customer Service 24x7..... 866-673-6226  
• OpenBand Trouble Tickets..... 703-961-1110  
Towing (Battlefield Towing) ..... 703-378-0059

## PUBLIC INFORMATION

Animal Control/Shelter ..... 703-777-0406  
Building Permits & Dev. .... 703-777-0397  
County Landfill ..... 703-771-5500  
DMV (VA) ..... 800-435-5137  
DISH ..... 888-656-2461  
DirectTV ..... 800-531-5000  
Health Department..... 703-777-0236  
Library (Ashburn) ..... 703-737-8100  
Loudoun Ride On..... 703-777-2708  
Loudoun Hospital..... 703-858-6000  
Miss Utility..... 800-552-7001  
Metro ..... 202-637-7000  
Parks and Recreation..... 703-777-0343  
Ridesharing..... 703-771-5665  
Road Conditions ..... 800-367-7623  
School Board..... 571-252-1000  
Street Signs/Storm Drains ..... 703-771-5666  
VDOT ..... 703-383-8368  
Van Metre Homes..... 703-348-5800  
Verizon Fios..... 888-553-1555  
Xfinity/Comcast ..... 800-934-6489  
Wildlife Hotline (local)..... 703-440-0800

## SCHOOLS -BROADLANDS

Briar Woods High School ..... 703-957-4400  
Eagle Ridge Middle School ..... 571-252-2140  
Hillside Elementary School..... 571-252-2170  
Mill Run Elementary School..... 571-252-2160

# FROM SUPERVISOR BONFILS.....

## Broad Run District Transportation Updates

I am now in my third month as your representative in the Broad Run District, and for this month's column we will focus on transportation. We've had some major projects get underway in the last month, and I will also provide an update on what the County is doing to help commuters and non-commuters who are paying very high tolls on the Greenway every day.

Two main interchange projects along Route 7 are underway this month. On October 22, we had a groundbreaking for the interchange at Ashburn Village Blvd. I want to specifically thank Chairman Scott York and Ashburn District Supervisor Ralph Buona for their tireless work to get this vital transportation project underway, which is scheduled to be completed by August 2018.

On October 13 I participated in the ceremony to break ground for construction of the Route 7/Route 659 (Belmont Ridge Road) interchange and the widening of Belmont Ridge Road. The Route 7/ Route 659 intersection is currently an at-grade intersection with traffic signals. The project will create a grade-separated interchange in accordance with the Countywide Transportation Plan. The project also includes approximately 1.4 miles of reconstruction of Belmont Ridge Road from two-lanes to a four-lane divided section from the interchange limits at Route 7 to Gloucester Parkway. It is also scheduled to be complete in Fall 2018.

Both these interchanges are part of a larger effort to transform Route 7 into a limited access road with no traffic signals between Countryside Boulevard in the Sterling/Potomac Falls area and



East Market Street in Leesburg.

The Board recently endorsed a revised alignment for Shellhorn road in the vicinity of the Loudoun Gateway Metrorail Station. The new alignment provides a straight connection for Shellhorn from Loudoun County Parkway to Route 28 via Sterling Boulevard extended, which will allow the full utilization of that interchange to move traffic east/west. This will provide a direct alternative to the eastern portion of the Greenway for commuters from neighborhoods like Broadlands. Hopefully this road will come to fruition as soon as possible. In addition to providing a Greenway alternative—and keeping toll dollars in your pocket—this road will likely relieve traffic congestion on Waxpool road, just to the north. With a new alignment, the next step is for the Board to allocate funding in our six-year capital improvement program (CIP). The board uses the CIP to plan our debt and our capital projects well in advance. While there is not currently funding for this planned roadway, I hope the next Broad Run District Supervisor

makes this new east/west connection a priority. The board will consider and approve a new budget, including a new CIP next spring.

As all of us know far too well, the high tolls of the Dulles Greenway are causing traffic issues on alternative roads like Waxpool Road because the cost is too high for many commuters. In preparation for the 2016 Virginia General Assembly session, the Board re-affirmed our legislative position advocating that the Commonwealth of Virginia purchase the Greenway.

In 2013, the Board of Supervisors had previously voted to support legislation that, if enacted, would allow the Commonwealth to purchase the Dulles Greenway and refinance its existing debt obligations using lowered interest costs which may prevent upward pressure on tolls and assist with instituting both distance based and time based tolling on the Dulles Greenway. Unfortunately, that bill failed to advance. Similarly, there have been other measures such as proposed funding as part of the state budget and/or resolutions to pay for and study the feasibility of the purchase of the Dulles Greenway, and limited tolls in recent years, all of which have been unsuccessful to date. This Board has been very consistent in demanding the Commonwealth find a solution to the high tolls and will continue that work in the 2016 General Assembly session.

In addition to legislative efforts with the Commonwealth, the Board has made a substantial investment into building alternative routes to the Greenway. Projects that are currently

See Bonfils on page 22



# Snape's Potions Class 102

ETHNOBOTONY PREPARATIONS (FOR MUGGLES)



Saturday December 5<sup>th</sup>, 10am-12pm at Broadlands Nature Center

\$10 per human pre-registration is **REQUIRED** to make our tried and true herbal concoctions. Go to

[www.BroadlandsHOA.org/events/snapes-potions-class-102/](http://www.BroadlandsHOA.org/events/snapes-potions-class-102/)

And bring a cauldron if you have one in your garage.



Naturalist@BroadlandsHOA.com | 21907 Claiborne Pkwy | December 5, 2015



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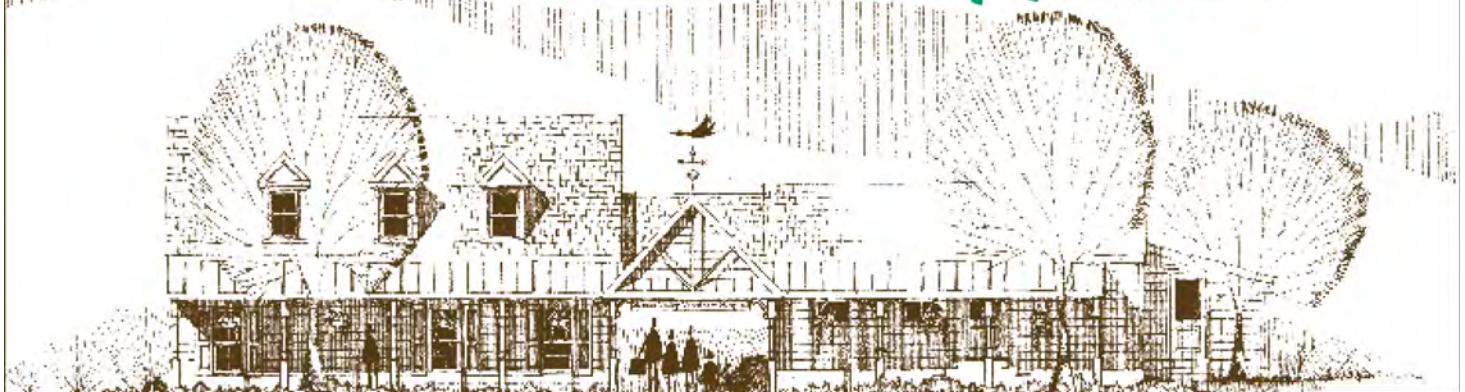
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Coach Josi Pinheiro

### BASKETBALL PROGRAM:



Season runs Nov. 30, 2015 - Mar. 12, 2016  
All Skill Levels  
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Led by Professional Athlete and  
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• **Painting with a Twist (Painting Classes/Entertainment):** Wednesday nights, bring in 2 people to paint and you will get a \$35 gift certificate to a future class. (Cannot be used on the same night). Limited to 1 gift certificate per group of 3 people.

### BROADLANDS MARKETPLACE AT SOUTHERN WALK

- **Broadlands Complete Dental:** \$59.00 new patient special, includes exam and x-rays. \$1 emergency exam includes emergency exam and necessary x-rays. May be used once per patient.
- **TopKick Martial Arts Center (Traditional Taekwondo):** Free! One month Easy Trial Program, uniform included—\$120 value! (Valid for new members only). \$20 OFF per week on A+ Afterschool Program! (Valid for new members only) \$80 OFF per week on SummerCamp Program! (Valid for new members only)

### RYAN PARK SHOPPING CENTER

- **Family Hair Salon:** \$5.00 off color or highlights

### AROUND OUR NEIGHBORHOOD

- **Body Back®:** 25% discount to Broadlands residents. Body Back® is a results-based workout designed for women of all ages who want their body back. To receive this offer, please contact [suzannemalarcher@fit4mom.com](mailto:suzannemalarcher@fit4mom.com). Website: <http://ashburn.fit4mom.com/programs/body-back#/today>
- **ProSource Wholesale Floorcoverings:** Mention that you are an HOA member of Broadlands Association, Inc. and get





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EXPECT



EASIER



# ABOUT YOUR PET...

## What's the Deal With the Exam?

By: Shannon M. Pecora, MA of Stream Valley Veterinary Hospital

You: "I'd like to make an appointment to have my dog's vaccines updated." Your veterinary staff: "Great! We can see you and Buster at 10:00 on Wednesday for the exam and vaccines." You: "Buster seems totally healthy to me. Why does he need an exam to have his normal vaccines updated?" Your veterinary staff's short answer: "Examining a pet before administering vaccines is fundamental to safe, high-quality veterinary health care." You: "What on Earth does that mean?"

If you are a curious, concerned pet owner, here's a "long answer"! First, consider what a vaccine is. Though not every type of vaccine is made in the exact same way, they all introduce a foreign element into your pet, then ask your pet's immune system to recognize the related virus or bacteria and be able to ward it off for the next six months, one year, or three years. But before we can ask the immune system to perform that task, we need to do what we can to ensure that there isn't anything standing in the system's way. If your pet is already fighting off an illness or stressed by an injury, we may not want to present the immune system with yet another challenge via a vaccine. You know the saying: "Better safe than sorry."

And what of the point that "Buster

seems totally healthy" at home? For certain, you know your pet best in terms of everyday activity and temperament, but the truth is that veterinarians have years of school and professional training to help them look deeper. From the relatively simple temperature to check for fever and touching the gums to check for dehydration, to the more complex palpation of the abdomen to check for organ abnormalities and scrutiny of lymph nodes to check for



inflammation, the exam covers what most pet owners wouldn't think of or notice at home. In reality, do you have the tools to examine beyond the surface of your pet's eye? And even if you did, would you know what to look for to spot a problem? Add to that the fact that our pets can't speak to us to tell us exactly how they're feeling, and you've got a medical mystery on your hands!

This isn't to say that we expect each pet to be unwell. In fact, most pets who are examined are then cleared

to receive their vaccines, and they're healthy because their "moms and dads" are doing great jobs taking care of them! But it is nice to have this affirmation, to know that you should keep doing exactly what you're doing, or maybe even tweak a few things if your pet is overweight, has a minor ear infection, or could use a professional dental cleaning—conditions that may not preclude vaccines, but that you'll want to address in order to keep your pet as healthy as possible.

Also, we have to bear in mind those instances when slight eye discharge signaled a respiratory infection, or an enlarged lymph node revealed cancer. The pet may not behave differently at home, but the veterinarian is able to use these clues to guide medical care in a direction that is more appropriate

than simply administering vaccines and wishing the family a good day.

So, back to giving a short answer! Regular examinations, whether before vaccines or about every six months even if no vaccines are due, are vital to your pet's health. The vet can let you know what you're doing right and what you may want to reconsider. And above all else, they help us do the best we can to keep your pet safe, and for that, you surely won't be sorry!

*Bonfils from page 19*

under construction like interchanges on Route 7, widening Route 28, extending Gloucester Parkway and improving intersections on Waxpool Road will help ease the situation, as well as the new Shelhorn Rd. alignment. I want to specifically thank Chairman Scott York for his long-term leadership in bringing all these key alternatives to the Greenway under construction.

And Finally I would remind you that the deadline for displaying the 2016 blue Loudoun County vehicle decal is **Monday, November 30, 2015.**

Anyone who has not purchased a 2016 decal may do so at the County Treasurer's office.

Please contact me if you have any questions or need assistance with County government issues. You can email me at [jim.bonfils@loudoun.gov](mailto:jim.bonfils@loudoun.gov), call my office at 703-771-5088 or visit [www.loudoun.gov/broadrun](http://www.loudoun.gov/broadrun) to sign up for my monthly email newsletters. I look forward to hearing from you.



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# The Elven Garden

## Broadlands Nature Center



Come make pine cone elves and fairy houses as we light up the Nature Center  
Saturday December 12, 10am-noon

Over the next year we will be making miniature fairy gardens around the Nature Center. During these cold months we will begin with indoor gardens. Make some to take home and stay to help us fill the space with the magic of this time of year. All ages welcomed. \$7 per participant. To register go to:

<http://www.broadlandshoa.org/events->



# Wonderful Holiday Events to Enjoy Around Town

## Holiday Events in Leesburg

- \* **Christmas Tree and Menorah Lighting**  
Friday, December 4, 6:00pm
- \* **Holiday Fine Arts and Crafts Show at Ida Lee Recreation Center**  
Saturday, December 5, 9:00am-4:00pm and December 6, 10:00am-4:00pm
- \* **Annual Christmas and Holiday Parade**  
Saturday, December 12 - 6:00pm
- \* **Jingle Jam Concerts**  
Saturday, December 12 - 11:30am Junior Jam, 2:30pm and 8:30pm
- \* **Sounds of Christmas Downtown**  
Saturday, December 12 - 11am - 5pm
- \* **Victorian Christmas Celebrations**  
Saturday, December 19 - 11am - 5pm

For more information on these Leesburg events, please visit:  
[www.leesburgva.gov/government/departments/parks-recreation/festivals-community-events/holidays-in-leesburg](http://www.leesburgva.gov/government/departments/parks-recreation/festivals-community-events/holidays-in-leesburg)

## Christmas in Middleburg

December 4 – 6

For more information on this event including times and admission, please visit: [www.christmasinmiddleburg.org/](http://www.christmasinmiddleburg.org/)

## Waterford Winterfest — Crafts, Home Tours & More

December 12 & 13

For more information on this event including times and admission, please visit: [www.waterfordfoundation.org/event/winterfest/](http://www.waterfordfoundation.org/event/winterfest/)

## Nearby Light Displays!

### Meadowlark's Winter Walk of Lights at Meadowlark Botanical Gardens

November 13 – January 3

For more information on this event including times and admission, please visit: [www.winterwalkoflights.com/](http://www.winterwalkoflights.com/)

### Festival of Lights at Bull Run Regional Park

November 18 – January 3

For more information on this event including times and admission, please visit: [www.bullrunfestivaloflights.com/](http://www.bullrunfestivaloflights.com/)

### Lights on the Bay, Sandy Point State Park, MD

November 22 – January 1

For more information on this event including times and admission, please visit: [www.lightsonthebay.org/](http://www.lightsonthebay.org/)

### Zoo Lights at the National Zoo, DC

November 27 – January 2

For more information on this event including times and admission, please visit: <https://nationalzoo.si.edu/events/>





*Feeling a little  
left out of the  
festivities...*

## Dog Friendly Treats to Make Your Furry Friends Happy!

### Doggie Candy Canes

- 3 cups all-purpose flour
- 1/2 cup nonfat powdered milk
- 1/2 tsp baking powder
- 1 cup warm water
- 1 chicken bouillon cube
- 2 large eggs
- 2 tsp red food coloring (see tips)
- 1/2 tsp peppermint oil flavoring (optional)
- 1 large egg (for an egg wash)

Whisk together the flour, powdered milk and baking powder. In a small bowl, pour the warm water over the chicken bouillon, stir until dissolved. Whisk the eggs into the chicken water. Form a well in the dry ingredients, pour in the wet ingredients. Stir until thoroughly combined. Knead the dough for about two minutes. Add more flour until the dough is no longer sticky. Separate the dough in half. Form a well in one of the balls of dough. Add the food coloring and peppermint flavoring. Wearing food safe gloves, knead the coloring and flavoring throughout the dough. Cool the dough in the refrigerator for 2 hours or in the freezer for 30 minutes. Preheat the oven to 350° F and divide each ball of dough into tablespoon sized balls. Gently roll each ball into 5 inch long "worm" shape, letting the dough rest when needed. Spray a baking sheet with nonstick cooking spray. Twist one plain strip with a red strip, and curl the end to shape a candy cane. Place on the baking sheet. Whisk the extra egg in a small bowl. Using a pastry brush, thoroughly coat each candy cane with the egg wash. Bake for 10 minutes. Cool completely on a wire rack. **Yield** - 20 dog treats. <http://www.dogtreatkitchen.com/>



### Peanut Butter and Pumpkin Dog Treats

- 2 1/2 cups whole wheat flour
- 2 eggs
- 1/2 cup canned pumpkin
- 2 tablespoons peanut butter
- 1/2 teaspoon salt
- 1/2 teaspoon ground cinnamon

Preheat oven to 350 degrees F (175 degrees C). Whisk together the flour, eggs, pumpkin, peanut butter, salt, and cinnamon in a bowl. Add water as needed to help make the dough workable, but the dough should be dry and stiff. Roll the dough into a 1/2-inch-thick roll. Cut into 1/2-inch pieces. Bake in preheated oven until hard, about 40 minutes. [Allrecipes.com](http://Allrecipes.com)



## People Foods to Avoid Feeding Your Pets

*The American Society for the Prevention of Cruelty to Animals® (ASPCA®) experts have put together a handy list of the top toxic people foods to avoid feeding your pet. As always, if you suspect your pet has eaten any of the following foods, please note the amount ingested and contact your veterinarian or the ASPCA Animal Poison Control Center at (888) 426-4435.*

- Alcohol
- Chocolate, Coffee and Caffeine
- Citrus
- Coconut and Coconut Oil
- Grapes and Raisins
- Nuts
- Milk and Dairy
- Onions, Garlic, Chives
- Raw/Undercooked Meat, Eggs and Bones
- Salt and Salty Snack Foods
- Xylitol
- Yeast Dough



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## *Broadlands Holiday Home Decorating Contest*

Decorate your home to be the brightest in Broadlands!

*Judging will take place during the evenings the week of December 14th.*  
Winning entries will be listed in the newsletter and on our website.



### **Judging will be based on the following criteria:**

Creativity (originality, unique design and creative use of lights and decorations),  
Arrangement (display and placement of decorations),  
Special Effects (sound effects, fog, animation, etc.) and  
Overall Appearance (color coordination, balance, and overall attractiveness).

## **Holiday Home Decorating Entry Form**

**Entry deadline: December 11th at 5:00pm. You may also enter online at [broadlandshoa.org](http://broadlandshoa.org)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Entry forms or online registration must be received by December 11th at:

the Broadlands HOA Office  
21907 Claiborne Parkway  
Broadlands, VA 20148



### **Contest Rules**

- Contest is limited to what can be seen from the street side of the house at night.
- People or live animals are not allowed as part of the display.
- Participants are requested to keep their houses decorated through January 1<sup>st</sup> so that the community may view and enjoy them.
- Judging will take place the week of December 14th from dusk until 9:00pm. Please have your decorations turned on by 5:00pm.
- Winners will be notified on Wednesday, December 23rd.
- Judges' decisions are final.





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# TID BITS OF THIS AND THAT

## Nominations Needed for Free Roof Program

Do you know of a struggling family or nonprofit that needs a new roof? Loudoun's DryHome Roofing and Siding needs help finding them.

More than a decade ago, DryHome Roofing and Siding started a charitable effort—*Free Roof for the Holidays*—to help thank customers and the community. Through December 1, DryHome is accepting nominations to identify a person or nonprofit in Northern Virginia that could benefit from having a new roof.

Last year, DryHome awarded a roof to Cornerstones, a local nonprofit that works to alleviate homelessness, ensuring one of its houses was ready to become a home for a single mother and her 8 year old child. The year before, Leesburg's Janice Coe, a social worker and tireless advocate for the homeless, who had fallen on hard times herself, was the recipient.

To nominate a local individual or nonprofit for the Free Roof Program, go online to [dryhome.com](http://dryhome.com) and click on the nomination form or email DryHome at [info@dryhome.com](mailto:info@dryhome.com). Please include your name and phone number as well as the nominee's name, address, phone and reason they are being nominated. DryHome will evaluate and select a nominee by early-December.

## Home for the Holidays

The next concert by the Loudoun Symphony Orchestra will be held on Saturday, December 5th, at 7:30pm, at the Concert Hall in the Community Church, 19790 Ashburn Road VA 20147. It is the LSO's **holiday concert** and will feature music from the movie "Frozen" as well as many other seasonal favorites. Featured will be guest soprano Amy Murray and also the winner of the LSO's 2015 competition for Loudoun County high schoolers, pianist Claire Dantzlerward. Plus there will be a chance for the audience to join in on the fun by singing seasonal carols.

On the following Saturday, December 12th at 4:00pm, the Loudoun Symphony Youth Orchestra swings into action with a concert at Stone Bridge High School, 43100 Hay Rd., Ashburn Va 20147. Featured will be music by Schubert, Elgar and Shostakovich. Come and be amazed at the skill level of these high school kids.

## Join Us for Hillside Elementary School's 10<sup>th</sup> Annual Holiday Hoopla!

By: Carol Williams-Nickelson and David Nickelson, Co-Presidents, Hillside PTO



You won't want to miss this year's 10<sup>th</sup> anniversary PTO Holiday Hoopla extravaganza at Hillside Elementary School, 43000 Ellzey Drive on Saturday, December 5<sup>th</sup> from 8:00am – 12:00pm. The traditional favorites will be back – breakfast with Santa, local area vendor shopping in the gym, and the economical and easy kids secret shop with assistance from our high school friends and adults.

Don't forget to bring your camera! This year, we have a few surprises to magnify the holiday cheer at this family-fun event, in addition to offering new activities, entertainment, school spirit ornaments for sale and a host of other enhancements.

Inexpensive breakfast tickets may be purchased through the PTO by visiting [bit.ly/HillsidePTOwebsite](http://bit.ly/HillsidePTOwebsite) or on site the day of the event. Using their small but hard-earned budget and armed with their gift-giving list, your little elves can accomplish all of their holiday shopping (and wrapping!) in one easy and worry-free morning, while the adults stroll and shop among our vendor tables. Please join us to mingle with old and new friends. The entire Broadlands community is welcome.

If you have further questions, please contact our fabulous Holiday Hoopla Chair, Jocelyn Boese at: [rjboese@gmail.com](mailto:rjboese@gmail.com). Happy holidays to you and yours – we appreciate your support!







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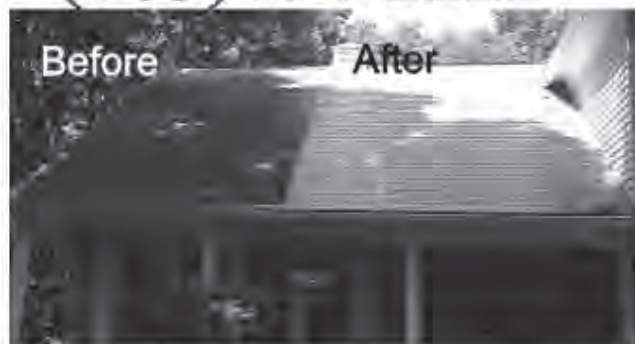
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# BURNT HICKORY PLANTING

## Broadlands Teams Up for Cleaner Streams By, Oya Simpson

It wasn't an easy task to plant 150 trees in an area where digging the holes included breaking not just one, but two bobcat powered augers. But the mission was accomplished in an amazing public-private partnership between Broadlands Association, the Piedmont Environmental Council, Loudoun County, and local business Heritage Landscaping Services, who generously donated man hours (and augers) to prep the holes. We also got support from the Loudoun Wildlife Conservancy, which shared their water pumping system for that crucial first watering after the trees were planted. Grant funding by the National Fish and Wildlife Foundation and Fairfax Water kicked off the whole effort.



Nearly 40 volunteers, including students from Eagle Ridge Middle School, neighbors from Broadlands and beyond, and a Van Metre representative came out to assist with the planting event. From all reports, it was a fun opportunity to help improve the local environment and the planting would not have been

possible without the help of these enthusiastic volunteers.

The large pond on Burnt Hickory Court collects stormwater runoff from multiple residential sections to slow the flow of water, prevent flooding, filter pollutants and protect the health of the Beaverdam Reservoir and Goose Creek. From there, the stream flows into the Potomac and local water (and any associated pollution) eventually reaches the Chesapeake Bay. Along with riparian buffers, the trees and floating islands have enhanced the pond's ability to help clean stormwater before entering local streams.

This voluntary project can now be counted towards Loudoun County's efforts to reduce its nitrogen, phosphorus and sediment runoff and help achieve its pollution reduction goals. The County is required to meet specific targets that will constitute its "pollution diet," established in December 2010 by EPA for the states with waters draining



into the Bay. Every jurisdiction in the Chesapeake Bay watershed has targets to meet, depending on its impact. Through this partnership, Broadlands Association is making a contribution to Loudoun's goals on its common open space.

In addition to cleaner water, this planting has enhanced the landscaping around the pond with many Virginia native trees which will transform this area into a boldly colorful healthy habitat throughout the year. Locals should expect to see many kinds of birds and pollinators start visiting as the plants get established. The initial plantings will be further bolstered by the upcoming addition of more native shrubs, grasses and other herbaceous plants around the pond. Be sure to come visit this area to watch the progression of the trees and islands.





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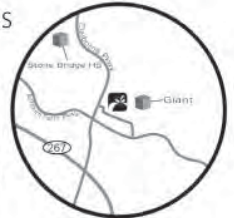
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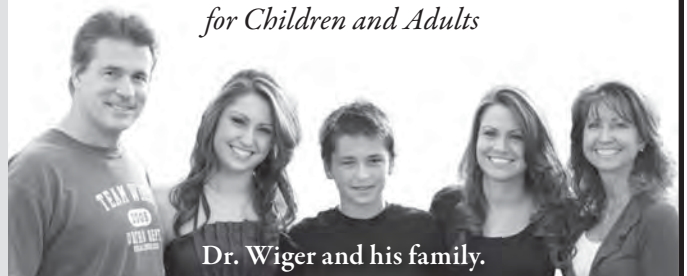
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# BROADLANDS HELPERS LIST

*The Broadlands Helpers List is comprised of helpers up to 18 years of age, born in 1997 and later. We are continually updating the list. If you would like to be added, please call the HOA office at 703-729-9704 Monday through Friday from 9:00a.m. to 5:00p.m. or send an email to [nihanainen@broadlandshoa.com](mailto:nihanainen@broadlandshoa.com).*

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21370 Fernbrook Ct	\$569,999	\$570,000	\$10,000	13
21336 Small Branch Pl	\$629,900	\$610,000	\$0	8
21477 Great Sky Pl	\$799,900	\$760,000	\$0	95
21546 Wild Timber Ct	\$1,150,000	\$1,150,000	\$400	2

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# CLUBS AND GROUPS

*Includes Broadlands and surrounding Ashburn area clubs and groups. To be included on this list or if your club has an announcement or an event you would like published, please email [nihanainen@broadlandshoa.com](mailto:nihanainen@broadlandshoa.com).*

## ASHBURN AREA WOMEN'S CLUB

The General Federation of Women's Clubs is dedicated to community improvement through volunteer service. The Ashburn Area Women's Club meets the 1st Thurs of each month at 7:00p.m. in the Broadlands Community Center.

## ASHBURN CLASSICS

If you're over 50 and would like to celebrate the holiday with the Classics, we will be having two events for you. On Friday, December 4th we will be having a Tea at the Oatlands Plantation in Leesburg. For more info please call Carmen at 703-723-3724. Our annual Christmas luncheon will be at the Belmont Country Club on December 12th. Please call Grace at 703-729-7044 by December 5th for info and reservations.

## ASHBURN TOASTMASTERS

Welcomes those interested in developing communication, leadership and presentation skills. We meet every second and fourth Wednesday at 7:15pm in the Broadlands Community Center, 43004 Waxpool Rd. For information, visit [ashburn.toastmastersclubs.org/](http://ashburn.toastmastersclubs.org/).

## BRAMBLETON LADIES GOLF LEAGUE

Brambleton Ladies Gold League welcomes new members. We are a fun, friendly group playing at Brambleton Golf Course on Monday mornings from April through October. Check us out at [brambletonladiesgolf.org](http://brambletonladiesgolf.org) or call Sara Carlin at 703-723-3000.

## BAC - BROADLANDS ADAPTED CLUBS

A social club for high school students and young adults with disabilities meets the 2nd Thursday of the month from 7:00pm to 9:15pm at the Broadlands Community Center. Contact Monica Benteler at [mjbenteler@gmail.com](mailto:mjbenteler@gmail.com) for more information.

## BROADLANDS CERTIFIED COMMUNITY WILDLIFE HABITAT

Organizes wildlife habitats, eco-friendly living and native plants related programs and events. The Committee works with the NWF, Broadlands HOA and residents to achieve our annual goals. To learn more about the committee work, visit [www.BroadlandsNaturally.org](http://www.BroadlandsNaturally.org).

## ASHBURN/BROADLANDS WOMEN'S BIBLE STUDY

Please join us for an in-depth Women's Bible Study. We are doing a 7 session study - Faithful, Abundant and True by Kay Arthur, Priscilla Shirer, and Beth Moore. This is an interdenominational group that meets weekly on Tuesday mornings from 9:00am to 11:15am in a local home. Please contact Chris at 703-729-2095 or [Stacy3214@aol.com](mailto:Stacy3214@aol.com) for more information.

## CUB SCOUTS & BOY SCOUTS

The Cub Scout program is designed for boys grades 1-5 and Boy Scouts grades 6-12. Boy Scout Troop 2970 meets at Our Savior's Way Lutheran Church on Thurs nights. Cub Scout Pack 1483, [www.pack1483.com](http://www.pack1483.com), meets at Hillside and Cub Scout Pack 1484 meets at Mill Run. For info, contact Ed Yarbrough at 703-724-1064.

## GERMAN LANGUAGE PLAYGROUP

If your children were born 2008 or later and you're raising them auf Deutsch (whether you're fluent or not), contact Jessica Mouw, [jemouw@gmail.com](mailto:jemouw@gmail.com), to join a German-language playgroup.

## GRIEFSHARE SEMINAR/SUPPORT GROUP

GriefShare recovery seminar and support group meets at Our Savior's Way Lutheran Church in Broadlands on Monday nights. For more info, please call Beth Anton at 703-470-8821 or visit our website at [www.griefshare.org](http://www.griefshare.org).

## GIRL SCOUTS

Adventure, educational activities, cookie sales, friends. If you can think it, you can do it! Join the Girl Scouts. Now forming troops at all age levels: K -12th grade. For more information email [7010@gmail.com](mailto:7010@gmail.com).

## INDIAN SOCIAL CLUB

This group of local Asian Indian families play cards, mainly Teen Patti or Flash for fun purpose once a month by rotation. Please contact Saleshe Gupta 571-435-3192 or email [SalGup20@yahoo.com](mailto:SalGup20@yahoo.com).

## LOUDOUN WOMEN'S NETWORKING GROUP

For women who own home-based small businesses. We focus on growing our businesses while giving back to the Loudoun community. We meet the 1st and 3rd Thurs of the month. For more info please visit our website at [www.Lou32downWNG.com](http://www.Lou32downWNG.com).

## MOMS CLUB OF ASHBURN

Broadlands & Brambleton resident moms who organize fun & engaging weekly activities for us & our kiddos; playgroups by birth year, monthly Moms' Night Outs, + special interest groups for all, i.e. reading, cooking, etc. Monthly Member Social every 2nd Thursday of the month at 10 a.m. at Broadlands Community Center. Contact [membership.momsclub.broadlands@gmail.com](mailto:membership.momsclub.broadlands@gmail.com).

## MOMS IN PRAYER

Eagle Ridge and Briar Woods Moms are invited to join us to pray for our children and these schools. We meet on Tuesdays during the school year. Please contact Rebecca for more information at 703-858-7379.

## PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

These groups are run by Dr. Michael Oberschneider and Dr. Andrea Lee. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lee runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info call Christine Kutt at 703-723-2999.

## ROTARY CLUB OF ASHBURN

The enthusiastic members of the Rotary Club of Ashburn are heavily involved in serving our Ashburn community. We meet each Thursday for lunch from 12:00-1:15pm at 1757 Golf Club. Please email us at [ashburnrotary@gmail.com](mailto:ashburnrotary@gmail.com) if you're interested and want to find out more.

## STRESSBUSTERS & SPIRITUALITY FOR MOMS

Are you looking for some relief from the challenges of motherhood? SAM is a group for Moms living near or in Ashburn interested in learning about a variety of stress reduction practices and supporting each other's spiritual fitness and well-being. We meet on the 3rd Sunday of each month from 4pm-7pm. For more info or to join email [Shea at LoudounSAM@gmail.com](mailto:Shea at LoudounSAM@gmail.com).

## TECHNOLOGY COMMITTEE

We meet the third Wednesday of each month at 7:30p.m. in the Nature Center. For more information, visit [broadlandshoa.org](http://broadlandshoa.org) and click on Committees. Meetings are open to all residents.



## DECEMBER CLASSIFIEDS



### HELP WANTED

**GROOMING ASSISTANT/PET BATHER:** Great PT job to add holiday or permanent extra income for your family and learn a new skill. Hours 8:00am – 1:00 or 2:00pm, in the neighborhood; perfect for moms returning to work. Physical work with pets; wash and blow dry primary job responsibility. Contact Shannon Robinson, Practice Manager of Stream Valley Veterinary Hospital at Vethospnovahr@gmail.com.

**ANIMAL LOVER WANTED DOG WALKER/PET SITTER:** Small, professional, dog walking company looking for someone to join the team. If you are available Mon-Fri, 11am-2pm we have openings to walk dogs in Ashburn. Pet Sitter also needed AM and PM hours – great job for stay at home moms with older children, college students, or retirees that are looking for part-time work. Must be 21, love all animals small & large & live in Ashburn. Please call us at 703-459-8849.

### WANT TO STAY MOTIVATED, REACH YOUR GOALS AND INCREASE YOUR HEALTH?

Certified in both fitness and nutrition, I will create a custom program that will help you meet your goals. By making small changes at a time, you can build healthy habits that lasts a lifetime! For a free consultation call 703.999.4250 or email daphnegillie@yahoo.com. Daphne Gillie, ACE CPT, Precision Nutrition Coach, Corporate Wellness Program Manager.

### AFFORDABLE CERTIFIED PERSONAL FITNESS TRAINING IN YOUR HOME:

Get fit now with my 25+ yrs experience to make you your best! Sculpt, tone, strengthen, promote flexibility! Individualized programs; weight loss/nutritional guidance; pre-natal/post-partum; yoga/Pilates; all ages/fitness levels. Safe/effective. Equip provided. Free phone consult, special intro offer! Stephanie Gotfried 703-542-2595; stephaniegotfried@gmail.com; www.fitnessstogova.com.

### INSTRUCTION - ARTS/MUSIC

**IN-HOME GUITAR LESSONS** are available in Broadlands. I have a Music Degree and 20 years' teaching experience; excellent with kids. I am endorsed by LCPS; references. Please call 703-777-4352 or email SivardStudio@gmail.com.

**MUSIC LESSONS NOW:** At a professional music school just minutes from your home. Private lessons at our state of art facility in piano, guitar, drums, voice, violin, flute, clarinet, sax or trombone. Our University trained teachers have produced more LCPS award & competition winners in the past 12 years than any other area school. Group lessons & performance classes also available. Call now to schedule a tour or sign up online 703.723.1154 MINTONS ACADEMY OF MUSIC www.mintonsmusic.com.

**PIANO LESSONS AVAILABLE IN STERLING AND ASHBURN:** Piano teacher with 20+ years' experience. Lessons offered in my studio or your home. Please call 571-375-2653. Annual Recital, Local Piano Festivals, and National Guild participation. No contract required.

### ELECTRICAL-PROFESSIONAL CONTRACTORS

**ASHBURN ELECTRIC:** Specializing in Recess Light Installation & Services. Licensed & Insured. Contact: Craig Fladager at 703-858-7332 (Broadlands Resident).

### BANE ELECTRICAL SERVICE LLC/ SMALL COMMERCIAL&

**RESIDENTIAL:** Trouble shooting experts! Specializing in High Chandelier installs, Recessed light installations and Home Inspection items. In Ashburn since 1999! Call (703-723-6501) or email baneelectric@comcast.net.

### HOME SERVICES

**ROOF CLEANING / HOUSE WASHING:** Is your roof stained with black streaks and mildew? Don't replace it. Restore it! Save thousands of \$\$\$ by letting our professionals safely remove unsightly stains using our Soft Wash system. Aqua Clean Solutions, Inc. (703) 454-2222. Licensed/Insured.

**BELMONT CONSTRUCTION:** Complete Interior/Exterior Work – Kitchen/Bath/Basement Remodeling, Painting, Carpet/Hardwood/Tile, Window Replacement, Deck Repairs/Build, Patio & Sidewalks, Fence Repairs. Call 571-209-0332 for everything from A to Z!

### PICTURE PERFECT HOME IMPROVEMENTS - EXTERIOR/

**INTERIOR REMODEL:** Basement, Bath, Kitchen, Deck, Painting etc. Handyman services available. Licensed, bonded, insured. BBB Member. If it can be done, we can do it! Call Mike @ 703-590-3187. www.pphonline.com

**SIMPLICITY HOME DESIGN AND DECORATING:** Interested in decorating your house? Simplicity Home Design can help you achieve your goals to make your house look stylish, beautiful, clean & organized. Specialize in simplifying rooms making them work according to your needs. Home staging for quick sales, parties or gatherings. Will help with wall colors, layout of furniture, textures, & accessories. Work with contractors on large projects. Offer great packages or hourly rates. Please contact me at nancyelena91@gmail.com

**HOME IMPROVEMENT CONTRACTOR:** Specializing in finishing basements, remodeling bathrooms, remodeling laundry rooms, electrical, plumbing, exterior hot tub installations, express water heater replacement and expert at waterproofing wet basements. 30 years' experience. Free estimates. For all your home improvement needs, please call Marc at 703-724-0772.

### INSTRUCTION - TUTORING

**NEED MATH HELP?** I am a Broadlands resident, I co-own, and co-teach the Turbo Tutoring SAT prep class (www.turbo-tutoring.com) and have 24 years tutoring experience helping students in: Math 8, Algebra 1, Geometry, Algebra 2, and SAT and ACT math sections, as well as the SSAT math test for private schools. Call Dan Harris at: 703-909-4438, or email me at: aplustestprep@verizon.net.

**A-1 FORMER LOUDOUN COUNTY MATH TEACHER:** Grades K to 12. Pre-algebra, Algebra (I & II), Geometry, Trigonometry, Pre-Calculus and Calculus. SAT prep and test taking strategies. Tutor at your home or Ashburn Library. Reasonable rates. Call Vincent Chu at 571-379-3074 or email vchu\_911@yahoo.com. Please visit: A1mathtutor.weebly.com. Visa, Master Card, Discover and Amex accepted.

### HEALTH/FITNESS/WELLNESS

**JOYOGA:** With much gratitude, I would like to thank this community for supporting joyoga. We are now in our second year and know that we would not be where we are without each one of you. Please look at our schedule in January to see new classes and times at www.joyoga.us or email me at joy@joyoga.us. For questions, call 703-850-8386.





## DECEMBER CLASSIFIEDS



**HANDYMAN SPECIALIST:** Broadlands resident since 1999 with a Class A License and insurance. Everything from those dreaded and never ending honey-do lists, to projects and much, much more. Including Roofing, Siding Installation/Repair and Gutter Cleaning. Free estimates. Please call Mike at P&M General Contracting, 703-862-0415. Mike.Rosario@verizon.net.

**LOONEY'S TILE & GROUT:** Local, Family-Owned Business. New tiled shower and floor installation. Re-tile entire bathrooms. Backsplashes. We also clean and seal grout and offer professional caulking. Call or email for a FREE estimate. Angie's List Super Service Award 2012, 2013 and 2014. Check out our website Looneystileandgrout.com and contact us at 703-687-4493.

### HOUSE CLEANING

**MARIA'S STAR CLEANING LLC:** Residential and commercial cleaning. Servicing the Washington metropolitan area for more than 20 years offering competitive rates and great references. Call for a free estimate 10:30am-4:30pm, Monday – Friday at 703-723-3850 or visit our website at [www.mariasstarcleaning.com](http://www.mariasstarcleaning.com).

### LAWN/LANDSCAPE SERVICES

**GREEN LEAF LANDSCAPING:** Grass cutting, planting, mulching, spring clean-up. This year offering tree services - edging/trimming. Power washing, gutter cleaning, trash hauling, aeration & seeding. FREE ESTIMATES. Contact: Vidal Melendez 571-484-1193, [melendezvidal@yahoo.com](mailto:melendezvidal@yahoo.com).

### MARKETPLACE

**RODAN+FIELDS:** Just imagine . . . If you'd partnered with the Doctors when they created ProActiv! If you want to have the best skin of your life or a life changing business opportunity, Contact Me! Cathy Bidwell, 808.277.4149, [catmiyasato@hotmail.com](mailto:catmiyasato@hotmail.com), [www.CathyBidwell.MyRandF.com](http://www.CathyBidwell.MyRandF.com)

**ORIGAMI OWL:** Living Locket + Charms = Your Story! Are you a teacher, runner, Mom, Grandma, Bride-to-be? We have hundreds of charms so that you can share your story in a living locket. Unique and sentimental gift idea! Contact Jen Curran, 908-294-8938, [www.jencurran.origamiowl.com](http://www.jencurran.origamiowl.com), [TheCharmedLockets@gmail.com](mailto:TheCharmedLockets@gmail.com).

**MARY KAY: Gift-giving greatness.** Generic gifts got you down? Well, wake up your inner gifting genius! I have gift ideas that are anything but blah. Gifts girls adore. Gifts guys gotta have. Any budget. Any occasion. Any time. I'm here to make your life easier! Just ask! Contact Deborah Leben 703-217-4583 [dleben@marykay.com](mailto:dleben@marykay.com) [www.marykay.com/DLeben](http://www.marykay.com/DLeben).

### PET SERVICES

**AROUND MIDNIGHT PET SERVICES, LLC:** Provides excellent care to the furry, feathered and finned members of your family. Midday walks, overnight companionship and in-home boarding. Caring for your pets the way you would if you were home for 10 years! Call today or visit our website. 703-726-9218, [www.aroundmidnight.net](http://www.aroundmidnight.net). Now hiring – join our team!

### PROFESSIONAL SERVICES

**AROUND THE CLOCK NOTARY, LLC:** is a mobile notary service. We travel to your home, office or a public location to notarize your documents. Why should you miss work or be confined to your bank's hours in order to have your important documents notarized? We can perform notarizations seven days a week at a time that is convenient for you. Call today 571-490-1688, [www.aroundtheclocknotary.com](http://www.aroundtheclocknotary.com).

**ASHBURN LAW OFFICE, PLC:** We are dedicated to serving clients' needs honestly, expeditiously and affordably in the areas of: Wills, prenuptial agreements, criminal expungements, traffic infractions, DUI/DWI, divorce, personal injury, landlord/tenant disputes, immigration and more. 44081 Pipeline Plaza #105 Ashburn, VA 20147. 703-986-3337, [Attorney@Ashburn-Law-Office.com](mailto:Attorney@Ashburn-Law-Office.com).



#### How to Place Classified Ads

Classified ads (limited to 40 words maximum) must be received with payment by the 5<sup>th</sup> of each month for the following month's issue.

**Please Note:** Advertisers in the Broadlands Newsletter are not endorsed by the Homeowner's Association, the Board of Directors or HOA Management.

#### Monthly Rates:

Resident Rates	Non- Resident Rates
Monthly - \$10.00	Monthly - \$20.00
Personal (For Sale) Ads \$0	

#### Payment and Ads:

Please email ads to: [scollins@broadlandshoa.com](mailto:scollins@broadlandshoa.com).

**Checks, credit cards or cash accepted.**

**Buy now online!**

**Make checks payable to  
"Broadlands Association".**

**No cancellations after the deadline.**

**Mail to or drop off payments at:**

Broadlands Association  
21907 Claiborne Parkway  
Broadlands, VA 20148

**For more information contact:**

**Advertising Manager:** Stassa Collins, (703) 729-9704, [scollins@broadlandshoa.com](mailto:scollins@broadlandshoa.com)

## ADVERTISING DIRECTORY

### DENTAL / ORTHODONTIA

Goose Creek Village Dental .....	30
Loudoun Dental Associates .....	22
Smilez Pediatric Dental Group.....	26
White Tree Dental .....	39
Wiger Orthodontics.....	32

### EDUCATION

BeanTree Pavilion (Kindergarten & Athletics).....	mid
Primrose School at Broadlands.....	40

### FINANCIAL SERVICES

Apple Federal Credit Union .....	32
Lori Christ, CPA LLC .....	34

### HEALTH

Cantwell Vision Therapy Centers .....	28
StoneSprings Hospital Center .....	mid

### HOME SERVICES

Aqua Clean Solutions .....	30
Augustine Roofing .....	2
Climatic Heating and Cooling, Inc.....	39
Gilbride Designs, LLC .....	26
GW Hastings Contracting.....	2
Kris' Painting Service, Inc.....	34
Larry Miller Window Cleaning and Power Washing.....	26
Modern Mechanical.....	mid
P&D Plumbing.....	34
P&M General Contracting .....	28
Picture Perfect Home Improvement .....	26
Zampello Paint Contractors, Inc. ....	28

### PETS

Caring Hands Animal Hospital.....	22
Stream Valley Veterinary Hospital.....	mid
Whole Pet .....	2
Wild Birds Unlimited.....	39

### REAL ESTATE

Bonnie Selker, Keller Williams .....	40
The Greg Wells Team, Re/Max .....	34

### RECREATION / INSTRUCTION

Potomac Swim School.....	26
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### RESTAURANT/CAFÉ/BAR

Blend Coffee Bar .....	30
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### RETAIL

Broadlands Marketplace .....	mid
Lamp Factory Outlet.....	2

## ADVERTISING and EDITORIAL INFORMATION

The Broadlands Community Newsletter is a monthly publication mailed to nearly 4000 homes and businesses in the Broadlands community. The newsletter editor reserves the right to reject any advertisement that is not in the best interest of the Broadlands Community or the Broadlands Association. **Advertising orders cannot be cancelled after the initial deadline.**

### ADVERTISING

Advertiser provides camera ready ad. Electronic format is required in PDF. Ads not sent in this format cannot be placed. Although every effort is made to provide a professional look to your ad, the association is not responsible for ad quality. A completed Insertion Order Form is required and is available at [broadlandshoa.org](http://broadlandshoa.org) on the newsletter page. **DEADLINE: Ad, payment and Insertion Order Form submissions are due the 1st day of the month prior to the issue. (Ex: Jan 1 for Feb's issue.)**

### MONTHLY PRICING

#### BLACK AND WHITE:

1/8 pg (3.625" W X 2.25" H) \$90 /\$75\*  
1/4 pg (3.625" W X 4.875" H) \$165 /\$140\*  
1/2 pg (7.5" W X 4.875" H) \$295 /\$270\*  
Full pg (8.5" W x 4.875" H) \$550/\$525\*

#### COLOR (INSIDE COVERS) LIMITED AVAILABILITY:

1/4 pg (3.625" W X 4.875" H) \$225 /\$210\*  
1/2 pg (7.5" W X 4.875" H) \$425 /\$405\*  
Full pg (8.5" W X 11" H) \$1050 /\$900\*

#### COLOR (OUTSIDE BACK COVER) LIMITED AVAILABILITY:

1/4 pg (3.625" W X 4.875" H) \$250/ \$240\*  
1/4 pg horizontal banner (8" W X 3" H) \$250 /\$240\*  
1/2 pg (8" W X 4.875" H) \$475/ \$455\*  
Full pg (8" W X 8" H) \$1050/ \$950\*

*\*Notes discounted price if 6 or more months are prepaid*

*Add 10% to base price above for preferred placement*

*Color space is limited, please inquire.*

### PAYMENTS (Due when Ad is submitted)

**Check Payments:** Please make payable and submit to Broadlands Association, Inc. ATTN: Newsletter Ads, 21907 Claiborne Parkway, Broadlands, VA 20148.

**Credit Card Payments:** Please stop by our office to pay in person or visit our website at <http://www.broadlandshoa.org/forresidents/newsletter/> and click on the "Buy Now" PayPal button. Be sure to include your contact information when checking out.

For more information or questions regarding advertising, contact Ad Manager Stassa Collins at [ads4broadlands@yahoo.com](mailto:ads4broadlands@yahoo.com) or 703-729-9704. **Note:** Advertisers in the Broadlands Newsletter *are not* endorsed by the Homeowner's Association, the Board of Directors or HOA Management.

### EDITORIAL

The deadline for editorial submissions is **noon on the 10th of the month**, or noon on the last business day before the 10th should it fall on a weekend or holiday. Editorial submissions should be emailed to [nihanainen@broadlandshoa.com](mailto:nihanainen@broadlandshoa.com). A message may be left for the editor at 703-729-9704.





# White Tree Dental

Chris K. Park DDS

- General Dentistry
- Implant Dentistry
- Oral Surgery (extraction)
- Advanced Cosmetic Dentistry
- Periodontics / Endodontics
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[www.whitetreedental.com](http://www.whitetreedental.com)

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one per person while supplies last.  
Offer expires 12/31/15.



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DULLES, VA

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neighbors soon!  
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Opening in early 2016

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The Leader in Early Education and Care®  
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sister school Primrose School of Ashburn, call  
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**Bonnie Selker**  
KELLER WILLIAMS

Call Bonnie to Sell Your Home Too!  
703.728.2292 or [bselker@KW.com](mailto:bselker@KW.com)

**NEW!**

Let's talk Real Estate!  
Meet me on Mondays 9-10 am  
at the **NEW** Blend Coffee Bar in  
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