



BROADLANDS



Our Neck of the Woods

Wishing You and Yours Happy Holidays!

- The Nature Center and HOA offices will close at noon on Friday, December 22nd and will remain closed through Tuesday, December 26th for Christmas
- Please see page 9 for the holiday trash, recycling and Christmas tree collection schedule
- The Nature Center and HOA Offices will be closed on Friday, December 29th for New Year's Eve (Observed)





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DECEMBER 2017



Features

Holiday Trash & Recycling Schedule.....	9
Chili Cookoff.....	9
2018 Budget Information.....	11
Story Corps Chocolate Sessions.....	16
Holiday Activities.....	18
Visit with Santa.....	insert
Holiday Decorating Contest.....	20
Holiday Craft.....	21
Snow Removal FAQ's.....	23
Stress & the Holidays.....	26
Avoid Becoming a Victim of Parcel Theft.....	30
LSCO Kicks Off Toy Drive.....	30
New Roof Contest.....	30

In Every Issue

December Calendar.....	4
BOD Meeting Reminder.....	5
GM Comments.....	5
Meeting Highlights.....	5
Modifications Info.....	6
Covenants Corner.....	7
Useful Numbers.....	8
Recipe Page.....	19
Helper's List.....	29
Clubs and Groups.....	31
Classifieds.....	32



December



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Nature Center Open 10:00am - 2:00pm Story Corps 5:00pm - NC
3	4	5	6 Holiday Decorating Contest registration forms due Holiday Craft- Pallet Signs 7:00pm - CC	7 Holiday Decorating Contest judging begins	8 Newsletter Submissions Due by Noon Visit with Santa 4:00pm - CH	9
10	11	12 Chanukah Begins BOD Meeting 6:00pm - CH	13 Modification Subcommittee Submissions Due 12:00pm - NC	14 Holiday Decorating Contest winners notified	15 Holiday Decorating Contest winners notified	16 Nature Center Open 10:00am - 2:00pm
17	18	19	20 Modification Subcommittee Meeting 7:00pm - NC Chanukah Ends	21	22 Nature Center and HOA Offices close at noon Christmas	23
24 31	25 Nature Center and HOA Offices closed for Christmas Trash and yard waste pickup resumes on Thursday 11/28	26 Nature Center and HOA Offices closed for Christmas	27	28	29 Nature Center and HOA Offices closed for New Years	30

Key: CH= Clubhouse; CC=Community Center; HP=Hillside Park; NC=Nature Center; SW=Southern Walk Pool

BROADLANDS COMMUNITY INFORMATION

BROADLANDS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, December 12th - 6:00pm

*The Clubhouse
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.*

BOARD MEETING HIGHLIGHTS

The following actions were taken by the Board of Directors at their meeting held on November 14, 2017

- Approved the amended minutes of October 10, 2017 meeting
- Upheld the Modifications Subcommittee decision and denied a garden bed enclosure
- Approved a TriTechnologies proposal to repave and rejuvenate the Nature Center, Stone House, and Community Center parking lots in 2018
- Denied two homeowners requests to remove landscape enhancements installed in a parking lot island
- Executed the Prime Time Tennis Contract
- Approved the NV Pools proposal for Community Center Pool wall rebuild
- Denied the NV Pools proposal for Community Center Pool enhancement to add a tanning deck
- Denied the NV Pools proposal for Community Center Pool enhancement to convert the baby pool to a leisure pool
- Tabled an HLS proposal to remove landscaping recommended by VDOT
- Approved a FitRepairsNVA fitness center equipment maintenance proposal
- Approved the NT Connections proposal to upgrade computers
- Approved Fairfax Paving & Concrete proposal to repair sidewalk trip hazards
- Approved the 2018 budget and assessments
- Discussed the proposed elementary school sites near Broadlands
- Discussed the Waxpool/Demott intersection and invited Supervisor Ron Meyer to host a Town Hall in Broadlands
- Reviewed the September financial statements
- Tabled proposals for fire lane painting until spring
- Directed management to update owners effected by the Belmont Ridge Road fence replacement on county progress
- Reviewed a request from SWHOA for site plans
- Assessed violation charges to an account for failure to submit an architectural application for a modification
- Directed management and legal counsel to pursue an owner via collections and request injunctive relief for a violation
- Praised staff communication and project management

Happy December, Broadlands!

We made it through another year and are staring down 2018, eager to get things started. Before we can get there, I'd like to recap some of the accomplishments of 2017. 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, Summer Celebration, Eggstravaganza, several pool parties, and an array Nature Programs including the ever popular potions classes
- Offered the 5th annual Halloween and Holiday decorating contests
- Rejuvenated all seventy-five (75) HOA owned roads
- Renovated the Community Center
- Refurbished the Stone House Tennis Courts
- Installed entry control equipment and security cameras for the Community and Nature Centers
- Resurfaced all tot lots and replaced the Bayard Terrace tot lot
- Developed a mobile app for better communication with residents
- Added new equipment to the Fitness Center
- Replaced several community building and amenity signs
- Improved the grounds by refurbishing landscaping beds, replacing trees, renovating turf areas
- Applied new whitecoat and tiles at Southern Walk pool

We look forward to a prosperous and productive 2018 and are eager to see what the new year brings.

Happy Holidays!

Sarah

Sarah Gerstein, CMCA, AMS, LSM, PCAM
General Manager

MODIFICATIONS & COMMUNITY INFORMATION

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 Wednesday before the meeting to the Secretary to the Modifications Subcommittee, Robin Crews. Submissions may be emailed to 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.

Please review these guidelines and the updated changes on our website. Visit broadlandshoa.org/for-residents/designguidelines/ 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 sent within one week of the meeting.

AN APPLICATION IS REQUIRED FOR EXTERIOR LIGHT FIXTURES AND STORM DOORS

Approval is required for any additional lighting fixtures or replacements that differ in style, size or color from the original builder installed fixtures.

According to the lighting design guidelines: “All exterior lighting fixtures on the same elevation of the house must be of similar style, size and color.” For example, front door fixtures, garage door fixtures including the pole light fixture must all match in style, size and color.

Please refer to the lighting design guidelines for more details and submission requirements: broadlandshoa.org/for-residents/design-guidelines/ and click on “032_Lighting” under the Type of Modifications section.

Approval is required for front and rear storm doors. Please refer to the door design guidelines for more details and submission requirements: broadlandshoa.org/for-residents/design-guidelines/ and click on “021_Doors” under the Type of Modifications section.

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. ***Beginning in August, the deadline for application submission requirements changed to noon on Wednesdays before the subcommittee meetings. This deadline change provides staff and subcommittee volunteers adequate time to process and review applications in advance of scheduled meetings.*** Please refer to the meeting dates and their submission requirement deadlines below:

Modifications Subcommittee Meetings Information

Submission Date	Meeting Date
Dec. 13th	Dec. 20th
Jan. 10th	Jan. 17th
Feb. 14th	Feb. 21st
Feb. 28th	March 7th
March 14th	March 21st
March 28th	April 4th
April 11th	April 18th
April 25th	May 2nd
May 9th	May 16th
May 30th	June 6th

COVENANTS CORNER

ARE YOU SELLING YOUR HOME?

By ensuring you have approved applications for all exterior changes or additions made on your property before listing your home, save yourself some stress. Walk around your home and look for any maintenance violations such as siding repair, exterior trim maintenance, fence/deck repair, any staining touch up, or roof repair. Refer to your property plat to locate your property lines because you may have accidentally placed something in the common area that will need to be removed before settlement.

When you sell your home you are required to request a resale disclosure package for the buyer. Once the request has been executed it notifies the HOA to come to your property to perform a resale inspection. The inspectors will look for any structures that have not been approved by the Modifications Subcommittee, structures that are not in compliance, and for maintenance violations. The results of the resale inspection are embedded in the resale disclosure package that is provided for the buyer. It is the owner's responsibility to rectify all violations found on the property before settlement of the home. If the violations are not rectified before settlement then, the new owner will be responsible.

There are submission procedures on the HOA website, broadlandshoa.org, to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

The Design Guidelines provide a framework to maintain design quality and encourage consistency throughout the community. If you have any questions about architectural modifications or questions about your resale inspection results, please contact Robin Crews, Secretary to the Modifications Subcommittee, at 703-729-9704 or rcrews@broadlandshoa.com.

WITH SINCERE THANKS

I want to take this opportunity to thank everyone in the Broadlands Community for their cooperation with lawn issues this summer. Though I could be somewhat of a pest with my lawn letters, you as a community, rose to the occasion and took the time to correct the lawn maintenance issues that I requested.

The Broadlands residents are to be commended for the work you have done on your properties-it shows in the natural beauty of our community!

Thanks again,
Suzan Rodano, Covenants Manager

LIGHT THE NIGHT

During the month of December, the covenants manager will focus on homes whose pole lights in their front yards are burned out. As winter rapidly approaches and the days get shorter, it is more important than ever to keep your exterior pole light functioning both for security and safety purposes.

Keeping these lights functional is the responsibility of the homeowner whether you own a single family, semi-attached or a town home. Should replacing the light bulb not resolve the problem, you may have a tripped circuit breaker in your home or you may need to replace the photoelectric cell. An electrician can help you. The HOA does not provide this service.

Keep your pole lights operational and keep your home and neighborhood safe.

If you have questions regarding this process or if you receive a compliance letter and are unable to correct in the time allotted, you may contact the covenants manager at covenants@broadlandshoa.com to request a reasonable extension to rectify the issue.

The Covenants Manager regularly canvasses our neighborhood to help preserve the property values for home ownership, to promote community harmony and to ensure the high standards of living that our residents have come to expect are maintained.

Throughout the year, the Covenants Manager routinely inspects homes for a variety of issues ranging from trash containers in open view, parking issues, architectural modifications, maintenance items and leftover holiday décor. In addition, certain seasons dictate the need to focus on particular inspections where violations may occur with high frequency.

IN CASE YOU NEED A HAND...

BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway
Broadlands, Virginia 20148

Main: 703-729-9704 Fax: 703-729-9733

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

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 Manager

Suzan Rodano • 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

President

Eric Bazerghi • eric@thehouse.net 571-207-6505

Vice President

David Baroody • dm.cmb@outlook.com 703-729-6785

Secretary/Treasurer

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

Directors

Heidi Eaton • 571-232-1830

Denise Harrover • 703-425-2600

Cliff Keirce • 703-729-7320

Tania Marceau • 571-331-4381

Todd Parsons • 703-936-9309

Joseph T. Wagner • 571-333-0821

COMMITTEES

Broadlands Live Concerts: Tammy Wells, Angela Rabena •

broadlandslive@broadlandshoa.com

Community Wildlife Habitat: Oya Simpson •

osimpson@broadlandsnaturally.org 703-725-8040*

Events: events@broadlandshoa.com

Swim Team: 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 Energy 866-366-4357

Fire Marshall 703-737-8600

Loudoun County Sheriff..... 703-777-1021

Loudoun Water (customer service) 571-291-7880

Loudoun Water (after hours)..... 571-291-7878

Poison Control 800-222-1222

State Police 703-771-2533

Washington Gas 703-750-1000

BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes)..... 1-703-753-5521

Snow Removal:

▶ VDOT Streets..... 703-383-8368

▶ HOA Streets 703-729-9704

Trash Pickup (Patriot Disposal) 1-703-257-7100

Southern Walk Association – OpenBand:

▶ Billing – Traci Tranquilli, FirstService Residential,

traci.tranquilli@fsresidential.com 703-385-1133

▶ Questions – swhoa.feedback@gmail.com

▶ 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

Animal Control Emergency/After Hrs 703-777-1021

Building Permits & Dev. 703-777-0220

County Landfill 703-771-5500

DMV (VA) 800-435-5137

DISH 888-959-5044

DirectTV 800-531-5000

Health Department..... 703-777-0234

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

StoneSprings Hospital Center 571-349-4000

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

BROADLANDS & COMMUNITY INFORMATION

HOLIDAY TRASH, RECYCLING AND CHRISTMAS TREE PICK UP SCHEDULE

Christmas Day: there will be no trash collection. Regular trash and recycling collection will resume on Thursday.

New Year's Day: there will be no trash collection. Regular trash and recycling collection will resume on Thursday.

Christmas Tree Collection: Christmas trees will be collected on Monday, January 8th and Monday, January 15th. All tinsel and decorations must be removed and trees should not be placed in plastic bags.

ADULT POTIONS CLASS

Requested by parents who have attended children's potions classes

Living in a region with severe stress? We present an Adult-Only Potions Class...

**Saturday, February 10th
2:00pm in the Nature Center**

We will cover:

- the vitamins and minerals needed (and which foods to eat) to support a high stress lifestyle.
- herbs and scents to stimulate "happy feelings"
- lotions, bath add-ins, and oils for perhaps the best Valentine's Day ever (take home potions)
- eat and drink some traditional aphrodisiacs

For questions and more information contact Naturalist, Erin Fairlight, naturalist@broadlandshoa.com.

PLAY OFF AND CHILI COOK OFF

Get your best chili recipes ready and join us for a friendly competition and football! Prizes awarded for 1st, 2nd and 3rd place winners!

Sunday, January 14th, 2018 Start Time: 15 minutes before kickoff at the Broadland's **Clubhouse, 43360 Rickenbacker Square**

Residents please bring your appetites and best chili recipes in crockpots. The HOA will provide all utensils, crackers, cheese, sour cream, and non-alcoholic beverages. This event is BYOB.

If you plan to enter the contest, you can sign up at broadlandshoa.org/events/chili/ starting December 1st. We must have minimum of five (5) chili entrants to hold the cook off. *Look in future newsletters for more information.*

This event is open to all Broadland's residents and their guests. And, again, it's BYOB!

CONNECT WITH BROADLANDS!

Download the **Broadlands Mobile App** to help you stay updated and informed on important community announcements and events.

Some of the exciting features included on the app are:

- 1) **Announcements** – stay current on important activities and events in the community
 - 2) **Notifications** – receive alerts related to the pool, community events, emergencies, trash and recycling and general announcements (you choose the alerts you wish to receive)
 - 3) **Calendar** – shows all the upcoming neighborhood events
 - 4) **Pool Pass** – allows you to add your pool pass to the app. Present it to the lifeguard and never worry about forgetting or losing your pool pass again!
- Parents: you can also add your kids' passes to the app**
To download the app, go to the Apple App Store or Google Play Store on your mobile device and search for "Broadlands HOA."

If you have any questions or comments about the app, please contact Dan Mattock of the Technology Committee at broadlandsapp@gmail.com

SUPPORT YOUR BROADLANDS LIVE! CONCERT SERIES BY VOLUNTEERING

The 15th season of Broadlands Live! is fast approaching. Jump on the volunteer train to make it happen! If you've enjoyed watching the shows over the years, please consider helping our committee out in 2018. Involvement can be as great or as small as your schedule allows-behind the scenes or day of event help is needed. Help acquire local sponsorship for event funding, order necessary supplies, coordinate services with local businesses and much more.

Please contact the committee by emailing: Broadlandslive@broadlandshoa.com.

BROADLANDS & COMMUNITY INFORMATION

PIRANHAS CSL Swim Team Registration



The 2017 summer swim season wrapped up in August, but it is not too early to start thinking about the 2018 summer swim season!

Come join the Broadlands CSL Piranhas for another fun-filled summer of swimming! The swim team is open to Broadlands residents and non-resident pool pass holders between the ages of 5 – 18. Our goal is to develop a love of swimming while teaching proper technique, and good sportsmanship, as well as team and neighborhood spirit. We offer excellent coaching, daily practice, and fun family activities throughout the season.

Below are the dates for CSL Swim Team registration for all groups. For those families who do not reside within the Broadlands HOA, please ensure that you purchase your an outside family membership **BEFORE** you register.

Registration dates:

- Returning families - 2/26/18
- New Broadlands Families - 3/12/18
- Non-HOA families (returning and new) (space permitting) - 4/9/18

Further information on schedules, meets, parents meeting, etc. will be provided closer to the start of the season.

JANUARY EVENTS COMMITTEE MEETING

Tuesday, January 16th
6:30pm at the Clubhouse
43360 Rickenbacker Square

Come join us as we kick off 2018 events! The Events Committee will be planning and organizing volunteer teams and event leads for our events in the upcoming year and have lots of spots to fill! Without sufficient volunteers for our events, they are not possible. Please give back to your community and join us.

The Committee is made up of a great group of volunteers who generously donate their time with creativity and enthusiasm to make our events happen. For more information, email events@broadlandshoa.com.

COMFORT CASES

Thank you to everyone who participated in the Comfort Cases donation drive!

We were able to pack 100+ comfort cases for children of all ages who are in the foster care system in the state of Virginia. The bags we packed will specifically be provided to foster care children in Loudoun County.



Kudos to Hillside & Mill Run Elementary Schools, Eagle Ridge Middle School, Open Arms Preschool, Briar Woods High School, BWHS FBLA Chapter members, and the residents of Broadlands and Ashburn for their outstanding amount of donations towards this cause. Special thanks to Elaine Espinola Keltz and Studio One Screen Printing & Embroidery for their support in spreading the word about our Comfort Cases donation drive. We had 59 volunteers come out to support this cause and over 30 of them were student volunteers! **WAY TO GO!**



BROADLANDS

Association, Inc.

Dear Homeowners,

In the following pages, please find the approved FY2018 Operating Budget for Broadlands Association, Inc. as approved during the November 14, 2017 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. **These efforts allowed the Board of Directors to approve a budget with no increase in the general assessment for homeowners. However, the Association has received a \$3.00 per unit per month increase in the grounds maintenance contract for homes that receive landscape services for their individual unit and has increased the monthly assessment accordingly for Courtyard Homes and Villa Townhomes. Prior to the January 1, 2018 payment deadline, please be certain to review your payment system to be sure it reflects the correct amount in order to avoid late fees.**

The Assessment Fees for 2018:

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.....	\$107.00 per month
Courtyard Homes.....	\$135.00 per month		

Assessment coupons will be mailed to all owners at the address on file with FirstService Residential. If you have not received your coupons by December 15, 2017, please contact Customer Care Call Center at 1-866-433-3187 or by email AR.DCMetro@fsresidential.com. If you participate in the ClickPay recurring payments (Auto Pay) through FirstService Residential, you will *NOT* receive a coupon booklet, and the 2018 assessments will be automatically deducted from your account.

Owners can make convenient and secure payments online through ClickPay. Payments can be made via e-Check (free) or Credit/Debit Card (fees apply) for a one-time payment or to set up automatic payments, eliminating a missed or late payment and the Association charging a late fee to your account.

To use ClickPay to pay assessments online or to sign up for automatic payments, please visit www.ClickPay.com/FirstService and create an account using the account number on the payment coupon. Please call 888.354.0135 (option 1) for assistance with ClickPay.

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 next monthly Board Meeting on December 12, 2017 at 6:00pm.

We look forward to providing continued great service to our residents in 2018. Best wishes for a wonderful holiday season and a prosperous New Year!

The 2017-2018 Board of Directors

Broadlands Association, Inc.

Broadlands Association, Inc. 2018 Approved 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	\$148,092
Class E (Multi-Family Rental) Assessments	\$241,360
Villa Home Assessments	\$5,616
Condominium Assessments	\$52,416
Interest	\$78,479
Miscellaneous	\$7,500
Newsletter Advertising	\$90,000
Recreation Income	\$90,750
Community Center Rental	\$19,200
Violation and Mowing Fees	\$1,900
Nature Center Activity Fee Income	\$8,500
Late/Demand Fees	\$25,800
Legal Fee Reimbursement	\$6,000
Resale Packet /PUD Questionnaire Fees	\$22,440
Members' Equity	\$116,347
GRAND TOTAL INCOME	<u>\$3,987,036</u>

COMMON EXPENSES

Administrative

Financial Management Contract	\$75,000
Collection Costs	\$18,000
Insurance Policy	\$41,988
Audit/Tax Return Preparation	\$8,650
Federal Income Taxes	\$7,300
State Income Taxes	\$3,100
Legal Fees General	\$4,000
Legal Fees Collection Activity	\$24,000
Printing & Copying	\$7,200
Postage & Delivery	\$10,400
Office Supplies/Equipment/Furniture	\$9,000
Computer Maintenance	\$19,810
Violations Architectural Software/Phone	\$6,000
Copier & Postage Machine Lease	\$6,400
Coupons	\$7,350
Bad Debt	\$5,000

Board Meeting Minutes	\$2,600
Miscellaneous Administrative	\$8,630
Vehicle Expenses	\$2,149
Mobile App	\$2,000
Voting Software	\$6,000

Total Administrative Expenses	\$274,577
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Committees and Community Programs

Events Committee	\$50,000
Broadlands Live Concert Series	\$20,000
Newsletter Printing, Mailing, Software	\$97,450
Modification Subcommittee	\$3,200
Board Expenses	\$9,170
Security Service	\$37,650
Technology Committee	\$5,500
Habitat Committee	\$3,203
Community Outreach	\$9,000
Animal Care	\$7,300
Nature Center Activities	\$10,000

Total Committee and Community Programs	\$252,473
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Personnel

Salaries	\$405,610
Newsletter Preparation	\$41,888
Payroll Taxes	\$34,905
Employee Insurance	\$10,340
Retirement Program	\$12,745
Staff Membership Fees, Education & Training	\$9,284
Mileage/Cell Reimbursement	\$1,020
Payroll Processing Fee	\$3,210

Total Personnel	\$519,002
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TOTAL ADMIN, PROGRAMS & PERSONNEL	<u>\$1,046,052</u>
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OPERATING EXPENSES

Community Buildings

Community Center Gas	\$1,800
Community Center Electric	\$2,700
Community Center Water & Sewer	\$600
Community Center Cable	\$2,220
Community Center Cleaning	\$8,970
Community Center Maintenance & Repair	\$4,000

Community Center Snow Plowing & Sidewalk Clearing	\$6,000
Security Cameras	\$2,160
Nature Center Phones	\$7,560
Nature Center Internet Service	\$1,620
Nature Center Repairs & Maintenance	\$6,000
Nature Center Cleaning	\$8,100
Nature Center Security, Monitoring, Fire Alarm Maint, Extinguishers	\$2,582
Nature Center Gas	\$3,100
Nature Center Electricity	\$10,500
Nature Center Water & Sewer	\$1,000
Nature Center Snow Plowing & Sidewalk Cleaning	\$5,000
Nature Center Improvements	\$7,200
Clubhouse Gas	\$800
Clubhouse Electric	\$3,000
Clubhouse Cable/Phone	\$3,840
Clubhouse Water & Sewer	\$500
Clubhouse Cleaning	\$6,720
Clubhouse Heating & A/C Maintenance	\$1,000
Clubhouse Maintenance & Repair	\$2,000
Clubhouse Snow Plowing & Sidewalk Clearing	\$3,500
Clubhouse Fire /Sprinkler Alarm System Monitoring and Inspection	\$2,335

Total Community Buildings	\$104,807
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Common Area

Grounds Maintenance Common Area Contract	\$457,668
Grounds Maintenance Common Area Non Contract	\$115,000
Watering Services	\$40,000
Sidewalk/Trail/Stone House Snow Clearing	\$30,000
Common Area Electricity	\$35,000
Lighting Maintenance	\$72,650
Tree Pruning & Removal	\$120,000
Mutt Mitt Supplies & Installation	\$13,520
Pond Maintenance	\$25,000
Pond Electricity	\$1,800
General Maintenance/Casual Labor	\$14,000
Common Area Reserves	\$430,204

Total Common Area	\$1,354,843
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Recreation

Pool Management	\$202,000
Pool Electricity	\$19,000
Pool Water & Sewer	\$16,000
Pool Phones/Internet	\$3,440

Pool Supplies & Chemicals	\$6,000
Pool Fire Sprinkler System Maintenance & Repair	\$3,890
Pool and Fitness Cards/Passes	\$4,080
Fitness Equipment Service	\$8,196
Pool Parties	\$3,400
Pool Repair	\$35,000
Bridge/Tot Lot/Multi Purpose Court Repair & Maintenance	\$20,300
Tennis Court Repair & Maintenance	\$4,153
Total Recreation	\$325,459
TOTAL OPERATING EXPENSES	<u>\$1,785,109</u>
GRAND TOTAL COMMON EXPENSES	<u>\$2,831,161</u>
<u>LIMITED COMMON AREA EXPENSES</u>	
<u>Townhouse Expense</u>	
Townhouse Trash Removal	\$196,473
Townhouse Grounds Maintenance	\$122,200
Townhouse Snow Plowing	\$33,845
Townhouse Reserves	\$127,038
Sub-Total	\$479,556
<u>Single Family Detached Expense</u>	
Single Family Trash Removal	\$438,023
<u>Single Family Private Street Expense</u>	
Single Family Private Streets Snow Plowing	\$22,017
Single Family Private Street Reserves	\$62,571
Sub-Total	\$84,588
<u>Courtyard Home Expense</u>	
Courtyard Homes Grounds Maintenance	\$148,092
<u>Villa Home Expense</u>	
Villa Homes Grounds Maintenance	\$5,616
<u>GRAND TOTAL LIMITED COMMON AREA EXPENSES</u>	<u>\$1,155,875</u>
GRAND TOTAL ALL EXPENSES	<u>\$3,987,036</u>
GRAND TOTAL INCOME	<u>\$3,987,036</u>
NET INCOME (LOSS)	<u>\$0</u>



StoryCorps Hot Chocolate Sessions

Saturday, December 2, 5pm-8pm

*The Best Present Ever...Record Memories of a Loved One
(and have it archived in the Library of Congress as part of the folk history of the USA)*

StoryCorps gives people of all backgrounds, typically two at a time, the opportunity to record meaningful conversations and archives the recordings at the Library of Congress. Often these are grandchildren interviewing their grandparents, siblings skipping down memory lane or remembering a lost family member and their life well-lived, friends laughing about the old times, or neighbors interviewing one another. You invite a loved one, or anyone else you choose, to one of the StoryCorps recording sites. If you choose to publish your recording to the StoryCorps platform, you will make it public to the world and have the opportunity to share it with your family, friends and community. Publishing to Storycorps will also result in your story being archived with the American Folklife Center at the United States Library of Congress. Please note that you always have the choice to keep an interview private by choosing not to upload it to StoryCorps.

Register for a 30-minute slots. We provide the hot chocolate, some sample questions to get you started, and a quiet room to record. You provide the memories. Free for all ages.



So come to the Nature Center on Saturday December 2nd and make the best gift possible for the approaching holiday season: the gift of sharing humanity's stories to build connections between people while showing that someone else matters.

Register at: broadlandshoa.org/events/storycorps



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7/10-8/10

	List Price	Sold Price	Subsidy	DOM
Townhomes				
21511 Welby Ter	\$359,900	\$352,500	\$5,000	60
21923 Swivel Bay Ter	\$469,900	\$468,500	\$9,500	33
22028 Gardenwall Ter	\$469,999	\$469,999	\$4,500	11
43127 Royal Fern Ter	\$489,999	\$490,000	\$6,500	9
21573 Bankborn Ter	\$399,000	\$405,000	\$0	6
21935 Windy Oaks Sq	\$484,000	\$484,000	\$0	20
43292 Novi Ter	\$459,000	\$457,000	\$6,000	13
43075 Hunters Green Sq	\$449,900	\$450,000	\$0	12
43144 Huntsman Sq	\$373,000	\$379,000	\$1,250	4
43087 Autumnwood Sq	\$390,000	\$390,000	\$0	0
21941 Bramblecreek Ter	\$435,000	\$440,000	\$5,000	5
Single Family Homes				
42857 Vestals Gap Dr	\$699,900	\$695,000	\$1,000	54
21181 Sundial Ct	\$555,000	\$555,000	\$5,000	84
1500 Thornhill Pl	\$664,999	\$676,000	\$5,000	14
42926 Park Brooke Ct	\$530,000	\$530,000	\$0	57
21404 Glebe View Dr	\$749,900	\$722,000	\$0	42
21358 Gentle Heights Ct	\$734,900	\$735,000	\$1,000	31
22074 Avonworth Sq	\$499,950	\$492,000	\$0	20
43284 Tumblecreek Ter	\$544,900	\$535,000	\$5,000	43
21599 Goodwin Ct	\$625,000	\$618,000	\$3,000	43
21574 Merion St	\$560,000	\$560,000	\$0	3
21505 Glebe View Dr	\$765,000	\$757,500	\$0	122
43305 Monticami Pl	\$470,000	\$473,000	\$1,000	3
43366 Fullerton St	\$535,000	\$535,000	\$1,1310	4
43318 Columbus St	\$615,000	\$607,000	\$0	13
42879 Autumn Harvest Ct	\$650,000	\$655,000	\$0	2
42951 Sundance Sq	\$589,900	\$559,000	\$0	109

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Holiday Events Around Town...

CHRISTMAS TREE AND MENORAH LIGHTING
December 1, 6:00 PM, Town Green, Leesburg,
Search Holidays in Leesburg at Leesburgva.gov

CHRISTMAS IN MIDDLEBURG
December 1 – December 3, The Town of
Middleburg, Christmasinmiddleburg.org

OATLANDS HISTORIC HOUSE AND GARDENS
December 1-30, Holiday events at various times.
Leesburg, Oatlands.org/Christmas

**HOLIDAY FINE ARTS AND CRAFTS SHOW AT
IDA LEE RECREATION CENTER**
December 2, 9:00 AM – 4:00 PM and December 3,
10:00 AM – 4:00 PM, Leesburg, Search Holidays in
Leesburg at Leesburgva.gov

LOVETTSVILLE CHRISTKINDLMARKT
December 2 – December 3, Lovettsville Game
Protective Association Hall,
lovettsvillegameclub.com

5TH ANNUAL TREE LIGHTING
December 2, 5:00 PM – 7:00 PM, On the Plaza at
One Loudoun, oneloudoun.com/event/5th-annual-tree-lighting

BREAKFAST WITH SANTA
December 2, 8:30 AM – 11:30 AM, West Belmont
Place at The National, Leesburg,
westbelmontplace.com/ourevent/santabreakfast/

ANNUAL CHRISTMAS AND HOLIDAY PARADE
December 9, 6:00 PM, Leesburg, Search Holidays
in Leesburg at Leesburgva.gov

JINGLE JAM CONCERTS
December 9, 11:30 AM (Junior Jam), 2:30 PM and
8:30 PM, Leesburg, Search Holidays in Leesburg at
Leesburgva.gov

SOUNDS OF CHRISTMAS DOWNTOWN
December 9 & 16, 12:00 PM – 3:00 PM, Leesburg,
Search Holidays in Leesburg at Leesburgva.gov

**BRUNCH WITH SANTA AND HOLIDAY FUN
EVENTS**
December 17, 11:00 AM – 3:00 AM, Lansdowne
Resort and Spa, Leesburg, eventbrite.com/e/brunch-with-santa-and-holiday-fun-events-tickets-39195905007

ROCKIN' WITH RUDOLPH AND FRIENDS!
December 15, 6:30 PM – 8:00 PM, Ida Lee,
Leesburg, Search Holidays in Leesburg at
Leesburgva.gov



MARK YOUR CALENDARS

Santa's Coming to Broadlands!

*Please Join us For Broadlands HOA's
Annual Visit With Santa*

Friday, December 8th

4:00pm - 8:00pm

*Due to the growing popularity of this event, the event has been extended
and Santa will begin seeing guests an hour earlier this year!*

at the Broadlands Clubhouse

43360 Rickenbacker Square

(Off of Waxpool Road just east of the Greenway)

*Light refreshments and musical performances by
Broadlands Community students including:*

Hillside Elementary School Chorus

Mill Run Elementary School Chorus

*We will have a TOYS FOR TOTS box to collect new,
unwrapped toy donations.*

*Each 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

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vanderbiezen@verizon.net

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Give the Gift of Bread for the Holiday

MOLTEN CHOCOLATE PUMPKIN STREUSEL BREAD

Molten Chocolate:

5 ounces semi-sweet chocolate
2 tablespoons unsalted butter
1/4 teaspoon salt
1 egg
2 tablespoon granulated sugar

Bread:

1 cup pure pumpkin puree
1/2 cup canola oil
2 eggs
1 tablespoon molasses
2 teaspoons vanilla extract
1/4 cup strong black coffee + 1/4 cup buttermilk if needed
1 1/2 cups white whole wheat or whole wheat pastry flour
3/4 cup brown sugar
1 teaspoon baking soda
1/2 teaspoon salt
2 1/2 teaspoons pumpkin pie spice (or 1t cinnamon 1/2t nutmeg, 1/2t ginger, 1/2t all-spice)

Streusel:

6 tablespoons salted butter softened
3/4 cup brown sugar
1/3 cup whole wheat flour
1 cup roughly chopped pecans
1/2 cup old fashioned oatmeal
1 teaspoon cinnamon

Molten Chocolate Filling: Add the chocolate and butter to a small microwave safe bowl and microwave on 30 second intervals, stirring after each until melted and smooth for about a minute. In a separate bowl, whisk together egg and sugar until very pale in color, about 3 minutes. Stir the melted chocolate into the egg mixture along with salt and place chocolate in the fridge while you prepare the bread.

Bread: Preheat the oven to 350 degrees F. Spray a 9x5 loaf pan thoroughly with nonstick spray.

Whisk together the pumpkin puree, canola oil, eggs, molasses, vanilla, and coffee in a medium size mixing bowl until smooth. Fold in the whole wheat flour, brown sugar, baking soda, salt and pumpkin pie spice until just combined. If the dough seems too dry, stir in the buttermilk. Pour the mixture into the prepared greased bread pan.

Streusel: Add the brown sugar, whole wheat flour, pecans, oatmeal and cinnamon to a mixing bowl. Add the softened butter and, using your hands, work the butter into the dry ingredients until everything is moist. Set aside. Now grab the molten chocolate from the fridge, it should be slightly stiff. Using a spoon, push the pumpkin bread dough from the middle of the loaf pan to the sides to create a little pocket for the chocolate. It will want to sink back in, but just do your best. Spoon the chocolate into the middle of the bread, creating a row of chocolate right down the center of the loaf. Using a spatula, carefully lift the pumpkin dough that is on the side of the chocolate up and over the chocolate to enclose the molten layer. Once the chocolate is enclosed, spread the streusel over top of the bread dough. Bake for 50-55 minutes or until the top is lightly golden. Remove from the oven and let sit 5-10 minutes, then invert the bread out onto a clean surface. Sprinkle with powdered sugar if desired. Halfbakedharvest.com



BANANA BREAD WITH GINGER AND CHOCOLATE CHIPS

6 Tbsp. unsalted butter
2 cups unbleached all-purpose flour
3/4 cup sugar
3/4 tsp baking soda
1/2 tsp salt
3/4 cup semisweet chocolate chips
1/3 cup crystallized ginger finely chopped
2 large eggs
1 1/2 cups banana (about 3 ripe, mashed)
1/4 cup well-stirred whole-milk plain yogurt (not low fat or nonfat)
1 tsp vanilla extract



Set a rack in the center of the oven, and preheat the oven to 350F. Grease a standard-sized (about 9x5) loaf pan with cooking spray or butter. In a small bowl, microwave the butter until just melted. Set aside to cool slightly. In a large bowl, whisk together the flour, sugar, baking soda, and salt. Add the chocolate chips and crystallized ginger and whisk well to combine. Set aside. In a medium bowl, lightly beat the eggs with a fork. Add the mashed banana, yogurt, melted butter, and vanilla and stir to mix well. Pour the banana mixture into the dry ingredients, and stir gently with a rubber spatula, scraping down the sides as needed, until just combined with thick and lumpy batter, but no unincorporated flour. Scrape the batter into the prepared pan, and smooth the top. Bake until the loaf is a deep shade of golden brown and a toothpick inserted into the center comes out clean, 50 minutes to 1 hour. If the loaf seems to be browning too quickly, tent with aluminum foil. Cool the loaf in the pan on a wire rack for 5 minutes. Besthealthmag.ca



Broadlands Holiday Home Decorating Contest

Decorate your home to be the brightest in Broadlands!

Judging will take place during the evenings of December 7th-13th.
Winning entries will be listed in the Broadlands Newsletter and website.



Categories will be determined during judging with awards generated as appropriate.

Holiday Home Decorating Entry Form

Entry deadline: December 6th at 5:00pm

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Entry forms must be turned into

Broadlands HOA Offices & Nature Center **or**
21907 Claiborne Parkway
Broadlands, VA 201488

submitted online at:
broadlandshoa.org
no later than 5:00pm on
December 6th.



Contest Rules

- Contest is free to enter and is open to homes located within Broadlands Association only
- 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 1st so that the community may view and enjoy them.
- Judging will take place during December 7th-13th from dusk until 9:00pm. Please have your decorations turned on by 5:00pm.
- Winners will be notified on December 14th & 15th, 2017.
- Judges' decisions are final.

CRAFT NIGHT AT THE COMMUNITY CENTER HANDMADE HOLIDAY PALLET SIGNS

Come out to this event and bring out the artist in you and enjoy an evening creating a handmade pallet sign! Each participant will create a gorgeous handmade 12"X12" ready to hang sign.

Wednesday, December 6th, 2017

7:00pm-9:30pm at the Community Center

\$15.00 per participant, no refunds

**This event is limited to Broadlands residents
and their guests ages 14 years and up**

Broadlands resident Holly Scott will instruct the class and provide all materials and equipment to make this holiday craft. Using stencils, paint and vinyl, she will demonstrate the techniques used. Your choice of one of three designs show below: Winter Wonderland, Merry Christmas or Happy Holidays. Choose your design upon registering.

This class is limited to 20 participants.

To sign up visit: broadlandshoa.org/events/craftsigns.

Registration deadline is December 2nd





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SNOW REMOVAL FAQ'S

In order to help assist residents with snow removal questions, the Board and Management have prepared the following Frequently Asked Questions. Please contact the HOA office if you have further questions. A list of streets and ownership can be found online at broadlandshoa.org/snow-3.

1. *Why are some roads plowed by VDOT and some by the HOA?*

The HOA owns and maintains some roads (75 to be exact) within Broadlands, but many roads are public. The public roads belong to the county and are plowed by VDOT. Taxes pay for VDOT to plow, so residents living on public roads need to contact VDOT directly if they feel they are not receiving adequate service. Residents living on private HOA owned streets pay an additional assessment to the HOA to fund private road maintenance, which includes snow and ice services. Residents on VDOT streets do not pay the HOA the additional assessments for private road maintenance.

2. *Can VDOT plow the HOA owned road?*

The HOA would gladly turn all of the private roads over to them. Unfortunately, the county has very specific requirements for roads – such as minimum widths – and VDOT will not accept roads that do not meet their requirements. The HOA does not choose which roads it owns. This is determined when the developer submits the plan to the county - long before construction ever began.

3. *Why are some streets plowed sooner than others?*

The crews are assigned maps by their leader. They work on their assigned streets until they are done. With 75 private streets, some roads will be treated first and some will be done last because the plows cannot be on every street at the same time. The crews normally address the main roads first and then work into the secondary roads. You might see a plow drive past your street without stopping. They may be assigned somewhere else, there may be a vehicle blocking access, too many vehicles parked in the way to get the equipment in safely in, or there may be too much snow for their equipment to handle. In blizzard-type storms, snow drifts presents additional challenges - previously cleared roads can become snow-covered again, pulling crews back for additional passes. Whatever the reason, crews will be work to clear your road as quickly and safely as possible.

4. *Why don't the plows clear the road down to bare pavement?*

Vehicles driving on snow compact it down, making it more difficult for the plow blade to clear the surface to the pavement – one reason the government, media, and HOA encourage residents to stay home and off the streets during inclement weather. The HOA does not generally use chemicals in subdivisions. Residents should expect streets to have some compacted snow and ice for a few days, until temperatures allow for melting. Crews will treat certain areas with ice-melt e.g. certain hills and intersections, curved roadways, etc. where additional traction is needed to allow safe passage. But thaw/freeze cycles may cause these areas to become covered again. Keep in mind that high winds may cause drifting in some areas - a street may have been plowed only to later be covered again by blowing snow. It can also be difficult for plow blades to scrape down to black pavement, depending on the current conditions (how dry/wet the snow is, how fast it is coming down, how hard the wind is blowing, etc.)

5. *Why don't the plows clear the entire width of the street, from curb to curb?*

Plows are often a misunderstood piece of equipment. If you've ever driven a full sized pickup on a crowded street like many of the ones in our community, which can be a challenge on its own, consider what it's like to add a plow blade sticking 4 feet out in front of your vehicle. Even a "small" plow truck can be in excess of 22' long. Operating a large vehicle, manipulating a plow blade from side to side and up and down, and frequently shifting gears is pretty challenging.

SNOW REMOVAL FAQ'S

Plow blades can push snow off to the side, but they cannot pick it up. When significant accumulation occurs, the drivers will do everything possible to clear the widest lanes, but they may not be curb to curb. Bear in mind that these trucks can slide on ice and snow covered roads too, so plow drivers exercise extreme caution near parked vehicles, causing owners to have to shovel more to get vehicles out to the road. The contractor widens the roads as much as reasonably possible, but in some of the densely populated areas, there is nowhere to push the snow during extremely high snow fall events. Please park your vehicles off the roads and off to the sides of parking lots whenever possible. Abandoned vehicles can also add to the issue.

6. *Why can't we use reserves to pay the snow removal bills?*

Reserve funds are required to be held for future repairs and replacements of community property and cannot be used for snow removal. Those funds are on hold in reserve to pay for major expenses such as resurfacing HOA roads, re-roofing the community center or replacing pool machinery, not for operating expenses.

7. *Why are the fees for HOA owned streets higher than for residents on VDOT streets? How much of the monthly assessment goes to snow plowing?*

For 2017, the budget for snow removal for townhomes is \$54,320. That's \$44.46 per townhome per year (or \$3.74 per month for each of the 1,211 townhomes in the Association). The budget for snow removal for Single Family homes on private streets (SFPS) is \$24,711. That's \$66.61 per SFPS home per year (or \$5.55 per month for each of the 371 SFPS in the Association). The balance of the monthly assessment is for private road maintenance for the repair and repaving of those roads, aprons, curb and gutter, and sidewalks.

8. *Why don't we budget more for snow removal and increase service?*

It's impossible to predict the weather months (or even days) in advance, and snow is a huge variable from year to year. When formulating the budget, the Board uses an average cost of snow removal for past years. Inflated amounts can lead to unnecessary increases in assessments, or a surplus of income in the budget. The Association is required to maintain a balanced budget. The Board makes every effort to keep assessments stable while keeping services as high as possible.

9. *How does our snow contract work?*

The Association's contract is "time and materials" and is at a fair and reasonable cost for these services in our area. Each snow event is different and unpredictable, but we are billed only for the time the contractor worked. The Association is fortunate to have a contractor that is solely dedicated to Broadlands and willing to work around the clock. Many associations have crews that are assigned to multiple properties, and their community may not be a priority for that contractor. If you've ever driven down Demott Drive, you've probably seen some of the equipment stored in the Summerbrooke pool parking lot. All of this equipment is stored on site all winter and is dedicated to Broadlands. Additional equipment that is utilized by the contractor for other jobs year round is brought for snow events in order to fully support our needs.

10. *How do we know we are receiving the best and most qualified plowing service?*

Signature Snow and Ice Control (SSIC) has been providing snow plowing services in Broadlands for nearly 20 years. Their rates are extremely competitive and they are familiar with the most efficient and productive ways to plow our streets. They routinely provide Broadlands with several plow trucks, a tractor, and crews dedicated to clearing our roads and sidewalks as quickly as possible. Additional equipment is brought in as conditions warrant.

11. *Do crews take breaks? How long do they work between breaks?*

Many of the drivers work long hours during winter weather events - often 24 to 36 hours at a time without the opportunity to go home and sleep in a real bed. The goal during heavy storms is for each driver to have a 6 hour break every 24 hours. Sometimes they need breaks more often in order to nap, eat, use the restroom, or touch base with loved ones. It's understandable and recommended that they would take a break once in a while in order to reenergize and safely continue their work. They work day and night, driving slippery roads, dodging parked cars

SNOW REMOVAL FAQ'S

and avoiding hazards to clear the roads. All so that emergency responders can reach residents in the event of a life threatening emergency.

12. Can the plows push the snow in such a way as to avoid blocking my driveway?

A plow blade is designed to push snow to the side; it will not pick it up and deposit it elsewhere. As the plow moves along the road, snow is piled up along the side whether that side has a curb, a driveway, or a guardrail. In order to clear a lane quickly, the plows will push snow off to the sides. It can be very frustrating to dig out the driveway only to have the plow leave a new pile. VDOT recommends digging out an area 10 to 15 feet to the right of your driveway (viewed from the street), giving the excess snow a place to go, which may help to minimize the plow pile at the end of your driveway. Obviously this is difficult to do in some of the densely populated areas where driveways are side by side.

13. Who is responsible for clearing around the fire hydrants?

On HOA owned streets, our contractor marks all of the hydrants using wooden stakes with blue tape on them. This way they can return after the snow subsided and the roads are clear to dig them out to make them accessible for fire trucks. On VDOT streets, it is the residents' responsibility to mark and dig out the hydrants.

14. Where should I put the snow from my driveway/sidewalk/parking space if not in the street?

The HOA and VDOT ask that you do everything possible to avoid shoveling snow into the street as it creates road blocks for your neighbors and adds to the snow volume that the plows have to move out of the way. Try to pile the snow in your yard or find some common area open space (turf, not roadway) to place the snow.

15. Why does the HOA mark the main roads with the orange snow stakes? Why doesn't it mark the private roads?

A few years ago, the HOA invested in the snow markers in order to identify the edges of the roads on the main roads (Claiborne/Waxpool/Truro Parish/Broadlands Blvd). Although these are VDOT roads, the association has an easement to maintain the turf on the medians and right of ways on these roads. Therefore, the HOA has to pay for turf repairs when they happen. These stakes assist the plows for two reasons. For one thing, the equipment that keeps these main roads clear are larger commercial grade trucks that sit several feet higher off the ground than a regular pickup truck. That makes it that much harder to see the edges of the road. Additionally, when VDOT installed the curb on these roads, they rounded the edges in order to save concrete. This does not define the edge of the road in the same way that a square concrete curb does, and it's much easier for the plows to jump the curb and shave off large sections of turf in doing so. On the HOA roads, the plow equipment is generally smaller so the drivers can see a bit easier. Also, most, if not all of the HOA roads have square curbs, making it slightly harder for the plow to jump the curb and damage the turf. While the HOA has observed turf damage on main roads following storms, the damage is significantly lower than it would be had the stakes been absent. The stakes typically get installed in November before the ground freezes, so they can be driven deep enough to be stable. They do occasionally get broken, stolen, or vandalized, and are reinstalled or replaced as necessary.



ABOUT YOUR WELLNESS

Stress and the Holidays

By, Crystal Wasilausky, Holistic Health Coach

fuelforyourbelly.com, beautycounter.com/crystalwasilausky

Why is it that every year the holidays are suddenly here, and it instantly puts us in a crazy panic mode! I am definitely guilty of counting down the weeks until Christmas and trying to frantically fit in all of our holiday activities, shopping, and parties. Most of us can't imagine fitting in one more thing, because adding anything new would be too stressful. I used to get a lot of anxiety this time of year. It would bring me into a state of mind where I just wanted the holiday season to be over, and missed out on a time of the year that can be really special if we allow it. One thing I have done over the past few years that is so important is practicing self-care by doing little things each day that help us cope with stress. I have learned when I do at least one thing a day for myself, I am more present to enjoy the experiences with the people I care about.

There are two types of stress: positive and negative. The positive stress is when we get excited over something like a new job or getting engaged. Stress is also built into our body for survival, known as a "flight or fight" signal, your instinct to react to danger. Your body's health response is perfectly normal if reacting to an emergency, but if we're in a constant state of stress, over time it can cause us to burn out especially during the holiday season. Our adrenal glands are our first line of defense when we release adrenaline into our blood stream which increases our blood pressure. Too much stress exhausts our adrenal glands and weakens our immune system. When you live in a constant state of stress, your body builds up a resistance to coexist with different stressors. This causes a lower immune system and we become more susceptible to illnesses. It makes sense that the most stressful time of the year is when we get sick. Other stress related ailments are lack of sleep, high blood pressure, fat storage, depression, and gut related issues. In order to stay in a healthy state we need to move from a "flight or fight" to a "rest and digest" state.

While we are running around in panic mode, and constantly worrying about everything that needs to be done, we are disrupting our natural balance of being in the best state of health that we can be in. That is why self-care is so important, it allows us to take time out, breathe, and do something we enjoy doing. Here are a few things I have found helpful when trying to de-stress.

1. Exercise - many studies tell us just 30 minutes a day of some type of movement you

enjoy reduces stress, increases energy, and even helps us sleep better. If I have a busy week ahead I always plan when to get my workout in because it makes a significant difference in my overall mood.

2. Nutrition - I feel that when we use the holidays as an excuse to constantly over indulge it causes more stress on our bodies and causes us to get sick. Definitely treat yourself, but keeping to a diet full of seasonal whole foods and lots of greens will keep us feeling our best during the holidays. Everything in moderation, but I have found it more satisfying to cook my favorite holiday foods without the highly processed refined flour, sugars, and hydrogenated oils. I know these foods make me feel sick, so instead I love to cook healthier versions of the "traditional" holiday favorites. My pumpkin pie might be sweetened with dates or maple syrup and organic pumpkin.
3. Keep my immune system up - I take a good quality multi-vitamin daily as well as Vitamin D daily. I make sure eat plenty of greens. In the winter I have trouble eating a cold salad so I often sauté my greens or make a blended vegetable soup to snack on. If you are traveling, pack a good quality green powder and protein powder. Elderberry and oregano are 2 of my favorite herbs I take to keep my immune system running. If I have a bad cold I often put a couple drops of oregano oil in a capsule and swallow it. There is nothing more stressful than being sick when you have a full schedule to attend to.
4. Keep Organized - When I plan out my month and put everything I need to do into my calendar it reduces my stress level. Because I can visually see it, I know exactly where I can plan around if there is room to add more. But, if you look at your calendar and realize adding anything more will put you over the edge, don't be afraid to say no.
5. Sleep - I know this one always creeps in but is an important part of our overall health and well-being. This is also one that I have to mindfully work towards on a daily basis. I tend to feel like I don't have time to stop or rest during the day, and the evenings after the kids go to bed I am guilty of staying up late getting things done. But I also know how amazing I feel after a full night of sleep.

Hopefully I have helped you be a little more mindful and less stressed when thinking about the holidays. If making treats puts you in a

better mood like it does me, here is one of my favorite desserts to make during the holidays.

No-Bake Pumpkin Tarts (Vegan, Paleo)

Adapted from www.Detoxinista.com

Recipe makes four 4-inch tarts or 8 mini tarts in cupcake/muffin molds. To make a large 9" pie, double the recipe.

Ingredients:

For the crust:

- 1 cup walnuts (can sub pecans)
- 1/2 cup shredded coconut
- 2 tablespoons maple syrup
- 1 tablespoon coconut oil, melted
- 1/4 teaspoon salt

For the filling:

- 1 cup pumpkin puree
- 1/4 cup coconut milk
- 1/4 cup coconut oil, melted
- 8 large Medjool dates, pitted (soak for 20 minutes in 2 inches of water if not soft)
- 1 teaspoon vanilla
- 1 teaspoon cinnamon
- 1/4 teaspoon ground ginger
- 1/8 teaspoon ground cloves

Directions:

Line a standard muffin tin with 8 parchment or silicone cups. You can also use 4 small tart pans and press crust mixture directly into these.

To prepare the crust, pulse the walnuts and shredded coconut in a small food processor until ground into a fine meal. (Be careful not to over-process, or you'll wind up with nut butter instead!) Add the maple syrup, coconut oil and salt and process again until just mixed, and the dough sticks together when pinched between your fingers. Scoop the dough by heaping tablespoons into the 8 muffin cups or divide the mixture in 4 for the mini tart pans, and use your fingers to press down and form a crust for each cup/mold. Place the pan in the fridge to set while you prepare the filling.

To prepare the filling, simply combine all of the ingredients in a blender, and blend until completely smooth and creamy. (If your dates aren't soft enough to blend easily, soak them in 2 inches of water for 20 minutes beforehand). Remove the pan of crusts from the fridge, and pour the batter evenly into each cup or tart pan. Smooth the top and garnish with a walnuts, then return to the fridge to set completely, about 4-6 hours.

When the center of the filling is firm to the touch, the tarts are ready to serve. Top with Coconut whipped cream.



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BROADLANDS HELPERS LIST

The Broadlands Helpers List is comprised of helpers up to 18 years of age, born in 1999 and later or until the helper graduates from high school. 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.

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TID BITS OF THIS AND THAT

LCSO KICKS OFF 2017 HOLIDAY TOY DRIVE CAMPAIGN

The Loudoun County Sheriff's Office (LCSO) is asking for your assistance to help bring smiles to hospitalized children this holiday season by donating to LCSO's Holiday Toy Drive and Fill-The-Box Campaign!

The LCSO has partnered with Cole's Closet, a nonprofit organization to help donate toys to fill "closets" with toys for children while they are at the hospital during the holidays. Cole's Closet was created in 2002 by Ellen and Steve Tomczyk after they lost their six-month old son to an undiagnosed brain disease. The Tomczyks spent four months in and out of area hospitals where they experienced firsthand the anxiety and fear families face when a child is hospitalized. Ellen and Steve began a toy drive at a family holiday party one year after Cole passed away and since then they have donated over 16,000 new toys to area hospitals. For more information about Cole's Closet please visit colescloset.org.

LCSO is asking community members to donate new, unwrapped toys to bring holiday cheer to children ages infant to the age of 17. Donations will be accepted until December 14th. Toys can be dropped off at any LCSO Station, Monday through Friday from 8:30am to 5:00pm at:

University Station

45299 Research Place, Suite #100, Ashburn, VA 20147

LCSO Headquarters

803 Sycolin Road SE, Leesburg, VA 20175

Following the donation drive, collected toys will be delivered to area hospitals by Santa and his merry LCSO Motor Unit. The seven member squad will traverse the county with Master Deputy Rudolph leading the toy filled sleigh.

Please consider bringing a new, unwrapped toy for children ages infant to teen. Your donation will help make a difference in the lives of children with uncertain futures. For inquiries about making a donation, please contact us at (703) 777-0625.

FREE ROOF FOR FAMILY OR NONPROFIT

Do you know a struggling family or nonprofit that could use a new roof?

DryHome Roofing and Siding, a Sterling-based roofing company, is accepting nominations through Dec. 1 for its 14th annual Free Roof for the Holidays program for a Northern Virginia-based individual, family or nonprofit in need.

To nominate someone, go online to www.dryhome.com and click on the nomination form or email DryHome at info@dryhome.com. Nominator should include their name, phone number, nominee's name, address, phone and reason why they are being nominated.

A Vienna mother of three who was struggling following a difficult divorce was the recipient of a new roof last year. Prior years, DryHome awarded roofs to a Leesburg widow and mother of two young children; Cornerstones; a social worker who is a tireless advocate for the homeless; a Leesburg widow; Doorways for Women and Families' Safehouse; a school bus driver; a veteran; Good Shepherd Alliance; Falls Church Cub Scout House; Gabriel Homes; a community volunteer; and an elderly Alexandria man.

DryHome Roofing and Siding has been serving Northern Virginia for more than 25 years and is committed to making a difference in the community. The "Free Roof for the Holidays" program enables DryHome to thank its customers and the community by helping those less fortunate have a safe roof over their heads too.

Hillside Hoopla

Hillside Elementary is having their Annual Holiday Hoopla on December 2nd at Hillside Elementary from 8:00am – 12:00pm

LCSO OFFERS TIPS TO AVOID BECOMING A VICTIM OF PARCEL THEFT

As the holiday season approaches and the numbers of gifts purchased online rises, the Loudoun County Sheriff's Office is advising residents to take steps to avoid the theft of your delivered items.

"Unfortunately, this type of crime rises during the holiday season," said Loudoun County Sheriff Mike Chapman. "We are asking residents take a few steps to combat this type of theft and we are asking you to immediately report any suspicious activity in your community," Chapman added.

The Loudoun County Sheriff's Office asks residents to consider taking these steps to help protect their delivered items:

- If possible, make arrangements to pick-up packages at a package store or postal service facility.
- If the items must be delivered, ask that packages be left on a back porch or set beside the front porch. This prevents the packages from being visible from the roadway.
- Request a specific delivery time.
- Ask a trusted neighbor to watch for the delivery and have them take it into their house until you get home.
- Use free package tracking options when you place an order. This will help you know when the package was delivered and make arrangements to have it picked up or brought inside immediately. It will also help you confirm that the package that was delivered is now missing.
- If you are expecting a package and it does not arrive as scheduled, follow-up with the carrier immediately.

Residents are asked to call the Loudoun County Sheriff's Office non-emergency number at 703-777-1021 to report any suspicious activity.

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.

ASHBURN CLASSICS

The Ashburn Classics will have its annual Christmas luncheon at the Belmont Country Club in Ashburn on December 9th at 11:30am. Please contact Grace - 703-729-7044 or Carmen - 703-723-3724 for more information.

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/.

BRAMBLETON LADIES GOLF LEAGUE

Brambleton Ladies Golf 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 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 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 BroadlandsNaturally.org.

ASHBURN/BROADLANDS WOMEN'S BIBLE STUDY

Please join us for an in-depth Women's Bible Study that began in September. We are studying various Women Bible Studies by Beth Moore, Priscilla Shirer and others. This is an interdenominational group that meets on Tuesday mornings from 9:00am to 11:15am in a local home. Please contact Grace at 703-724-0995 for more information.

CORE CONCEPTS CHIROPRACTIC HEALTH LECTURE SERIES

Free bi-monthly health and wellness lectures for the community. Lecture topics throughout the year include Children's Brain Health, Diabetes, Hypothyroid, Exercise, Adrenal Fatigue, Female Hormones, and Emotional Well Being. Please join us Wednesday's at 7:00pm. For a full list of scheduled lectures please contact Dr. Poe at 703-723-4178 or core2chiro.com.

GRIEF SHARE 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 griefshare.org.

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 Salesh Gupta 571-435-3192 or email SalGup20@yahoo.com.

SPIRITUALITY AND MOTHERHOOD (SAM)

Are you interested in connecting with other Loudoun Moms who are seeking less stressful days? SAM is a diverse women's group that explores a variety of modern holistic practices and ancient wisdom traditions. We learn about and discuss mediation, Reiki, aromatherapy, and other stress reducers. Our meet ups are a recharging break that help us slow down and nurture ourselves. We meet monthly on Sunday evenings. For more info email Shea or Erin at LoudounSAM@gmail.com.

MOMS IN PRAYER - EAGLE RIDGE AND BRIAR WOODS

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.

MOMS IN PRAYER - MILL RUN

Mill Run moms are invited to come join us in prayer for the children and staff at this school. We meet every other Wednesday during the school year. Please contact Catherine for more information at 703-598-4708.

MUSIC ON THE HEIGHTS

We host monthly concerts in our home, usually second Saturdays of the month. Mostly acoustic, some electric, this series features both local and traveling musicians of various genres...a great way to meet fellow neighbors who share a love a music. For more info email musicontheheights@gmail.com.

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 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 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 at 4:00pm. For more info email Shea at LoudounSAM@gmail.com.

TECHNOLOGY COMMITTEE

We meet the third Wednesday of every other month at 7:30pm in the Nature Center (Jan, Mar, May, July, Sept, Nov). For more information, visit broadlandshoa.org and click on Committees. Meetings are open to all residents.



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INSTRUCTION - TUTORING

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JOYOGA – DECEMBER IS REGISTRATION MONTH: Are you looking for a place to strengthen your body & become more flexible? Visit our website joyoga.us to review times & types of yoga offered for everyone beginning in January. Chairs are available for those who find it difficult to get on the floor. Newcomers & Transforming Yoga require registration, medical form & payment before the classes start. Gift certificates available. Questions: 703-850-8386.

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HOW TO PLACE A CLASSIFIED AD

1. Submit a completed *Classified Insertion Order Form* which can be found on our website at broadlandshoa.org/newsletter.
2. Classified ads are limited to **40 words maximum** and the text should be emailed to ads@broadlandshoa.com.
3. Payments can be made on our website at broadlandshoa.org/newsletter by selecting *Classifieds* and using the *Buy Now* button, OR a check made payable to Broadlands Association, Inc. can be submitted to 21907 Claiborne Parkway, Broadlands, VA 20148.
4. **DEADLINE:** Form, ad and payment must be received by the 5th of the preceding month (i.e. January 5th for inclusion in February's issue).

MONTHLY RATES

- Resident Rates – \$10.00 per ad (*For Sale* ads are free for Residents only)
- Non-Resident Rates – \$25.00 per ad

No cancellations are permitted after the deadline. For more information, please contact the Advertising Manager, Stassa Collins at ads@broadlandshoa.com or 703-729-9714.

Please Note: Advertisers in the Broadlands Newsletter are not endorsed, supported or vetted by the Homeowner's Association, the Board of Directors or HOA Management. All advertisements are subject to approval of Broadlands Association, Inc. which reserves the right to reject or cancel any ad at any time.

ADVERTISING DIRECTORY

DENTAL

Loudoun Dental Associates	27
Loudoun Family Dental	mid
Smilez	28

EDUCATION

BeanTree Pavilion (Kindergarten – 2 nd Grade)	mid
BeanTree Pavilion (Infant – Kindergarten)	mid
LePort Montessori	2
The Merit School of Broadlands	35
Primrose School at Broadlands	36
The YMCA	mid

FINANCIAL / PROFESSIONAL SERVICES

Apple Federal Credit Union	27
Lori Christ CPA, LLC	17

HEALTH

ACT Fast Medical Care	17
Cantwell Vision Therapy Center	28
Podiatry, Foot Surgery & Sports Medicine	28

HOME SERVICES

Augustine Roofing, LLC	35
Climatic Heating and Cooling, Inc	2
Consumer Construction	22
P&D Plumbing	17
P&M Handyman Specialist	17
Zampiello Paint Contractors, Inc.	22

PETS

Canine Carousel, Boutique and Pet Salon	2
Caring Hands Animal Hospital	22
Stream Valley Veterinary Hospital	mid
Whole Pet	mid
Wild Birds Unlimited	36

REAL ESTATE

Bonnie Selker, LivingRealty, LLC	36
The Greg Wells Team, Re/Max	17

RECREATION / INSTRUCTION/CAMPS

Club Pilates Ashburn	35
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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 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 or 703-729-9704. **Please 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. A message may be left for the editor at 703-729-9704.

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