



# BROADLANDS

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DECEMBER 2019



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# BROADLANDS



Happy  
Holidays!

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## Upcoming Board of Directors Meeting

**Tuesday, December 10th - 6:00p.m.**

**The Clubhouse**

43360 Rickenbacker Square

## Board Meetings Information

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 of Directors Meeting Highlights

The following actions were taken by the Board of Directors at *their meeting held on November 12th, 2019:*

- Approved the minutes of October 15<sup>th</sup>, 2019 meeting
- Discussed a Girl Scout Gold Award Project
- Did not approve requested installation of No Parking signs or painting at intersections off Avonworth Square
- Approved a request to hold a Cooley's Anemia Foundation Care Walk on May 3, 2020 at Hillside Park
- Approved the proposal from NVblu to renovate the Community Center wading pool into a recreational pool
- Approved the 2019 Audit Engagement Letter from Malvin, Riggins & Company, P.C.
- Approved the proposal from Virginia Waters and Wetlands to install solar aerators in the Burnt Hickory and Bullfrog Ponds
- Approved the proposal from SportSystems to colorcoat and crackfill the tennis courts in Broadlands Station and the Villages
- Approved the draft Reserve Study provided by Miller + Dodson Associates, Inc.
- Approved the 2020 Budget and assessment levels
- Reviewed comments from the Arbors Apartments regarding the assessment increases
- Did not approve a request for donation from Hillside Elementary for tot lot improvements
- Held four Hearings and assessed violation charges for three, approved a 30 day extension for one

*These highlights are a summary only. To obtain copies of approved minutes, log into your account on FirstService Residential Connect. Owner access to the site is by registration at <http://dcmetro.fsrconnect.com/residentwelcome>. Owners will need to enter their account number, which can be found on their monthly coupon stubs.*

# DECEMBER 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>1</b> Holiday Appetizers and Wine CH-7:00pm	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Visit With Santa NC-4:30pm Holiday Decorating Contest Entry Forms Due by 5:00pm	<b>7</b> Nature Center Open 10:00am-2:00pm
<b>8</b> Kids Holiday Craft Event CC-1:30pm	<b>9</b> SW Board Meeting 7:00pm - CC	<b>10</b> Newsletter Submissions Due by Noon HOA Board Meeting 6:00pm - CH	<b>11</b> Modification Subcommittee Submissions Due 12:00pm - NC	<b>12</b>	<b>13</b>	<b>14</b> Holiday Market NC Parking Lot and Back Lawn-12:00pm
<b>15</b>	<b>16</b> Conservation Landscaping Committee Meeting 7:00pm - NC	<b>17</b>	<b>18</b> Modification Subcommittee Meeting 7:00pm - NC	<b>19</b> Untamed Reads 5:30pm - NC	<b>20</b>	<b>21</b> Nature Center Open 10:00am-2:00pm
<b>22</b> Happy Chanukkah! Chanukkah begins at sunset 	<b>23</b>	<b>24</b> HOA Offices and Nature Center closed for Christmas	<b>25</b> HOA Offices and Nature Center closed for Christmas Merry Christmas! 	<b>26</b> Happy Kwanzaa! Kwanzaa begins 	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b> HOA Offices and Nature Center closed for NewYear's Eve				

**Key:** BWHS=Briar Woods High School; CH=Clubhouse; CC=Community Center; NC=Nature Center



# Giving Back - We Are All in This Together

The holidays are known not only for crisp winter weather, bringing families together, and shopping to your heart's content, but also as a great time to give back to those around you. Giving back comes in many forms. It can be volunteering hours for a non-profit organization, it might be a donation of toys or clothing or personal hygiene items to those less fortunate or sick, it could be a monetary donation to buy food for those families who rely on school meals to help feed their children. It may be in the form of doing arts and crafts at a nursing home or even adopting a child in need. It could also be as simple as taking an extra moment to be kind to the cashier at the busy retail store who has been worn down by customers all day or allowing the person in line behind you at the grocery store with only one item when you have a cart full to go in front of you.

Having just spent the weekend at the Comfort Cases packing party, I reflect back on my background of giving back. As a child, my mother was always involved in our organizations. She gave hours of time to our Temple editing the newsletter; she was a girl scout troop leader; served as an officer for NCJW (National Council of Jewish Women); she was involved with the school PTA; she was the color guard mom; she served as an officer for many years with my pony club; she donated first blood and then platelets to Fairfax Hospital every two weeks; she assisted the polls on election day handing out sample ballots; she pretty much joined in on any volunteer activity when she was called upon and she was nice to strangers she encountered along the way, always greeting them with a smile. So it was instilled in me at a young age that giving back was just something you do.

Fast forward a few decades, I am extremely proud to have initiated the Broadlands Community Outreach, a multifaceted giving back program that has hosted donation drives such as partnering with Women Giving Back to collect prom dresses and to collect snacks to provide Snack Packs to low-income families who rely on school meals to feed their children. We have collected donations of pet food for

the Loudoun County Pet Pantry, hosted the Truck and Pony Day benefiting Sprout Therapeutic Riding Center, collected sneakers in partnership with Keep Loudoun Beautiful, and worked with Briar Woods Swim Teams to fundraise by hosting pool parties and Dive-In Movies at Southern Walk pool. We have recently launched the Plastic Bag Recycling Program, which takes plastic bags that are not otherwise recyclable in single stream recycling and turns them into benches in partnership with Trex which will be donated to local schools. Finally, our largest outreach event is in its third year, Comfort Cases, where Broadlands was proud to partner with Briar Woods FBLA and Willowsford Cares with a goal of packing 1,000 Comfort Cases, showing children in the foster care system that they matter. We collect donations

of various personal items to be packed into a backpack and given to children and teens entering the foster care program.

If you or perhaps your children had the opportunity to attend any of the speaking events with Comfort Cases founder, Rob Scheer, you know that he preaches empathy and kindness and giving back to the community – the community of mankind. Because we are all in this together. So whether you chose to give back by quietly cleaning up some trash that has blown around the community or you show up to a 250 person packing party, you volunteer at one of our wonderful community events serving thousands of residents or you give an extra smile to the cashier in the checkout line or a few extra dollars in tip to the overworked waitress the next time you eat out, we are all in this together.

We all came into this world the same way and we will all go out some day. In the spirit of this holiday season, please remember to be kind and give back.

Cheers,

*Sarah*

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

*Giving back can be as simple as giving an extra smile to the cashier in the checkout line or a few extra dollars in tip to the overworked waitress the next time you eat out.*



## 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](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 afterhours submissions.

Please review these guidelines and the updated changes on our website. Visit [broadlandshoa.org/for-residents/designguidelines](http://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.

## How Am I Notified of My Results?

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. 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](mailto:no-reply@smartwebs365.com) should you wish to add this email address to your contact list to ensure prompt delivery.

## Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
December 11th.....	December 18th
January 8th .....	January 15th
February 12th.....	February 19th
February 26th.....	March 4th
March 11th .....	March 18th
March 25th .....	April 1st

*Only applications with complete documentation received by the deadline will be reviewed at the next subcommittee meeting.*

## Plastic Bag Recycling Program

Drop off plastic materials at the Nature Center. Plastics that can be collected for this program are:

- grocery bags
- bread bags
- case overwrap (like the plastic over a case of water)
- dry cleaning bags
- produce bags
- ice and wood pellet bags
- newspaper sleeves
- salt bags
- cereal bags (inside of cardboard boxes only)
- Ziploc bags
- other single-use polyethylene plastics with type 2 and 4 symbols.

Swing by the Nature Center to pick up a free Plastic Bag Recycling Program Tote Bag. *Supplies are limited.*

The plastic bag recycling program will be ongoing and collected daily at the Nature Center at 21907 Claiborne Parkway. Collection bins are located outside and to the right of the front doors of the Nature Center. Please be sure to include **only** the plastic bags referenced and **no trash**. Adding trash will contaminate the containers and therefore making the bin ineligible for recycling.

For more information, please see page 10 for Plastic Bag Recycling Program FAQs, visit our website at [broadlandshoa.org](http://broadlandshoa.org) or contact [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com).





## Speed Limit Concerns

Speeding on residential streets has been an on-going concern in Broadlands. Please note that the maximum speed limit in residential communities is 25 MPH, except on certain *through* streets. If you have speeding concerns, please contact the LCSO non-emergency number 703-777-1021 regarding speeding in your community.



## Parking Reminders

All residents and visitors shall observe and abide by the Broadlands Association, Inc. Parking Regulations and those of State and Loudoun County authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense. **The following are frequently observed violations:**

- Parking within 15 feet of a fire hydrant.
- Parking within 10 feet on either side of a mailbox.
- Parking within 20 feet of the intersection of curb lines or, if none, within 15 feet of the intersection of property lines at an intersection.
- Parking along a yellow curb or no parking sign area.
- Vehicles with invalid or expired registration/tags/inspections.
- Out-of-state vehicles parked, garaged or stored in Loudoun County for 30 days that are not registered with Loudoun County.
- Junk or derelict vehicles (i.e. flat tire, missing wheels, doors, wrecked or smashed body parts, etc.)
- Commercial or recreational vehicles (trucks, campers, boats, etc.) parked in open view.
- Displaying "For Sale" sign on the vehicle on any Private Streets, Roadways or Common Area.
- Parking vehicle without state license or state inspection.

## New Events for 2020 at the Nature Center

### *Focus on Community Gatherings Year-Round*

For the last three years we have offered campouts every other Friday from May-October. We will still have four community campouts in 2020, but a majority of the community has turned out for the bonfires that occur during the campouts rather than overnighting in a tent. Bonfires can happen year-round even if camping isn't as welcomed in winter months.

For 2020 we will have bonfires with the traditional nature holidays: solstices, equinoxes, and full moons. Make a rhythm of your outdoor celebrations and meet your community gathered around a fire-pit with delicious eats and a sky full of stars:

- January 10th - Full Wolf Moon
- February 9th - Full Snow Moon
- March 9th - Full Worm Moon
- March 21st - Spring Equinox
- April 7th - Full Pink Moon
- May 1st - Beltane/May Day Bonfire and Campout
- May 7th - Full Flower Moon
- June 5th - Full Strawberry Moon Bonfire and Campout
- June 22nd - Summer Solstice
- July 5th - Full Buck Moon
- July 17th - Bonfire and Campout
- August 1st - Autumn Eve/Lammas Bonfire and Campout
- September 2nd - Full Corn Moon
- September 21st - Autumn Equinox/Feast of Ingathering
- October 1st - Full Hunter's Moon
- October 31st - Samhain/Halloween and Full Blue Moon
- November 30th - Full Beaver Moon
- December 22nd - Winter Solstice/Yule

## Connect with Broadlands

# BROADLANDS



***Don't miss out on important HOA news and amazing community events in between newsletters. Staying connected is easy...***

### Broadlandshoa.org

*The Broadlands website gives you access anytime to find answers to most of your questions. Updates and reminders are posted to the main page as well.*

### Broadlands Blast

*This weekly email is a great way to receive important reminders on HOA news and upcoming events in between receiving the newsletters. To sign up, just visit our website and enter your email address(s).*

### Broadlands App

*Download this app to your mobile device from your app store to receive HOA and event notifications and have the ability to store your pool passes.*

### Facebook & Instagram

*Join these groups to check out scenes from our past events and see what's coming up: BroadlandsHoaEvents & BroadlandsNatureCenter*

### Broadlandslive.com

*Visit this website for details on this popular summer concerts series including bands, vendors and sponsors.*

### Broadlandsnaturally.org

*Visit the Conservation Landscape Committee's website for information on community landscaping, gardening and learning about native plants.*

## Covenants Corner

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 to leftover holiday décor. In addition, certain seasons dictate the need to focus on particular inspections where violations may occur with high frequency.

This helps preserve the property values for home ownership, promotes community harmony and ensures the high standards of living that our residents have come to expect are maintained.

If any violations of these types are noted, the owner will be mailed a letter providing sixty days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional fifteen day extension. If the violation remains unresolved, a final notice will be sent, providing seven days to rectify before a Hearing Notice is sent, and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$10/day for a maximum of ninety (90) days.

If you have questions regarding this processes, or have corrected the violation(s), or if you would like to request an extension on a maintenance violation, please contact the Covenants office at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) or Suzan Rodano, Covenants Manager at 703-729-9704, option 2.





## Save Flicks in the Sticks By Volunteering

Broadlands Association relies heavily on volunteers and nowhere is that more apparent than in the development and implementation of our movie series, Flick in the Sticks. The series provides wholesome, family friendly, free outdoor movie nights complete with fresh popped popcorn and drinks..

This series is volunteer driven and the chairs are ready to pass the torch to let the next generation light the way into the new decade. Do you think you have what it takes to helm this event and entertain hundreds of your neighbors and friends? We do, and we're here to help! The committees has members happy to mentor and staff is happy to continue to assist with administration of these events.

Flicks in the Sticks requires movie selection, set up of the outdoor movie screen, popcorn machine, and cleanup. Currently there are three movies, held on Saturday evenings during the summer months but this can be adjusted to suit you.

We just need you and your energy to keep this wholesome and family friendly series going! What say you, Broadlands? Is your interest piqued? If so, please contact Sarah Gerstein at sarah@broadlandshoa.com or 703-729-9704 ext 107.

## Winter Coat Drive for Women Giving Back



Don't toss out junior's old coat that's too small, or little miss's pink parka just yet. We will hold a winter coat drive for women and children's coats beginning in February. All coats may be gently used but should be clean with no stains and be in excellent condition.

Keep an eye out for clearance and sales after the holidays and consider donating a new coat to women and children in need.

In future newsletters, we'll be adding a link to Essential Bodywear, hosted by consultant, Gail Riegel. Purchase bras and undergarments for yourself and a portion of the proceeds will go to Women Giving Back. You'll be able to purchase new undergarments to donate as well. Please consider purchasing and donating new undergarments to Women Giving Back. These items are needed and unfortunately, used items cannot be donated, so your purchase of new items would greatly benefit women in need.

## 2019 Trash and Recycling Holiday Schedule

### CHRISTMAS AND NEW YEARS

Trash and recycling will be picked up on a normal schedule. Patriot Disposal's offices will be closed on Christmas and New Year's Day.

### CHRISTMAS TREE COLLECTION

Christmas trees will be collected on Monday, January 6th and Monday, January 13th. All trees must be placed on the curb with all tinsel/decorations removed and trees should not be placed in plastics bags.



## Thank you and Happy Holidays From Prime Time Tennis Academy

Thank you to the Broadlands for their partnership with Prime Time Tennis Academy and helping us spread the love of tennis in the community. The instructors and I had another great year on the courts and sessions will start back up again in February of 2020. We Look forward to seeing you back on the courts then! *From instructor Jeet.*

## Little Hobbit House

A couple years ago we had a wild storm—was it called the bomb cyclone or some other apocalyptic name? It took our giant willow tree down and also our fort made of willow that sat at the willow's base. We have installed a new willow fort, but this one is worthy of superlatives because it is planted! It will just keep growing and growing and filling in.

Come in and enjoy the willow igloo and tunnel heading into it. This tiny Hobbit House lies right beside the Nature Center's pond where our dear old willow once dominated the landscape. *From your Naturalist, Erin.*



## Plastic Bag Recycling Program FAQs

- ❖ **What type of plastic is recyclable under the Plastic Bag Recycling Program?** Polyethylene plastic film type material is what we are looking for in this program. These items are generally a softer, somewhat “stretchy” plastic, usually with a less shiny finish. For example, if you were to try to tear a grocery bag or dry-cleaning bag, it would stretch and pull as it tears, giving it a ragged edge. If labeled, it would have a 2 or 4 recycling symbol.
- ❖ **What type of plastic is not acceptable under the Plastic Bag Recycling Program?** Plastics that are harder and “crinkly” that would give a straight finish when torn. Any plastics that have a 1,3,5,6, or 7 recycling symbols. These plastics are made with products that are not accepted in our program.
- ❖ **Are plastic bottles, caps and rings on six-pack beverages acceptable?** No, these items are a different type of plastic and are not recyclable in this program.
- ❖ **Cereal bags are included on the list. Does this mean the plastic bags from regular cardboard boxes of cereal and not the plastic bags that some bargain brand cereals come in?** Yes, that’s correct. Only the plastic bags inside the cardboard cereal bags are acceptable.
- ❖ **Are used FoodSaver bags, that have been adequately rinsed out, accepted?** No, these bags are made from a polyethylene and nylon blend. The nylon makes them unacceptable.
- ❖ **Some breads come in regular plastic bread bags but have a stiffer, sort of cellophane-like, inner bag. Are the inner wrappers accepted too?** No, the inner cellophane type material is not accepted because it is a different type of plastic.
- ❖ **Are plastic cat litter and pet food bags accepted?** Pet food and cat litter bags are made of a different plastic polymer and are not recyclable in our program. Please do not put pet food and litter bags with the recyclable material in our collection bins. Pet and cat litter bags will contaminate all the other plastic materials that are collected.
- ❖ **Can I include hard plastic material with a recycling code of 2 or 4?** No, this program is for soft plastic materials only. No hard plastic materials will be accepted, even if they fall under recycling codes 2 and 4.
- ❖ **I buy lots of food items at the grocery store in small plastic bags with resealable enclosures, such as the bags shredded cheese comes in. Are these bags acceptable?** No, they are not because they do not contain polyethylene. We only accept soft plastic materials that contain polyethylene. Please do not include any plastic bags that are sold with food in them. We cannot accept them and they may contaminate the materials we are collecting.
- ❖ **Are non-clear LDPE (recycle code 4) bags from new TVs and other electronic equipment accepted?** Yes, type 4 plastics are the types we are looking for in this program.
- ❖ **Are plastic bags from mulch, fertilizer, or other lawn materials accepted?** Mulch bags are too dirty and contaminated to be recycled. It is possible that they could be included if the bags are washed and turned inside out to dry. Many people are not willing to put in the extra work. If you wish to include mulch bags, do not include them with your other plastic materials. Drop them off separately so we may inspect them prior to adding to our collection. Fertilizer and other lawn materials are not included and will contaminate collected materials. Please DO NOT include fertilizer and other lawn materials other than clean and dry mulch bags.
- ❖ **Where are collection bins located to drop off plastic bag materials?** Two collection bins are located on the front porch of the Nature Center at 21907 Claiborne Parkway, Ashburn VA 20148. You can drop materials off 24 hours a day, 7 days a week since the bins are outside.
- ❖ **Who should I contact if I’m not sure my plastic material is acceptable in the Plastic Bag Recycling program?** Call the Broadlands HOA office at 703-729-9704, email us at [info@broadlandshoa.com](mailto:info@broadlandshoa.com), or reach out to the Community Outreach coordinator at [julie@broadlandshoa.com](mailto:julie@broadlandshoa.com), and we’ll get an answer to your question as soon as possible.



# BROADLANDS

## Association, Inc.

Dear Homeowners,

The following pages present the approved 2020 Operating Budget for Broadlands Association, Inc. as approved at the November 2019 Board of Directors Meeting. All budgetary accounts are adjusted for inflation and based on historical precedent. The Board of Directors and Management work diligently to control expenses and generate income to keep assessments as low as possible, while continuing to provide quality services and amenities to the community. **The Board of Directors approved a \$1.00 monthly increase in the general assessment, which all homeowners pay to cover all common expenses. The Board also approved a \$1.00 monthly increase for single family homes due to increases in the trash service contract, a \$1.00 monthly increase in single family private streets for road maintenance and snow plowing, and a \$2.00 monthly increase in the courtyard homes due to increases in landscape services.**

**Prior to the January 1, 2020 payment deadline, please review your payment system to be sure it reflects the correct amount in order to avoid late fees.**

### The Assessment Fees for 2020:

Single Family Homes on VDOT streets.....\$81.00 per month	Town Homes.....\$94.00 per month
Single Family Homes on Private Street.....\$102.00 per month	Villa Homes.....\$112.00 per month
Courtyard Homes.....\$147.00 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, 2019, please contact Customer Care Call Center at 866-433-3187 or by email at AR.DCMetro@fsresidential.com. If you participate in ClickPay recurring payments (Auto Pay) through FirstService Residential, you will *NOT* receive a coupon booklet, and the 2020 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 [ClickPay.com/FirstService](https://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, please contact the General Manager, Sarah Gerstein, or address the Board of Directors at the next monthly Board Meeting on December 01, 2019 at 6:00pm at the Clubhouse.

We look forward to providing continued great service to our residents in 2020. Best wishes for a wonderful holiday season and a prosperous New Year!

*The 2019-2020 Board of Directors*

Broadlands Association, Inc.

21907 Claiborne Parkway • Broadlands, Virginia 20148 • 703-729-9704 • Fax: 703-729-9733

## Broadlands Association, Inc. 2020 Approved Budget

### INCOME

Common Expense Assessments	\$2,227,680
Townhouse Assessments	\$494,088
Single Family Detached Trash Assessments	\$474,516
Single Family Detached/Private Street Assessments	\$93,492
Courtyard Home Assessments	\$162,540
Class E (Multi-Family Rental) Assessments	\$292,062
Villa Home Assessments	\$5,616
Condominium Assessments	\$88,560
Members' Equity	\$72,715
Interest	\$92,000
Miscellaneous	\$2,000
Newsletter Advertising	\$70,000
Violation and Mowing Fees	\$7,000
Nature Center Activity Fee Income	\$5,000
Late/Demand Fees	\$24,400
Legal Fee Reimbursement	\$7,800
Recreation Income	\$104,000
Resale Fee Income	\$17,700
Community Center Rental	\$16,800
<b>GRAND TOTAL INCOME</b>	<b><u>\$4,257,969</u></b>

### EXPENSES

#### Administrative

Financial Management Contract	\$78,030
Collection Costs	\$16,500
Insurance Policy	\$58,207
Audit/Tax Return Preparation	\$8,650
Federal Income Taxes	\$7,200
State Income Taxes	\$6,000
Legal Fees General	\$4,000
Legal Fees Collection Activity	\$32,000
Printing & Copying	\$8,800
Mobile App	\$2,000
Postage & Delivery	\$7,200
Office Supplies/Equipment/Furniture	\$8,500
Computer Maintenance	\$24,800
Violations Architectural Software/Phone	\$7,700
Voting Software	\$6,250
Copier & Postage Machine Lease	\$7,000
Coupons	\$7,400
Bad Debt	\$5,000
Board Meeting Minutes	\$2,600
Vehicle Expenses	\$2,300

*\* Please note: corrected budget as of December 30, 2019*



Miscellaneous Administrative	\$4,690
<b>Total Administrative Expenses</b>	<b>\$304,828</b>

### **Committees and Community Programs**

Events Committee	\$57,000
Broadlands Live Concert Series	\$16,000
Community Outreach	\$6,000
Newsletter Printing, Mailing, Software	\$88,625
Modification Subcommittee	\$3,200
Board Expenses	\$10,240
Security Service	\$38,175
Technology Committee	\$4,500
Conservation Landscaping Committee	\$4,550
Animal Care	\$7,000
Youth Naturalist Programs	\$7,000
Nature Center Activities	\$4,000
<b>Total Committee and Community Programs</b>	<b>\$246,290</b>

### **Personnel**

Salaries	\$488,000
Newsletter Preparation	\$43,000
Payroll Taxes	\$41,000
Employee Insurance	\$23,635
Retirement Program	\$15,000
Staff Membership Fees, Education & Training	\$17,500
Mileage/Cell Reimbursement	\$1,200
Payroll Processing Fee	\$3,905
<b>Total Personnel</b>	<b>\$633,240</b>

<b>TOTAL ADMIN, PROGRAMS &amp; PERSONNEL</b>	<b><u>\$1,184,358</u></b>
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### **OPERATING EXPENSES**

#### **Community Buildings**

Community Center Gas	\$2,000
Community Center Electric	\$2,300
Community Center Water & Sewer	\$500
Community Center Cable	\$3,420
Community Center Cleaning	\$8,000
Community Center Maintenance & Repair	\$2,000
Community Center Snow Plowing & Sidewalk Clearing	\$5,000
Nature Center Phones and Internet	\$9,468
Nature Center Repairs & Maintenance	\$5,000
Nature Center Cleaning	\$9,580
Nature Center Security, Monitoring, Fire Alarm Maint, Extinguishers	\$2,500
Nature Center Gas	\$3,800
Nature Center Electricity	\$4,000
Nature Center Water & Sewer	\$1,300

Nature Center Snow Plowing & Sidewalk Cleaning	\$5,000
Nature Center Improvements	\$3,700
Clubhouse Gas	\$850
Clubhouse Electric	\$4,000
Clubhouse Cable/Phone	\$600
Clubhouse Water & Sewer	\$3,720
Clubhouse Cleaning	\$7,720
Clubhouse Maintenance & Repair	\$2,000
Clubhouse Snow Plowing & Sidewalk Clearing	\$3,500
Clubhouse Fire /Sprinkler Alarm System Monitoring and Inspection	\$2,500
<b>Total Community Buildings</b>	<b>\$92,458</b>

### Common Area

Grounds Maintenance Common Area Contract	\$472,843
Grounds Maintenance Common Area Non Contract	\$120,000
Watering Services	\$30,000
Sidewalk/Trail/Stone House Snow Clearing	\$40,000
Common Area Electricity	\$26,000
Lighting Maintenance	\$60,000
Tree Pruning & Removal	\$120,000
Mutt Mitt Supplies & Installation	\$15,000
Pond Maintenance	\$15,750
Pond Electricity	\$2,400
Security Cameras	\$6,000
General Maintenance/Casual Labor	\$14,000
Common Area Reserves	\$477,209
<b>Total Common Area</b>	<b>\$1,399,202</b>

### Recreation

Pool Management	\$226,300
Pool Electricity	\$19,000
Pool Water & Sewer	\$25,000
Pool Phones/Internet	\$3,000
Pool Supplies & Chemicals	\$8,000
Pool Fire Sprinkler System Maintenance & Repair	\$4,000
Pool and Fitness Cards/Passes	\$3,000
Fitness Equipment Service	\$6,000
Pool Parties	\$30,000
Pool Repair	\$3,400
Bridge/Tot Lot/Multi Purpose Court Repair & Maintenance	\$22,000
Tennis/Basketball Court Repair & Maintenance	\$2,000
<b>Total Recreation</b>	<b>\$351,700</b>

<b>TOTAL OPERATING EXPENSES</b>	<b><u>\$1,843,360</u></b>
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<b>GRAND TOTAL COMMON EXPENSES</b>	<b><u>\$3,027,717</u></b>
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**LIMITED COMMON AREA EXPENSES****Townhouse Expense**

Townhouse Trash Removal	\$205,628
Townhouse Grounds Maintenance	\$122,200
Townhouse Snow Plowing	\$35,467
Townhouse Private Street Reserves	\$130,793
<b>Sub-Total</b>	<b>\$494,088</b>

**Single Family Detached Expense**

Single Family Trash Removal	\$474,516
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**Single Family Private Street Expense**

Single Family Private Streets Snow Plowing	\$29,072
Single Family Private Street Reserves	\$64,420
<b>Sub-Total</b>	<b>\$93,492</b>

**Courtyard Home Expense**

Courtyard Homes Grounds Maintenance	\$162,540
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**Villa Home Expense**

Villa Homes Grounds Maintenance	\$5,616
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<b>GRAND TOTAL LIMITED COMMON AREA EXPENSES</b>	<b><u>\$1,230,252</u></b>
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<b>GRAND TOTAL ALL EXPENSES</b>	<b><u>\$4,257,969</u></b>
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<b>GRAND TOTAL INCOME</b>	<b><u>\$4,257,969</u></b>
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<b>NET INCOME (LOSS)</b>	<b><u>\$0</u></b>
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**REPLACEMENT RESERVE STATEMENT**

In accordance with the Virginia Property Owners Association Act, Broadlands Association, Inc. is funding its reserve account at or above the levels recommended in the November 7, 2019 Replacement Reserve Study completed by Miller + Dodson Associates, Inc. As of January 1, 2020, the association is projected to hold a combined \$4,860,052.56 in reserve accounts for common areas and private roads. Broadlands has budgeted 2020 reserve allocations to be in line with the Reserve Study recommendations of funding the reserves at a combined total of \$672,422 annually. The Reserve Study identified 339 items that will require periodic replacement over 40 years that are to be funded from Replacement Reserves and uses the cash flow funding method. Reserve contributions are made monthly and are administered by an independent financial advisor who distributes funds into laddered Certificate of Deposits in accordance with FDIC laws. There is sufficient cash in the accounts to cover the current funding requirement outlined by the study.



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\*Minimum order of \$200 is required to receive discount. Offer expires 12/31/19



***Let Us Help With Your Holiday Celebration!***

**For more information or to book an event, please  
contact us at (703) 951-7233 or [ana@fordsfishshack.com](mailto:ana@fordsfishshack.com).**

Ashburn  
44260 Ice Rink Plaza #101, Ashburn, VA 20147  
571.918.4092

Lansdowne  
19308 Promenade Dr., Leesburg, VA 20176  
571.333.1301

South Riding  
25031 Riding Plaza #150, Chantilly, VA 20152  
703.542.7520



Friday, December 6th • 4:30 - 8:30 pm  
Broadlands Nature Center - 21907 Claiborne Parkway

# Santa Claus is Comin' to Broadlands

Please Join us for Cookies, Cocoa, Crafts & Entertainment!

*Musical performances by:*

Hillside Elementary School Chorus \* Mill Run Elementary School Chorus  
Eagle Ridge Middle School Jazz Band \* Briar Woods High School Chorus

As always, we will have a TOYS FOR TOTS collection box for new, unwrapped toy donations.  
Please help us again this year overflow the Broadlands donation to local families in need.

*Thank you for your kindness and generosity.*



Questions? Contact Barbara van der Biezen at [vanderbiezen@verizon.net](mailto:vanderbiezen@verizon.net)





## Learn the Art of the Sword

- **HIDDEN GEM!!!** Our Fencing Club is 15 Minutes from Broadlands Community!
- **Group/Individual Classes**
- **Very Affordable**
- **After-School Program**
- **Birthday Parties/ Special Events**
- **ADA Compliant**
- **Gift Certificates**



For a limited time, we are offering \$25 off memberships to all Broadlands Community Residents! Offer valid until 12/31/2019

**www.Fairfaxfencers.com**

4433 Brookfield Corporate Drive, Chantilly, VA 20151  
Phone: (703) 352-2642

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Fax: 703.961.8887  
E-mail: [ssatouri@questinsurance.us](mailto:ssatouri@questinsurance.us)

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Chantilly, VA 20151



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- Crowns
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Dr. Theo Batistas, DDS • Dr. Feline Davenport, DDS • Dr. Andrew Pham, DDS • Dr. Megan Keyton, DMD

**703-542-7600**

**LoudounDentalAssociates.com**

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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 of December 8th - 12th.  
Winning entries will be listed in the Broadlands Newsletter and website.

1 <sup>ST</sup> PLACE	2 <sup>ND</sup> PLACE	3 <sup>RD</sup> PLACE
<i>\$100 prize</i>	<i>\$75 prize</i>	<i>\$50 prize</i>

Judging will be based on the following criteria:  
Creativity, Arrangement, Special Effects and Overall Appearance.

### 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 and Nature Center, 21907 Claiborne Parkway, Broadlands, VA 20148 or submitted online at [broadlandshoa.org](http://broadlandshoa.org) **no later than 5:00 pm 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 display.
- Participants are requested to keep their houses decorated through January 1st, so the community may view and enjoy them.
- Judging will take place during December 8th - 12th from dusk until 9 pm. Please have your decorations turned on by 5 pm.
- Winners will be notified on December 13th, 2019. Judges decisions are final.



# Holiday Events Around Town...



**December 1—Winter Wonderland**  
12:00 – 4:00 PM, Brambleton Town Center,  
[Brambletonhoa.com/Winter-Wonderland](http://Brambletonhoa.com/Winter-Wonderland)

**December 6—Christmas Tree and Menorah Lighting**  
6:00 PM, Town Green, Leesburg, Search Holidays  
in Leesburg at [Leesburgva.gov](http://Leesburgva.gov)

**December 6—Rockin' with Rudolph and Friends!**  
6:30 PM – 8:00 PM, Ida Lee, Leesburg, Search  
Holidays in Leesburg at [Leesburgva.gov](http://Leesburgva.gov)

**December 7 & 8—Holiday Fine Arts & Crafts Show at Ida Lee Recreation Center**  
Dec 7, 9:00 AM – 4:00 PM and Dec 8, 10:00 AM –  
4:00 PM, Leesburg, Search Holidays in Leesburg  
at [Leesburgva.gov](http://Leesburgva.gov)

**December 7 & 8—Lovettsville Christkindlmarkt**  
Lovettsville Game Protective Association Hall,  
[Lovettsvillegameclub.com/event](http://Lovettsvillegameclub.com/event)

**December 7, 8 & 9—Christmas in Middleburg**  
The Town of Middleburg,  
[Christmasinmiddleburg.org](http://Christmasinmiddleburg.org)

**December 7—7th Annual Tree Lighting at Oneloudoun**  
5:00 PM – 7:00 PM, On the Plaza at One Loudoun,  
[Oneloudoun.com](http://Oneloudoun.com)

**Thru January 5—Meadowlark's Winter Walk of Lights**  
Various times, Meadowlark Botanical Gardens,  
[Vienna.Novaparks.com](http://Vienna.Novaparks.com)

**December 14—Annual Christmas & Holiday Parade**  
6:00 PM, Leesburg, Search Holidays in Leesburg  
at [Leesburgva.gov](http://Leesburgva.gov)

**December 14—Jingle Jam Concerts**  
11:30 AM (Junior Jam), 2:30 PM & 8:30 PM,  
Leesburg, Search Holidays  
at [Leesburgva.gov](http://Leesburgva.gov)

**December 14 & 21—Christmas in Purcellville**  
Historic Downtown Purcellville, [Purcellvilleva.gov](http://Purcellvilleva.gov)

**Various Days thru December—Winter Wonderlansdowne**  
Lansdowne Resort and Spa, Leesburg,  
[Lansdowneresort.com](http://Lansdowneresort.com)

**Various Days thru December—Franklin Park Holiday Performances**  
Franklin Park performing & Visual Arts Center,  
Purcellville, [Franklinparkartscenter.org](http://Franklinparkartscenter.org)





## Yucatan-Style Pork

Total Time: 3 Hours, Servings: 6-8

- |  |                       |
|--|-----------------------|
| 1 3 1/2- to 4-pound pork-loin roast    | 1/4 cup cider vinegar |
| 6 oz pitted dried prunes (about 1 cup) | 3 Tbsp chili powder   |
| 1 Tbsp olive oil                       | 1 Tbsp salt           |
| 6 garlic cloves, peeled                | 1 tsp dried oregano   |
| 1 large onion, quartered               | 1 cinnamon stick      |
| 1 cup apple juice                      |                       |

Make random 1 1/2-inch slits in the pork roast and stuff each with a prune. Heat the olive oil in a Dutch oven over medium-high heat and brown the pork on all sides. Remove the pork from the Dutch oven; set aside. Meanwhile, in a blender, process the garlic cloves until minced. Add the onion and pulse until minced. Heat oven to 325° F. Add the minced garlic and onion to the Dutch oven and sauté until tender but not browned. Add the apple juice, cider vinegar, chili powder, salt, oregano, and cinnamon. Return the pork to the Dutch oven. Over high heat, bring to a boil. Cover and place in oven. Cook 1 1/2 hours, basting occasionally. Remove the cover and cook 30 minutes longer. Remove the pork from the sauce. Set the sauce aside for 10 minutes until fat comes to the surface, skim and discard. Boil the sauce over high heat, stirring occasionally, until thickened and reduced to about 1 1/2 cups. Slice the pork roast and serve with the sauce. *Realsimple.com*



## Cauliflower Gratin with Ham

Total Time: 50 mins, Servings: 6

- |  |                             |
|--|-----------------------------|
| 1 large head cauliflower, cut into florets | 1 tsp salt                  |
| 1/4 cup unsalted butter                    | 1/8 tsp fresh ground nutmeg |
| 3 Tbsp all-purpose flour                   | 2 large egg yolks           |
| 1 1/2 cups whole milk                      | 6 ounces smoked ham, diced  |
| 1/4 cup grated Parmesan cheese             | 1/2 cup grated Swiss cheese |

Butter a 2-quart baking dish and sprinkle less than a Tbsp. in bottom. Preheat oven to 350 degrees. Boil cauliflower florets for 3-4 minutes until barely softened. Do not overcook. Drain and make the bechamel sauce: Melt the butter in a medium saucepan over medium heat. Add the flour and blend with butter using whisk. Whisk while bubbling for 2 minutes until barely lightly golden. While whisking gradually add milk until smooth. Simmer, whisking continually, until thickened. Add the Parmesan cheese, salt and nutmeg and whisk until smooth. Simmer for a couple of minutes while whisking. Remove from heat and cool for 5 minutes then whisk in the egg yolks followed by diced ham. Add salt and pepper to taste. Place the cauliflower florets in baking dish. Sprinkle with a little salt. Pour the sauce over the cauliflower then even sprinkle over the cheese. Bake uncovered for 30-40 min or until the top is golden and the mixture is bubbly. Let sit for 5 minutes before serving. *Daringgourmet.com*



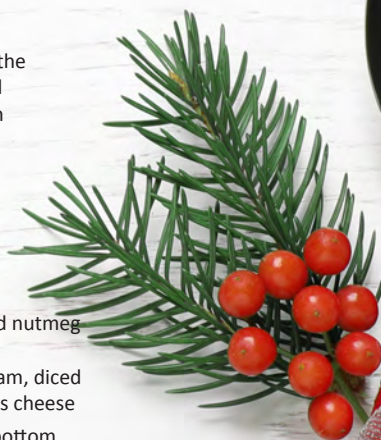
## Croissant and Chocolate Bread Pudding

Total Time: 50 Mins, Servings: 8

- |                                     |  |
|-------------------------------------|--|
| Unsalted butter for the baking dish | 1 teaspoon pure vanilla extract                      |
| 6 large egg yolks                   | 1/2 teaspoon kosher salt                             |
| 2 cups whole milk                   | 1/2 teaspoon ground nutmeg                           |
| 1 cup heavy cream                   | 6 croissants, cut into 1-inch pieces (about 1 pound) |
| 1 cup granulated sugar              | 4 ounces bittersweet chocolate, cut into chunks      |

Heat oven to 375°F. Butter an 8-inch square or other shallow 2-quart baking dish. In a large bowl, whisk together the egg yolks, milk, cream, sugar, vanilla, salt, and nutmeg. Add the croissants and chocolate and mix to combine. Transfer the mixture to the prepared baking dish and bake until set and a knife inserted in the center comes out clean, 30 to 40 minutes. Serve warm or at room temperature. *Realsimple.com*

# Sweet and Savory Dishes for the Holidays





# Broadlands Fun 2019



## Local Car Tax

### Is Your Car Registered with Loudoun County?

Loudoun County Commissioner of the Revenue, Robert S. Wertz Jr., wants Loudoun residents to know that Virginia is a personal property tax state where owners of vehicles are required to pay an annual tax based on the vehicle's January 1st value. Residents of Loudoun County are required to register their vehicles, including leased vehicles, with his office within 60 days of locating their motor vehicles, boats and trailers in the County or one of its incorporated towns.

Failure to timely register results in a 10% late filing penalty that is added to the base tax. Liability for taxes begins on the date the vehicle is brought into the County, not the date of registration. In addition to the tax, most vehicles are subject to an annual \$25 vehicle license fee. It is particularly important that residents properly declare their vehicles now since additional fees for failure to comply start next year.

Beginning January 1, 2020, an additional annual license fee of \$100 will be charged to vehicle owners whose vehicles are displaying out-of-state license plates and are not otherwise exempt from obtaining Virginia license plates. An additional \$250 penalty may also be imposed on owners of vehicles that are not registered within 60 days of establishing residency in Virginia.

While the Commissioner receives information on a weekly basis about vehicles registered with the Virginia Department of Motor Vehicles (DMV), new residents and purchasers of new vehicles sometimes don't register their property for local taxes within the required 60-day timeframe or at all. This brief message is intended to let vehicle owners know about local requirements and help them avoid any penalties.

Vehicle owners may register their vehicles with the Commissioner of the Revenue several ways:

- online at [loudoun.gov/vehicle-register](http://loudoun.gov/vehicle-register)
- fax a copy of the vehicle registration to 703-777-0263
- in person by providing a copy of the vehicle registration to the Commissioner's Leesburg or Sterling office
- mail a copy of the vehicle registration to the Office of the Commissioner of the Revenue at, P.O. Box 8000, Leesburg, VA 20177
- email an image of the vehicle registration to [ppdcor@loudoun.gov](mailto:ppdcor@loudoun.gov)

Please include in the communication the date when the vehicle actually came to Loudoun County, not the date the vehicle was registered with the DMV.

Additional information regarding Loudoun's personal property tax is available online at [loudoun.gov](http://loudoun.gov). Questions can be directed to [ppdcor@loudoun.gov](mailto:ppdcor@loudoun.gov) or 703-777- 0260.



# Fire Prevention Audit

## Submitted By: Quest Insurance and Travelers

### Bedroom

- Don't smoke or leave unattended cigarettes in the bedroom
- Don't leave the room with a candle unextinguished
- Avoid leaving clothing or other items near lights
- Don't let children play in closets

### Kitchen

- Keep appliances free of grease
- In the event of a grease fire, cover pan to smother the fire
- Don't leave cooking unattended
- To prevent overheating, don't plug more than one appliance into an outlet
- Keep the heating elements of appliances clean
- ALWAYS keep fire extinguishers in the kitchen near an exit door

### Dining Room

- Don't leave the room with a candle unextinguished
- Don't put electrical cords under a carpet

### Attic

- Never leave wiring or cabling exposed
- Don't let your attic get too cluttered

### Exterior

- Make sure you have a screen for your chimney to avoid escaping embers
- Keep outdoor cooking equipment at least three feet from the house
- Never use liquid fuel after fire is lit
- Make sure your TV antenna is properly grounded

### Bathroom

- Don't hang clothes or towels to dry near a heater
- Check light fixtures for overheating frequently
- Make sure exhaust fan is free of dust, lint and hairspray

### Stairs and Hallway

- Dispose of junk piles as they can be fire fuel and prevent fast exit
- Use plenty of smoke detectors throughout the house

### Special Circumstances

- Keep Christmas tree adequately watered to prevent from drying out
- Don't use Christmas lights with frayed or damaged wiring

### About Quest Insurance

Established in 1992, Quest Insurance is an independent insurance agency offering a full range of insurance products including Auto, Home, Life.

Quest Insurance  
4433 Brookfield Corporate Drive, Suite A,  
Chantilly, VA 20151

### About Travelers

The Travelers Companies, Inc. (NYSE: TRV) is a leading provider of property casualty insurance for auto, home and business.

## Blend Coffee Bar Celebrating Four Years in Business

Right around the corner from the Broadlands HOA offices is locally-owned and operated Blend Coffee Bar. Blend owners and Broadlands residents Tracey Powell and Mimi Backhausen just celebrated their 4th year in business.

They are gearing up for their 3rd German Christmas Market on Saturday, December 7th 4:30pm-9:00pm. The event is modeled after a traditional German Christmas Market and will be held outside on their patio.

Dress warmly and enjoy craft vendors, Glühwein (hot mulled wine), bratwurst, crepes, waffles, German baked goods, local carolers, live music and of course, coffee! Check out their Facebook events postings @ blendcoffeebar for all their fun events such as Trivia Night, Live Music Fridays and Open Mic.







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NURSERY**

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**Mike.Rosario@verizon.net**

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*"Thanks for  
the hat."*

What do you do with the  
not-so-perfect  
holiday gift?

Take any of the truly tacky, tasteless or useless gifts you got for the holidays to the Broadlands Village Center "Gift Exchange Store".

**Friday, Dec. 27th - Sunday, Dec. 29th**

There, you can exchange it for someone else's not-so-perfect gift, or a \$5 gift card to a participating Broadlands Village Center store!

**It's an after Christmas shopping adventure!**

See our Facebook page for details.

**BROADLANDS  
VILLAGE CENTER**

At the intersection of Broadlands Blvd. and Claiborne Pkwy.  
[shopbroadlandsvillagecenter.com](http://shopbroadlandsvillagecenter.com)





SATURDAY, DECEMBER 14, 2019 🌰 12:00PM - 3:00PM  
NATURE CENTER PARKING LOT



blend  
COFFEE BAR



LOCAL ARTISANS

OUTSIDE WINTER MARKET 🌰 MULLED WINE

HOT COCOA 🌰 FOOD TRUCK 🌰 AND MORE!



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[BROADLANDSHOA.ORG/COMMUNITY-EVENTS](http://BROADLANDSHOA.ORG/COMMUNITY-EVENTS)

——— *Vendors please sign up at* [broadlandshoa.org/craftfair2019](http://broadlandshoa.org/craftfair2019) ———

# Getting Through Holidays as a Family After a High Conflict Divorce: 4 Tips to Consider

**Submitted By: Dr. Michael Oberschneider, Founder and Director of Ashburn Psychological and Psychiatric Services**

Fall has arrived and so too has the holiday season. This is generally a time for families to come together; to be joyful and thankful and to celebrate with kindness and love. But for many divorced families, the holidays can be a stressful and challenging time. "I love Halloween, but I can't stand sharing it with my ex-husband" and "I don't like that my kids hate going to their father's for Thanksgiving, but what can I do, this is his year" and "Great, so now I am supposed to put a smile on my face for the kids with my ex-wife's new boyfriend at Christmas" are just a few of the comments stated by some the divorced patients I've helped.

And while I fully appreciate the difficult struggles many divorced couples deal with, I encourage my patients who remain in high conflict co-parenting relationships to remember that their children's adjustment and emotional wellbeing should be what is most important – and not just during holidays, but across the entire year.

I offer the following co-parenting tips for divorced parents this holiday season:

- **Know your bandwidth:** If you are currently in a high conflict relationship with your ex-husband or ex-wife, your capacity to get along over the holidays will be more limited more than if you were in a respectful and loving one. While some divorced couples are able to trick-or-treat together with their children or trade off midnight on Halloween, other divorced couples do not have enough respect and agreement to do so. Holidays for this latter group are oftentimes best managed separately to decrease or avoid problems for the involved children. Knowing what you can and cannot give of yourself in relation to your ex should dictate how actively you co-parent your children during holiday events and activities.
- **Plan ahead and communicate things clearly:** Planning ahead and communicating are essential ingredients for a strong and successful co-parenting relationship. This is important for divorced couples who are in a state of high conflict since strong, negative emotions can contribute to defensive communication that can escalate into bad moments. Planning ahead and communicating about things clearly is even important for divorced couples who get along well since living separate lives can lead to assumptions and misunderstandings. For example, a patient of mine from several years ago made very expensive travel arrangements for her children and herself for the Christmas week. Unfortunately, her ex-husband had done the same thing. In the end, there were several non-refundable tickets and hotel reservations for one parent, and all of this could have been avoided with better planning and communication.

- **Keep or create new family traditions:** Some families are able to continue their holiday traditions after divorce, and this can be very healthy. For instance, divorced couples of very young children may wish to be together on Christmas Morning when gifts are being opened under the tree. This co-parenting moment can serve to give younger children the predictability, consistency and closeness that they have always experienced and known with their parents. Thus, listening to your children, or at least considering their needs (developmental and emotional) is a good idea when planning for the holidays as a divorced couple. It is also important to create new family traditions, and this will help your children in redefining their family dynamic. Volunteering, running a 5K, visiting a specific destination annually or visiting extended family are some ideas that can feel good and become the new normal for your children over time.
- **Practice Kindness:** Children can be very aware of how their parents feel about each other so be mindful of what you say to your ex and how you behave with him or her in the presence of your children. For couples who co-parent actively and with little trouble, practicing kindness is easier to do than for couples who have a more complicated history and possibly ongoing struggles. Regardless of whether you co-parent actively or you co-parent minimally due to your situation, remember that children learn some of their most important life lessons from their parents, including how to have a loving relationship with a significant other.

Although children of divorced parents live in two separate homes, it should always be the goal of divorced parents to create two happy homes. And children should always experience their parents as being together for them as mom and dad – especially during important moments. When working with divorced parents in high conflict relationships, I remind them to keep things in perspective; that they will be attending the same graduations and weddings for their children and their children need them to successfully manage those moments – as well as smaller day to day ones – in a respectful and loving way.

The holidays can be an especially challenging time for divorced couples with emotional pain and upset in their past. And, the challenge can be even greater when problems continue. Planning ahead, knowing your limitations, honoring old traditions (and creating new ones) and practicing kindness likely will not make the longstanding struggles you experience in relation to your ex disappear all at once, but these efforts will hopefully make things better for your children in the present and in moving forward.



## Annie Jr., the Musical is Coming to Broadlands!

The Eagle Ridge Middle School Theatre kids are busy creating a wonderful musical for our community to enjoy this December 6th, 7th, & 8th, 2019!

Families won't want to miss this wonderful production with 85 students and one adorable dog (also a Broadlands resident) who bring the spunky optimism of little orphan Annie to the Eagle Ridge stage! Everyone loves this all-time favorite 60 minute musical including the beautiful costumes, bright sets and backdrops which are created by our students. The audience will enjoy songs like: Tomorrow, You're Never Fully Dressed Without a Smile, and more!

This classic musical is ideal for kids of all ages and will have you leaving the theatre with a big smile and ready for the Christmas holiday! Eagle Ridge Middle School has special permission and a license through MTI Enterprises to perform this production.

### Ticket Prices:

\$5 - students and teachers  
\$10 - adult and/or preferred orchestra seating



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## HOPE Preschool

Now Enrolling for  
**2020-2021 School Year!**



43454 Crossroads Dr.  
Ashburn, VA 20147

Visit our website, [hopepreschool.org](http://hopepreschool.org)  
or call **703-729-HOPE**

HOPE Preschool offers developmentally appropriate programs for children ages 3-5 years. We have been a member of the Ashburn community for over 25 years.



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Certified Public Accountant Serving Northern Virginia  
Enrolled to Practice before the IRS



## Winter Pet Safety

*We love our pets, so keeping them safe in the wintertime should be a top priority. See below for some friendly reminders detailing how you can ensure your pet stays warm, happy and out of harm's way even on the dreariest of winter days.*

**Beware of sidewalk salt and de-icer.** Pets' paws are extremely sensitive, so prolonged exposure to sidewalk salt can be problematic. If you walk your dog regularly in areas where sidewalk salt is used during inclement weather, wipe the underside of paws with warm water and a clean towel when you go back inside. Doing so also eliminates risk of ingestion if your pup licks its paws often. Keep an eye on your pet's toe pads for severe dryness, cracking or bleeding. The HOA uses a flat de-icer in order to cut down on the risk to pets, but we cannot control what individual owners put on their sidewalks.

**Bring pets indoors.** Just as in summer months when temperatures reach extreme highs, pets should be brought inside during extreme wintertime lows. This applies for daytime and nighttime temperatures, so check weather forecasts daily and limit your pup's outside time if the forecast is looking chilly. And remember—if you're uncomfortable with the outside air temperature, chances are your pet is too.

**Bundle them up!** When pets do go outside during the cold winter months, those with thinner fur coats may need extra warmth. Our local pet stores should have an assortment of extra layers for your dog—even winter boots for pups who need extra paw protection from the cold and ice. Only add layers if your pet can truly benefit. If you're unsure, ask your veterinarian.

**Keep your pet active and out of trouble.** During inclement weather when you can't make it outside with your pup, set aside some extra time during the day to make sure they have some exercise—even 15 minutes of playtime helps. Paying attention to your pup keeps them engaged and happy, and ensures no bad behavior caused by boredom.



## Preventing Carbon Monoxide Poisoning

*Carbon monoxide, or CO, is a poisonous gas that can be particularly dangerous because it is colorless and odorless. Headache, nausea, dizziness and even permanent brain damage or death can occur. Hundreds of people die each year from accidental CO poisoning, many of them while using portable generators during severe weather.*

A byproduct of burning fuels such as gasoline, propane, kerosene, natural gas, oil, wood or coal, carbon monoxide is emitted from internal combustion made by engines, like those that power lawn mowers, portable generators, cars, power washers and many household appliances such as furnaces, ranges, fireplaces, water heaters and room heaters.

To prevent CO poisoning in your home, be sure to take the following precautions:

- Educate your family about the causes of CO poisoning and how to prevent exposure to this deadly gas.
- Do not use portable generators indoors, including in garages, carports, storage sheds and the like, even with doors and windows open. CO can quickly build to lethal levels in even partially enclosed spaces.
- Do not place pressure washer engines indoors, and, when using pressure washers outdoors, keep engines away from open windows, doors or vents during use, as CO can seep inside through the openings.
- Hire qualified professionals to install new furnaces and appliances and to inspect and service your HVAC system, chimneys and flues.
- Never service fuel-burning appliances without proper knowledge, skills and tools. Always refer to the owners' manual when performing minor adjustments or performing maintenance on fuel-burning equipment.
- Never use portable fuel-burning camping equipment or burn charcoal indoors.
- Never leave a car running in a garage, even with the garage door open.
- Never use your gas oven or clothes dryer to heat your home.
- Never operate unvented fuel-burning appliances in any room where people are sleeping.
- Do not cover the bottom of natural gas or propane ovens with aluminum foil. Doing so blocks the air flow through the appliance and can produce CO.
- Install CO detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

For additional details about how to prevent CO poisoning, visit the Consumer Product Safety Commission's website at [cpsc.gov](http://cpsc.gov) or the website for the National Institute for Occupational Safety and Health of the Centers for Disease Control at [cdc.gov/niosh/topics/co/](http://cdc.gov/niosh/topics/co/).



# Broadlands Area 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/BROADLANDS WOMEN'S BIBLE STUDY

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

## ASHBURN CLASSICS

There will be no meeting in December.

## 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 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 [www.brambletonladiesgolf.org](http://www.brambletonladiesgolf.org) or call Sara Carlin at 703-723-3000.

## CONSERVATION LANDSCAPING COMMITTEE

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 how the committee works, visit [BroadlandsNaturally.org](http://BroadlandsNaturally.org).

## DBT TEEN SKILLS GROUP

Run by Dr. Maggie Avedisian. If you have a teenager who is struggling to manage their behaviors, mood and social life, "Dr. Maggie's" group may be a great fit and help. DBT groups are highly effective in addressing core mindfulness, distress tolerance, emotional regulation and interpersonal skills. For more info, we invite you to call the practice at 703-723-2999.

## GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For information on joining a Girl Scout troop please call the Loudoun County Girl Scout office at 703-777-5644 or go to [girlscouts.org](http://girlscouts.org).

## 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 [griefshare.org](http://griefshare.org).

## INDIAN SOCIAL CLUB

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

## MOMS CLUB OF ASHBURN

Broadlands and Brambleton resident moms who organize weekly activities for us and our kids. Monthly Member Social every 2nd Thursday of the month. For further details, email us at [membership.momsclub.broadlands@gmail.com](mailto:membership.momsclub.broadlands@gmail.com) or find us on Facebook @momsclubashburn.

## MOMS IN PRAYER – BRIAR WOODS

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

## MOMS IN PRAYER – EAGLE RIDGE

Eagle Ridge moms are invited to join us to pray for our children and staff at this school. We meet on Tuesdays 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. For more info email [musicontheheights@gmail.com](mailto:musicontheheights@gmail.com).

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

Run by Dr. Michael Oberschneider and Dr. Douglas Lipp. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lipp runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info, we invite you to call the practice at 703-723-2999.

## ROTARY CLUB OF ASHBURN

The 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 & MOTHERHOOD (SAM)

SAM is a diverse women's group that meets monthly to explore activities that boost our mind, body and spirit. We get together to discuss our parenting journeys and learn about holistic practices that reduce stress. Email Shea or Erin at [LoudounSAM@gmail.com](mailto:LoudounSAM@gmail.com) for more details.

## 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 info, visit [broadlandshoa.org](http://broadlandshoa.org) and click on Committees. Meetings are open to all residents.





## Broadlands Helper's List

**Not available on website edition. If you would like a copy, please email [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com).**

**KEY:**

(B) Babysitter's Course; (C) CPR  
(R) Rescue Breathing; (F) First Aid  
(D) Dog & Cat (Pet) First Aid

*\*All area codes are 703 unless noted.*



# Broadlands Helper's List

**Not available on website edition. If you would like a copy, please email [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com).**



## In Case You Need a Hand . . .

### 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) .....	1-571-379-8454
---------------------------------------	----------------

#### Snow Removal:

• VDOT Streets .....	703-383-8368
• HOA Streets .....	703-729-9704
Trash Pickup (Patriot Disposal) .....	1-703-257-7100

#### Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

• Billing – Katie Halfhill, FirstService Residential	
• katie.halfhill@fsresidential.com .....	703-385-1133
• Verizon Activation (SWHOA Only) .....	1-800-501-1172
• Verizon FiOS Bulk Technical Support 24x7 .....	1-888-553-1555
SWHOA FiOS Contract General Information .....	SWHOAB.COM
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

## EDUCATION - TUTORING & EARLY EDUCATION

### PRIVATE PIANO LESSONS:

Anastasia Feigles has openings for students in her Ashburn home. Beginners, advanced, all ages. Bachelor of Music: Baylor University, Master of Music: University of Michigan. 30+ years of experience. For information or to schedule a free interview lesson: 571.258.7161, imafeigles@gmail.com.

### PIANO TUNING:

Ashburn Piano Service, Jeff Bishop, RPT.  
Contact: 703-786-6248,  
Jeff@ashburnpianoservice.com,  
ashburnpianoservice.com.

## EDUCATION - TUTORING & EARLY EDUCATION

### FORMER LOUDOUN COUNTY MATH TEACHER:

K to 12. Pre-algebra, Algebra (I & II), Geometry, Trigonometry, Statistics, Pre-Calculus and Calculus. SAT prep and test taking strategies for strategic placement tests such as the ASVAB, and nursing. 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.

## FITNESS/WELLNESS

### GET FIT NOW! INTRO PACKAGE SPECIAL!

Affordable, certified personal fitness training in your home! Get Fit Now with my 29+ years' 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 and effective. Equipment provided. Free phone consultation. Stephanie Gotfried 703-542-2595 or stephaniegotfried@gmail.com; Fitnessstogova.com.

## HOME SERVICES

### ASHBURN ELECTRIC:

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

### 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.

### HANDYMAN SERVICES:

For repairs in your home. Small jobs and odds & ends. Plumbing, electrical, water heater replacement, bathrooms, and more...Free estimates. Call: 571-426-2126.

### LOONEY'S TILE & GROUT RESTORATION:

Local and Family owned Tile & Grout Restoration Company. Specializing in Tile & Grout Cleaning, Grout Repair, Sealing,

# BROADLANDS

## 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](http://broadlandshoa.org/newsletter).
2. Classified ads are limited to 40 words maximum and the text should be emailed to [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com).
3. Payments can be made on our website at [broadlandshoa.org/newsletter](http://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. Jan 5th for inclusion in Feb's issue).

### MONTHLY RATES:

- Resident Rates - \$15.00 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, contact the Advertising Manager, Stassa Collins at [ads@broadlandshoa.com](mailto: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.*



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## HOUSE CLEANING

### NILDA'S CLEANING SERVICE:

Residential homes, move out-in, weekly, biweekly, monthly or special one-time service. Good references Licensed, insured. Free estimates. 50% off second cleaning. (Cell) 571-332-0467; (Home) 703-401-1320. Ask for Nilda or Javier.

## MARKETPLACE

### GET MORE ENERGY, BETTER FOCUS AND IMPROVED HEALTH SO YOU CAN CRUSH YOUR 2019 GOALS:

Details, plus nutrition facts to help you live better, stronger and longer at FocusedOnNutrition.com. Contact Averil Bernard at (571) 293-6289 or averil@averilbernard.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, marykay.com/DLeben.

## PROFESSIONAL SERVICES

### FUTUREPROOF YOUR IT!:

PC, iPhone & Laptop Support, Application Support, Peripherals Servicing, Repairs, Internet & Web, Security, IT Forensics, Data Backup & Recovery, Office Networks, Helpdesk. Contact iConnect Rx. Pc. (since 1992), 21630 Ridgetop Circle, Suite 120, Sterling | Tel: 703-893-0034 | Email: rxpc@itoas.net. | Website: myrxpc.com.

### CPA SERVICES:

Why risk your financial health with tax preparers you don't know? Get to know a neighborhood CPA right here in Broadlands and stay financially healthy. Sophear Uoy CPA providing experience, personal, tailored service. Schedule a free initial meeting today. 703-869-7796 or sophear.uoy@sophearcpa.com..

## Broadlands Community Info . . .

### BROADLANDS ASSOCIATION, INC.

21907 Claiborne Parkway Broadlands, Virginia 20148

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

broadlandshoa.org ♦ info@broadlandshoa.com

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

**General Mailbox:** info@broadlandshoa.com

**Nature Center Hours:** First & third 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

**Community Outreach Coordinator, Pool Liaison:**

Julie Holstein ♦ julie@broadlandshoa.com

**Reception:**

Joanne Hang ♦ joannehang@broadlandshoa.com

**Naturalist:** Erin Fairlight ♦ naturalist@broadlandshoa.com

### BOARD OF DIRECTORS

**President:** David Baroody ♦ dm.cmb@outlook.com, 703-729-6785

**Vice President:**

Dawne Holz ♦ holz.d@icloud.com, 703-362-6727

**Secretary/Treasurer:**

Heidi Eaton ♦ eaton.h@icloud.com, 571-232-1830

**Directors:**

Eric Bazerghi ♦ 571-207-6505

Cliff Keirce ♦ 703-729-7320

William Kolster ♦ 703-858-2459

Tania Marceau ♦ 571-331-4381

Joseph T. Wagner ♦ 571-333-0821

John Zuccaro ♦ 571-271-7345

### COMMITTEES

**Broadlands Live Concerts:** Open ♦ broadlandslive@broadlandshoa.com

**Conservation Landscape:** Oya Simpson ♦ osimpson@

broadlandsnaturally.org 703-725-8040\*see Clubs & Groups

**Events:** events@broadlandshoa.com

**Swim Team:** broadlandsswimteam.org

**Technology:** Dawne Holz ♦ deholz@icloud.com\*see Clubs & Groups

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

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Community Outreach - Comfort Cases' November 10th Packing Party at Briar Woods High School. Over 1,000 backpacks were packed!

# BROADLANDS

## Newsletter Advertising Rates and Sizes

### COLOR DISPLAY ADS

Size & Location • Rates are per issue

All ads will be full color (if provided in color)

	PRICE Month to Month	PRICE 6+ Months Prepaid Discount	PRICE 12+ Months Prepaid Discount
<b>INSIDE PLACEMENTS:</b>			
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• Quarter Page (3.75" wide x 5.00" tall) .....	\$225	\$215	\$200
• Half Page .....	\$430	\$400	\$375
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<b>Vertical:</b> 3.75" wide x 10.16" tall without bleed or 4.16" wide x 11.0" tall with .125" bleed			
• Full Page .....	\$1000	\$900	\$850
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### INSIDE COVER PLACEMENTS (Contact for Availability):

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### OUTSIDE COVER PLACEMENTS (Contact for Availability):

• Quarter Page Horizontal Banner .....	\$275	\$250	\$240
7.66" wide x 2.75" tall			
• Quarter Page (3.75" wide x 5.00" tall) .....	\$275	\$250	\$240
• Half Page .....	\$475	\$455	\$435
<b>Horizontal:</b> 7.66" wide x 5.00" tall without bleed or 8.5" wide x 5.5" tall with .125" bleed			
• Full Page .....	\$1050	\$950	\$900
7.66" wide x 7.50" tall without bleed or 8.50" wide x 8.25" tall with .125" bleed			

### SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- Visit our website at [broadlandshoa.org/newsletter](http://broadlandshoa.org/newsletter) to obtain an Insertion Order Form and email to [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com) or mail to Broadlands Association, Inc.
- Email camera ready ad in PDF format to [ads@broadlandshoa.com](mailto:ads@broadlandshoa.com). Ad must be in our specs shown above.
- Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.
- Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion. Example: Total submission requirements due January 1st for placement in February's issue.
- **Newsletter is printed in full color.** Rates shown are monthly.
- No cancellations after the initial deadline are permitted.



## Broadlands Homeowners Association

21907 Claiborne Parkway • Broadlands, Virginia 20148  
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